



PLAN-IT X
TOWN AND COUNTRY PLANNING SERVICES

Billesdon Neighbourhood Development Plan Review

Consultation Statement

September 2023

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RTPI

mediation of space · making of place

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1. Introduction

Legal Requirements

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

Consultation Process

- 1.2 The first Billesdon Neighbourhood Plan was 'made' by Harborough District Council on 9 October 2014 following a successful local referendum. However, this plan is now over five years old and a review and an update has been undertaken, to take account of national planning advice, the adoption of the Harborough Local Plan (April 2019) and in response to some of the key planning decisions made by Harborough District Council since the adoption of the Neighbourhood Plan,
- 1.3 The first Neighbourhood Plan was the subject of considerable community input. This included public exhibitions and meetings, a number of questionnaires, consultation with local schools, leaflets, an independent examination, and a referendum.
- 1.4 The review of the Billesdon Neighbourhood Plan has been undertaken with consultation on the Pre-Submission Draft version of the revised Neighbourhood Plan. The aims of the consultation process were to:
- Ensure that the new Billesdon Neighbourhood Plan was fully informed by the views and priorities of local residents, businesses, and key local stakeholders;
 - Ensure that consultation has built upon the community engagement that has taken place throughout the preparation of the first Billesdon Neighbourhood Plan;
 - Engage with as broad a cross-section of the community as possible.
- 1.5 Consultation and preparation of the plan has been led by Billesdon Parish Council. Independent professional support was provided by Planit-X Town and Country Planning Services.

- 1.6 The Billesdon Parish Council website and the published 'Billesdon and District News and Views' has been used to provide information and updates on the Plan progress and is a source of material and evidence used in the Plan's preparation.
- 1.7 The programme of consultation undertaken throughout the preparation of the Neighbourhood Plan Review, is summarised below.

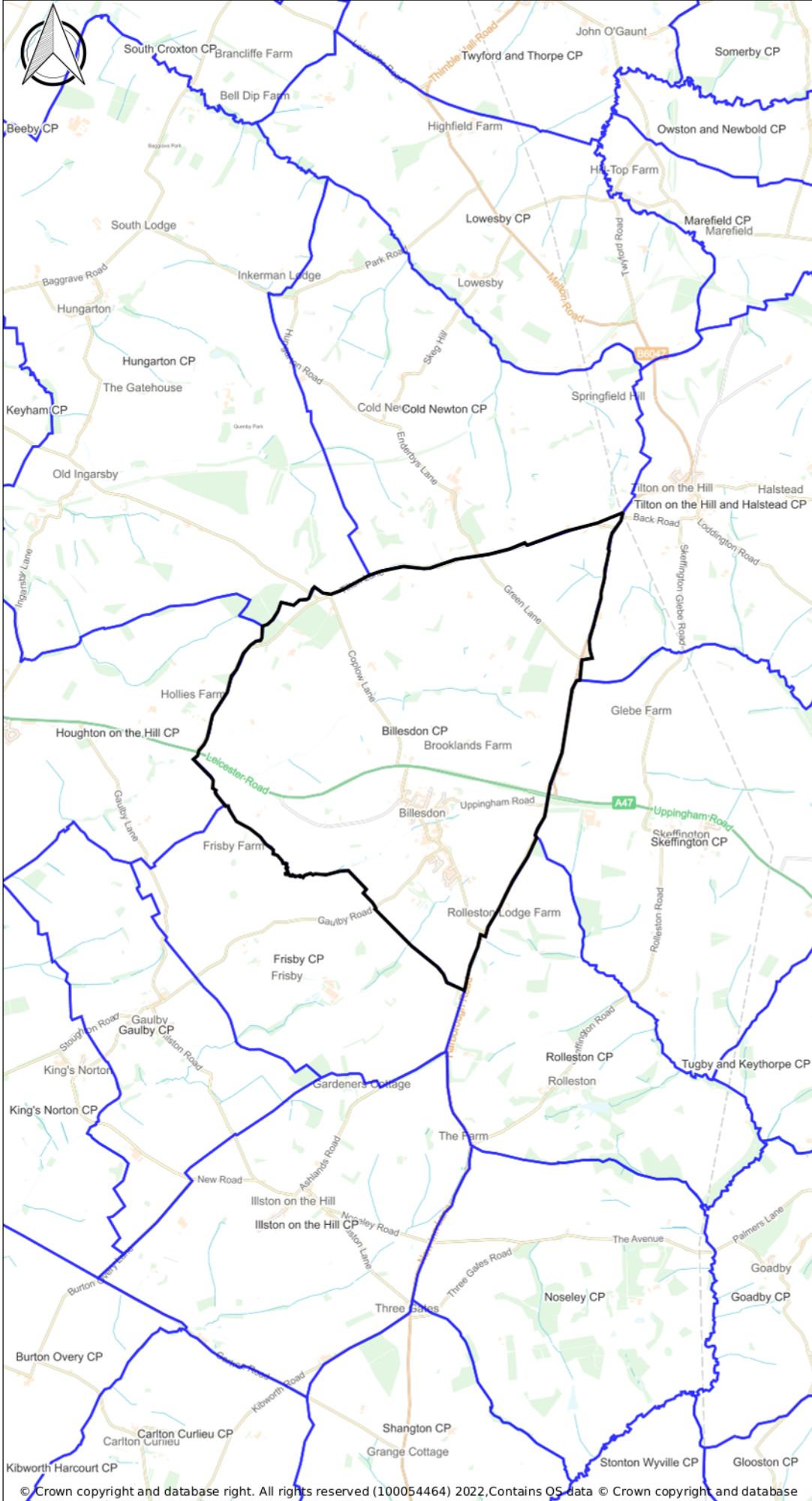
Activity	Date
Pre-Submission Consultation on the Draft Plan	6 February 2023 – 20 March 2023



- 1.8 This Consultation Statement provides an overview of the above stage consultation in accordance with Section 15 (2) of Part 5 of the Neighbourhood Planning (General) Regulations 2012.
- 1.9 It should be noted that throughout the process, the Parish Council has received advice and assistance from Harborough District Council, in accordance with the Neighbourhood Planning Protocol.

2. Neighbourhood Plan Area

Designation

- 2.1 The Neighbourhood Plan Area comprises the parish of Billesdon. It was designated as a Neighbourhood Area on 29 October 2012, following an application made by Billesdon Parish Council as the 'Qualifying Body', under Part 2, Section 5 of the Neighbourhood Planning (General) Regulations 2012.
- 2.2 In accordance with Regulations 5/5A of the Neighbourhood Planning (General) Regulations 2012 (as amended), the Billesdon Neighbourhood Area was formally designated by Harborough District Council.
- 2.3 A map showing the area to be covered by the plan can be viewed below.



Parish

Neighbourhood Area


3. Pre-Submission Consultation on the Draft Billesdon Neighbourhood Plan Review

Consultation Date:	6 February 2023 – 20 March 2023
Format	Representation form
Publicity	Community newsletter containing information about the Neighbourhood Plan Review was delivered to all premises within the Parish. A copy of the Draft Pre-Submission of the new Neighbourhood Plan was available to download, along with supporting information, on the Parish Council website.
Responses	18 Representations

Overview

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

Who was consulted

- 3.3 The Parish Council publicised the draft neighbourhood plan to all those that live, work, or do business within the Parish and provided a variety of mechanisms to both view the plan and to make representations.
- 3.4 A community newsletter containing information on the Neighbourhood Plan Review was delivered to all premises in the

parish. A full copy of the Pre-Submission Draft of the Neighbourhood Plan was made available to download from the Parish Council website.

- 3.5 The Parish Councils also formally consulted the statutory consultation bodies identified within Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012. Appendix 1 sets out the bodies and organisations that were invited to make representations.
- 3.6 Representations from 18 individuals or organisations were received within the consultation period. A list and summary of these representations is attached in Appendix 2 and 3.

How were people consulted

- 3.7 A leaflet publicising the Pre-Submission Draft of the Plan was delivered to all premises in the Parish. It provided a background to the Neighbourhood Plan, a summary of the new Neighbourhood Plan and the revisions proposed to the current Neighbourhood Plan and how to make representations.
- 3.8 The proposed content of the new Neighbourhood Plan, along with details of its revisions proposed to the existing Neighbourhood Plan, contained within the summary leaflet are detailed below:
 - Added policy support for Biodiversity;
 - Policy providing more protection for built heritage and archaeology, including ridge and furrow fields;
 - Allocation of the former lorry park on Gaulby Road for housing development (Previously identified as a housing reserve site);
 - Measures to bring forward the redevelopment of the former Highway Depot on Gaulby Road for mixed use development (commercial, business and housing uses);
 - Retains the provision for a new playing field but incorporate more flexibility on its location.
- 3.9 It is not mandatory that engagement is undertaken using face -to-face methods. However, Neighbourhood Planning Groups are required to undertake publicity in a manner that is likely to bring it to the attention of people who live, work or carry on businesses in the Parish. Therefore, an article was included within the Parish Newsletter to ensure that all groups in the community were sufficiently engaged, including those without internet. In addition,

those unable to download the document from the website, were advised to contact the Parish Clerk for a hardcopy.

- 3.10 Statutory consultation bodies and other key stakeholders were contacted individually and invited to make representations on the draft Neighbourhood Plan.
- 3.11 Representations on the draft Plan were invited using a standard representation form, available on the website. . Responses could also be provided using emails or made in writing.

Issues, Priorities and Concerns Raised

- 3.12 The representations received have been reviewed and the detailed summary of representations (Appendix 3) provides an explanation of why changes have or have not been made to the Neighbourhood Plan.
- 3.13 This consultation gave rise to changes to the Draft Neighbourhood Plan in relation to a small number of issues. These have been incorporated into the Submission version of the Neighbourhood Plan. Most of the changes have been minor and have not required major amendments to Plan policies or proposals. The changes made can be summarised as amendments to policies, supporting paragraphs and mapping to provide detail, clarification, flexibility and the most up to date information.

How the Issues, Priorities and Concerns have been considered

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

4. Conclusion

- 4.1 The publicity, engagement and consultation undertaken to support the preparation of the new Billesdon Neighbourhood Plan has been open and transparent, with opportunity to provide for those that live, work and do business within the Neighbourhood Area to contribute to the process and make comment.
- 4.2 All statutory requirements have been met and a significant level of additional consultation, engagement, and research has been completed.
- 4.3 This Consultation Statement has been produced to document the consultation and engagement process undertaken and are considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012

Appendix 1: Pre-submission Billesdon Neighbourhood Plan Review – Consultees

Action Deafness
Action for Blind People
Age UK Leicester Shire & Rutland
Alicia Kearns MP
Ancient Monuments Society
Anglian Water
Berrys
Billesdon Baptist Chapel
Billesdon Church of England Primary School
Billesdon cricket club
Billesdon Surgery
Bloor Homes
Churches Together (Harborough)
Coal Authority
Country Land and Business Association
CPRE (Leicestershire)
Department for Levelling Up, Housing & Communities
East Leicestershire Clinical Commissioning Group
Environment Agency
Environment Agency
Federation of Muslim Organisations Leicestershire (FMO)
Federation of Small Businesses
Frisby Parish Meeting
GATE (Gypsy and Traveller Equality)
Harborough District Council
Harborough North Local Policing Unit
Hazelton Homes
Health and Safety Executive
Highways England
Historic England
Historic England
Homes England
Houghton on the Hill Parish Council
Hungarton Parish Council
Ian Bowler
James Michael Patrick Woodcock
Kibworth Mead Academy
Langton Homes Ltd
Leicester-Shire & Rutland Sport (LRS)
Leicestershire and Rutland Wildlife Trust
Leicestershire County Council
Leicestershire Diocesan Board of Finance

Leicestershire Fire and Rescue Service
Lowesby & Cold Newton Parish Meeting
Midlands Rural Housing
Mobile Operators Association
National Farmers Union (East Midlands Region)
National Grid
Natural England
Natural England
Neil Obrien MP
Pegasus Group
Police & Crime Commissioner for Leicestershire
Robert Monk Foxton Charity
Robert Smyth Academy
Rolleston Parish Meeting
Seven Locks Housing
Severn Trent
Simon Galton CC
Sindy Modha DC
Skeffington Parish Meeting
South Leicestershire Medical Group
Sport England
St John the Baptist (Parish Church)
The Coplow Centre
Tilton & Halstead Parish Council
Voluntary Action Leicestershire
Voluntary Action South Leicestershire
Waterloo Homes
Western Power Distribution

Appendix 2: Pre-Submission Billesdon Neighbourhood Plan Review – Representors

The Coal Authority

Environment Agency

Houghton on the Hill Parish Council

Leicestershire County Council

Leicestershire Police

Avison Young obo National Gas Transmission

Avison Young obo National Grid Electricity Transmission

Severn Trent

rg+p on behalf of Hazelton Homes

Leicester, Leicestershire and Rutland NHS

Grangers Limited obo JS Woodcock & Son

Staniforth Architects on behalf of The Bennion family

Ian Bowler

Harborough District Council

Leicestershire Fire & Rescue Service

Jane Tregoning

Sport England

Natural England

Appendix 3: Pre-submission Billesdon Neighbourhood Plan Review – Summary of Consultation Responses

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
The Coal Authority				The Coal Authority is only a statutory consultee for coalfield Local Authorities. As Harborough District Council lies outside the coalfield, there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.	Noted	No change
Environment Agency				The environmental constraints for which the Agency has a remit and which may have affected the Plan area, e.g. Flood Zone, Main River, are such that we do not wish to make formal comment on the Plan as currently submitted.	Noted	No change
Houghton on the Hill Parish Council				The Parish Council considered your email at its meeting last night and I have been asked to reply to you. The contents of the pre-submission draft version of the new Neighbourhood Plan have been reviewed. Readers were impressed with the content and offer their congratulations. The Parish Council had no further comment to make.	Noted	No change
Leicestershire County Council				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:	Noted	An Equalities Impact Assessment of the Neighbourhood Plan be undertaken.

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2020/7/10/Equality-strategy-2020-2024.pdf</p> <p>The Neighbourhood plan should comply with the main requirements of the Public Sector Equality Duty. This requires public bodies to have due regard of the need to:</p> <p>Eliminate discrimination Advance equality of opportunity Foster good relations between different people</p>		
Leicestershire County Council				<p>In today's working environment more and more information is being produced digitally. When producing information which is aimed at or to be viewed by the public, it is important to make that information as accessible as possible. At least 1 in 5 people in the UK have a long-term illness, impairment or disability. Many more have a temporary disability. Accessibility means more than putting things online. It means making your content and design clear and simple enough so that most people can use it without needing to adapt it, while supporting those who do need to adapt things.</p> <p>For example, someone with impaired vision might use a screen reader (software that lets a user navigate a</p>	Noted	The Submission version of the Neighbourhood Plan will meet accessibility standards.

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>website and 'read out' the content), braille display or screen magnifier. Or someone with motor difficulties might use a special mouse, speech recognition software or on-screen keyboard emulator.</p> <p>Public sector organisations have a legal requirement to make sure that all information which appears on their websites is accessible. As Neighbourhood Plans have to be published on Local Planning Authority websites, they too have to comply with government regulations for accessibility. Guidance for creating accessible Word and PDF documents can be found on the Leicestershire Communities website:- Creating Accessible Word Documents Creating Accessible PDFs</p>		
Leicestershire County Council				<p>The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and also makes decisions on mineral and waste development.</p> <p>Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide</p>	There are no Mineral or Waste Safeguarding Areas in Billesdon.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>information on these operations or any future development planned for your neighbourhood.</p> <p>You should also be aware of Minerals and Waste Safeguarding Areas, contained within the adopted Minerals and Waste Local Plan (Leicestershire.gov.uk). These safeguarding areas are there to ensure that non-waste and non-minerals development takes place in a way that does not negatively affect minerals resources or waste operations. The County Council can provide guidance on this if your neighbourhood plan is allocating development in these areas or if any proposed neighbourhood plan policies may impact on minerals and waste provision.</p>		
Leicestershire Police				<p>Leicestershire Police support the creation of a Billesdon Neighbourhood Plan, which has a primary objective to reflect the community wide views, comments, observations, concerns and ambitions about Billesdon planning in respect to future applications and their implications.</p> <p>Leicestershire Police will always attempt to reflect the aspirations of all the residents and people who work, study and pass through the area in the way</p>	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				that they Police the area, and will continue to do so, taking into consideration the contents of future Billesdon Neighbourhood Plans. Neighbourhood Policing is a central part of Policing with resources deployed to provide visible presence and deterrent to potential offenders and contact for members of the public.		
Avison Young obo National Gas Transmission				National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.	Noted	No change
Avison Young obo National Grid Electricity Transmission				National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently. National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p>An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure.</p> <p>NGET has identified that it has no record of such assets within the Neighbourhood Plan area.</p>		
Severn Trent				<p>As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments on the impacts of future developments and to provide advice regarding policy wording on other</p>	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				relevant areas such as water efficiency, Sustainable Drainage Systems (SuDS), biodiversity, and blue green infrastructure. Where more detail is provided on site allocations, we will provide specific comments on the suitability of the site with respect to the water and sewerage network. In the instances where there may be a concern over the capacity of the network, we may look to undertake modelling to better understand the potential risk. For most developments there is unlikely to be an issue connecting. However, where an issue is identified, we will look to discuss in further detail with the Local Planning Authority. Where there is sufficient confidence that a development will go ahead, we will look to complete any necessary improvements to provide additional capacity.		
rg+p obo Hazelton Homes	7	3.1		It is noted that: <ul style="list-style-type: none"> • There is community support for increased housing development in the village • The community is concerned with the need for affordable homes within a mix of housing and the provision of a range of dwelling types to allow elderly residents to downsize 	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<ul style="list-style-type: none"> • There are insufficient leisure time facilities in the Parish for young people • There are insufficient public green open spaces and no playing field or specific outdoor recreational facilities for either young or old <p>If the NP Review is to make meaningful progress with addressing these key issues it needs to be sufficiently aspirational to harness the benefits that can be delivered by built development to incorporate a sufficiently broad range of new homes (including affordable homes) alongside open space and leisure facilities. It is our client's view that this means not only embracing the positive aspects of the identified site allocations but acknowledging the potential need to go further and deliver meaningful change.</p>		
Leicester, Leicestershire and Rutland NHS	9			<p>The NHS Leicester, Leicestershire & Rutland Integrated Care Board (ICB) are supportive of the vision set out in your draft plan and would want to work collectively with you to understand in more detail how the local NHS can contribute to its delivery.</p> <p>Many of the themes identified in the plan will impact upon the wider determinants of health and as a result population health outcomes. We would therefore</p>	<p>The policies of the Billesdon neighbourhood Plan Review will help achieve a healthy, inclusive and safe place to live.</p>	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>welcome working together to maximise the opportunity for health and wellbeing within the vision outlined in your plan. In particular we would welcome:</p> <ul style="list-style-type: none"> • Actions to support the development of community identity; maximising opportunities for residents to come together to create community cohesion and support each other. • Maximise the opportunities and provision of green space and local recreational facilities that actively promote and enable residents to access and undertake physical activity with ease. We are fully supportive of the provision of a public playing field for the recreation and healthy living of residents of all ages, but particularly young people. • That any new developments are designed in such a way to encourage and enhance physical and mental health and wellbeing. • A range of options for travel (including active travel) within the plan that enables residents to get to and from work, leisure facilities and health services easily. • Infrastructure for Active Travel should be actively encouraged with provision for high quality cycling and walking routes, good connectivity to surrounding 		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>settlements and ease of access to public transport.</p> <ul style="list-style-type: none"> • Designs that support the reduction in carbon emissions and air pollution, as this has a direct impact on some resident's health. 		
Leicestershire County Council	9	3.2		<p>Strategic Environmental Assessments (SEAs) Information for Neighbourhood Planning groups regarding Strategic Environmental Assessments (SEAs) can be found on the Neighbourhood Planning website (https://neighbourhoodplanning.org/toolkits-and-guidance/understand-plan-requires-strategic-environmental-assessment-sea/) and should be referred to. A Neighbourhood Plan must meet certain basic conditions in order to be 'made'. It must not breach and be otherwise compatible with the Environmental Assessment of Plans and Programmes Regulations SI 2004/1633 (available online). These regulations deal with the assessment of environmental plans and programmes, and implement Retained Reference Directive 2001/42 'on the assessment of the effects of certain plans and programmes on the environment'.</p>	<p>Harborough District Council has completed Strategic Environmental Assessment Screening of the Billesdon Neighbourhood Plan Review. This concludes that the Neighbourhood Plan with its current proposals does not require a full Strategic Environmental Assessment (SEA) to be undertaken.</p>	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>Not every Neighbourhood Plan needs a SEA; however, it is compulsory to provide when submitting a plan proposal to the local planning authority either:</p> <ul style="list-style-type: none"> • A statement of reasons as to why SEA was not required • An environmental report (a key output of the SEA process). <p>As a rule of thumb, SEA is more likely to be necessary if both of the following two elements apply:</p> <ul style="list-style-type: none"> • a Neighbourhood Plan allocates sites for development (for housing, employment etc); and • the neighbourhood area contains sensitive environmental assets (e.g. a Site of Special Scientific Interest (SSSI) or an Area of Outstanding Natural Beauty (AONB)) that may be affected by the policies and proposals in the Neighbourhood Plan. <p>In light of these two considerations, it is very unlikely that a Neighbourhood Plan would require SEA if the plan is not allocating land for development. This is because allocating land for development is more likely to generate physical changes which lead to significant effects. As the UK has now left the EU, Neighbourhood Planning groups should remain mindful of any future changes</p> 		

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>which may occur to the above guidance. Changes are also likely to be forthcoming as a result of the Government's Levelling Up and Regeneration Bill (LURB). This proposes 'Environmental Outcome Reports' to replace the current system of Strategic Environmental Assessment (including Sustainability Appraisals) and Environmental Impact Assessment and introduce a clearer and simpler process where relevant plans and projects (including Nationally Significant Infrastructure Projects) are assessed against tangible environmental outcomes.</p>		
<p>Grangers Limited obo JS Woodcock & Son</p>	9	3.2		<p>National Policy and the Development Plan</p> <p>A 'made' Neighbourhood Plan forms part of the 'development plan' for the purposes of section 38 (6) of the Planning and Compulsory Purchase Act 2004, as does the Harborough Local Plan 2011-2031 ('HLP'), which was adopted in 30th April 2019.</p> <p>The responses to the Pre-Submission BNPR are set out below and is</p>	<p>Following a positive referendum result (on 18 September 2014), the first Billesdon Neighbourhood Development Plan was 'made' and since then it has been used by Harborough District Council to decide planning applications, along with the adopted Harborough Local Plan and other material considerations.</p>	<p>After Policy BPr1 a new section be added as follows:</p> <p><u>Harborough Local Plan Review</u></p> <p>Harborough District Council has commenced a review of the Harborough Local Plan but little progress has been made and adoption is</p>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>accompanied by the 'Representation Form'. The HLP makes clear that "neighbourhood plans should be in general conformity with all policies of this Local Plan". The HLP is now nearly 5 years old and will be the subject of a review later this year.</p> <p>Any policy review, whether within a Local Plan or a Neighbourhood Plan context for Billesdon, is about ensuring that in planning and shaping the future of towns and villages, including Billesdon, and that proposed development opportunities positively are able to assist in meeting through allocations the relevant identified housing requirements to help support and maintain the community and respect the form and character of the settlement. In particular proposals should, as far as possible:</p> <p>☐ retain existing natural boundaries within and around the site, particularly trees, hedges, local green spaces and watercourses;</p> <p>☐ seeks to avoid the loss of, or substantial harm to, features of landscape importance;</p>	<p>The first Neighbourhood Plan has performed well. It has directed the location of development according to the community's wishes, preventing development from taking place in unacceptable places. However, the Neighbourhood Plan is over eight years old and there is continuing pressure for more housing on the green fields around our village.</p> <p>Billesdon Parish Council has therefore decided to review the Neighbourhood Plan but not change its nature.</p> <p>The Neighbourhood Plan must contribute to the achievement of sustainable development and the three overarching objectives set out in the NPPF are incorporated into the Draft</p>	<p>not expected until 2026.</p> <p>Consequently, the housing requirement for Billesdon beyond the existing plan period to 2031 is unknown.</p> <p>Rather than wait for the new Local Plan to be adopted, the Parish Council is keen to press ahead with its Neighbourhood Plan Review. However, a further review is likely to be required, especially if there is a need to allocate additional housing or employment sites to meet new requirements.</p>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>☒ seeks to safeguard important public views, skylines and landmarks; and</p> <p>☒ provides significant landscape, green infrastructure and nature conservation benefits to enhance the landscape character and appearance of the area, including meeting biodiversity net gains targets (on-site wherever possible)</p> <p>In achieving sustainable development this means addressing the three overarching objectives set out in the NPPF. Those objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives.</p> <p>Those objectives are:</p> <p>a) economic – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and</p>	<p>Neighbourhood Plan Review at paragraph 3.2.</p> <p>Support for the Neighbourhood Plan objectives set out in paragraphs 3.1 and 3.2 is noted.</p> <p>Following considerable community consultation, the first Billesdon Neighbourhood Plan allocated two sites for housing development providing 45 dwellings. In addition, full planning permission (18/00635/FUL) was granted for the redevelopment of the former White Hart Garage on Leicester Road for 10 dwellings on 29 March 2019.</p> <p>Indeed, since 1 April 2019, 18 new dwellings, that were not previously allocated, have been permitted (to 31 March</p>	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>by identifying and coordinating the provision of infrastructure;</p> <p>b) social – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</p> <p>c) environmental – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>We agree with the BNPR in Sections 3.1 and 3.2, which reflects the above objectives and also including the promotion of healthy lifestyles through greater opportunities to access</p>	<p>2022) within Billesdon. This means that the residual Harborough Local Plan requirement for Billesdon to provide at least 10 dwellings has been met.</p> <p>Nonetheless, the Neighbourhood Plan Review continues to plan positively for housing growth by bringing forward the development of the former lorry park on Gaulby Road and providing for 10 new dwellings through the redevelopment of the former Highway Depot on Gaulby Road.</p> <p>The review of the Harborough Local Plan has not progressed sufficiently to provide any certainty over the need for further housing growth in Billesdon. Rather than wait for the new Local Plan to be prepared, the Parish</p>	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>recreation in the countryside, protecting and enhancing the rural landscape and natural environment and addressing climate change and seeking to mitigate the impacts of development by implementing within development proposals sustainable energy-neutral practices to reduce carbon footprint.</p> <p>The key issues set out in Paragraph 3.1 of the BNPR notes:</p> <p>In terms of numbers of new homes that “the Community supports an increase in housing stock” and “with Billesdon village as the principal location for development within the Parish” and that “the successful integration on new houses, and their families, into the existing village community and infrastructure is a significant Key Issue for the Community, especially when seeking to maintain the character and sense of community of a rural village”; and</p> <p>In addition, in terms of “The type and sizes of new housing” it is noted community concern is expressed regarding “the provision of 2-3 bedroomed houses within a mix of new</p>	<p>Council is keen to press ahead with its Neighbourhood Plan Review. However, a further review may be required, especially if there is a need to allocate additional housing or employment sites to meet new requirements.</p>	

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				<p>housing” in the context of the need for the provision of significantly more affordable homes within a mix of market, rented and shared ownership dwellings, the provision of a range of dwelling-types to enable elderly residents who may wish to down-size and in particular younger people who cannot afford to buy new dwellings or where affordable dwellings are just not available to have this type of property available to ensure they are able to remain in the community and not be forced to leave; housing density and the need to integrate services and amenities into the housing development; and</p> <p>The community recognising there is (i) insufficient recreation facilities in the Parish for the significant number of young people present; and (ii) insufficient public green open spaces, footpaths, safe cycling routes etc in the Parish to meet local needs. Of particular note is the absence of a playing field nor any outdoor recreation facilities for either young or old.</p> <p>Having regard to these key issues and the conclusions above when they are considered, it is disappointing to see that</p>		

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				<p>the BNPR makes no meaningful steps to address them. The BNPR presents no solutions or meaningful progress to address these serious Community concerns.</p> <p>In our submission the BNPR should adopt an aspirational approach to future development proposals to deliver new housing that makes provision for a broad mix of new homes (including affordable homes across the tenure mix), make policy proposals to make provision for new open spaces, playing fields, leisure facilities, greater access to the countryside and so on to enable the promotion of healthy lifestyles across all age ranges.</p> <p>Yet, despite the recent planning consent of the land to the north of High Acres off Uppingham Road no significant progress on these issues has resulted. Indeed, the BNPR only seek to make allocations on two Sites – proposed BPr3 (Gaulby Road Lorry Park), which confirm the allocation of a previous small reserve site (5 dwellings) in the BNP and proposed BPr 8. Proposed Policy BPr2 relates to Infill Development and is largely reflective of Policy BP2 of the</p>		

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				<p>BNP with the addition of three additional criterion (b – materials), (c – important features) and (d – renewable energy technologies). There is no information or evidence provided in the BNPR as to the availability of potential infill sites in Billesdon.</p> <p>These policies will not dynamically generate drive by itself the growth required in Billesdon through new housing allocations new development to address the serious shortfalls identified by the Community as set out above.</p>		
Leicestershire County Council	11	3.13		<p>As part of the vision for the Draft Plan, Paragraph 3.13 supports the development of local employment opportunities to maintain a strong local economy, reducing the reliance on commuting and retaining young people within the community. The proposed allocation of land at the former Highway Depot an Gaulby Road is a key proposal in the plan to achieve this objective and its allocation is supported.</p>	Noted	No change

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Staniforth Architects obo The Bennion family	11			<p>We have been asked by our client to submit the attached site for your consideration for the possible future supply of housing within the Billesdon village.</p> <p>Whilst it is appreciated that there are already sites identified for housing growth within the BNP, we feel it necessary to highlight this site and its associated benefits. The land is currently owned by The Bennion family, and indeed the same family that own the cricket pitch. It is recognised that there is scope for additional parking and extended amenities in support of the Cricket Club and development on this site would allow the delivery of housing whilst also providing a mechanism to ensure the future sustainability of the cricket club.</p> <p>The land to the west has already been approved for residential development and this would result in a natural infill of undeveloped land in a location that would have minimal impact on the village.</p>	<p>Harborough Local Plan Policy H1 requires Billesdon village to provide for a minimum of 10 new homes to 2031. This is in addition to existing commitments which include the housing sites allocated in the first Billesdon Neighbourhood Plan.</p> <p>Since 1 April 2019, 18 new dwellings, that were not previously allocated, have been permitted (to 31 March 2022) within Billesdon. This means that the residual requirement for Billesdon to provide at least 10 dwellings has been met.</p> <p>The review of the Harborough Local Plan has not progressed sufficiently to provide any certainty over the need for further housing growth in Billesdon. Rather than wait for the new Local Plan to be prepared, the Parish</p>	<p>After Policy BPr1 a new section be added as follows:</p> <p><u>Harborough Local Plan Review</u></p> <p>Harborough District Council has commenced a review of the Harborough Local Plan but little progress has been made and adoption is not expected until 2026.</p> <p>Consequently, the housing requirement for Billesdon beyond the existing plan period to 2031 is unknown. Rather than wait for the new Local Plan to be adopted, the Parish Council is keen to press ahead with its Neighbourhood Plan Review. However, a</p>

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					Council is keen to press ahead with its Neighbourhood Plan Review. However, a further review may be required, especially if there is a need to allocate additional housing or employment sites to meet new requirements.	further review is likely to be required, especially if there is a need to allocate additional housing or employment sites to meet new requirements.
Grangers Limited obo JS Woodcock & Son	12			Grangers Limited have been instructed by JS Woodcock & Son of Home Farm, Rolleston Road, Billesdon, Leicestershire to make representations regarding the potential for residential development (market value and affordable homes) in respect of two land parcels of land at Billesdon, namely, a. Site A: Land to the south of Uppingham Road, Billesdon: the site area comprises circa 2.05 hectares and was formed part of the site comprising in total 3.86 hectares considered in the most recent SHELLA assessment by the District Council (ref: 21/ 8171) for residential development. It is proposed the site area promoted by our clients can	Harborough Local Plan Policy H1 requires Billesdon village to provide for a minimum of 10 new homes to 2031. This is in addition to existing commitments which include the housing sites allocated in the first Billesdon Neighbourhood Plan. Since 1 April 2019, 18 new dwellings, that were not previously allocated, have been permitted (to 31 March 2022) within	After Policy BPr1 a new section be added as follows: <u>Harborough Local Plan Review</u> Harborough District Council has commenced a review of the Harborough Local Plan but little progress has been made and adoption is not expected until 2026.

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				<p>accommodate around 24 dwellings (see Conceptual Master Plan in Appendix 1). This site as a whole was considered suitable, available and achievable in that SHELLA assessment.</p> <p>b. Site B Land to the east of Rolleston Road Billesdon: The proposals involve two Conceptual Master Plan Options for this site</p> <p>a. Option 1 – A site area of circa 1.34 hectares for the provision of around 32 residential dwellings (see Conceptual Master Plan in Appendix 2); and</p> <p>b. Option 2 – A site area comprising 2.72 hectares (including Home Farm) for the provision of around 60 dwellings. The dwelling numbers could be reduced to incorporate within the Concept Master Plan the redevelopment of the farm buildings into a small Class E employment development (see Conceptual Master Plan in Appendix 3). These representations are made to the Pre-Submission Draft of the Billesdon Neighbourhood Plan Review (BNPR), which is proposing to review Billesdon Neighbourhood Plan (BNP), which was ‘made’ following a referendum on 18th September 2014.</p> <p>They are submitted to assist in informing decisions, particularly with regard to</p>	<p>Billesdon. This means that the residual requirement for Billesdon to provide at least 10 dwellings has been met.</p> <p>The review of the Harborough Local Plan has not progressed sufficiently to provide any certainty over the need for further housing growth in Billesdon. Rather than wait for the new Local Plan to be prepared, the Parish Council is keen to press ahead with its Neighbourhood Plan Review. However, a further review may be required, especially if there is a need to allocate additional housing or employment sites to meet new requirements.</p>	<p>Consequently, the housing requirement for Billesdon beyond the existing plan period to 2031 is unknown. Rather than wait for the new Local Plan to be adopted, the Parish Council is keen to press ahead with its Neighbourhood Plan Review. However, a further review is likely to be required, especially if there is a need to allocate additional housing or employment sites to meet new requirements.</p>

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				<p>residential development (including the provision of affordable housing), to help sustain and enhance the community in Billesdon, help inform the future by delivering new homes (market value homes and affordable homes) in the right places at the right time. This will help people live and work within their community, sustain the local economy and thereby contribute to sustainable development patters as set out in the national Planning Policy Framework ('NPPF') and National Planning Guidance ('NPG').</p> <p>The client also has other land interests in Billesdon, in respect of which separate representations to the BNPR are being submitted by rg+p on behalf of Hazelton Homes Limited. Those sites are</p> <p>Gaulby Road Lorry Park – this site extends to 0.24 hectares was allocated as a reserve site in the BNP and is now proposed in the BNPR as a housing allocation under proposed policy BPr3; 4</p> <p>Land North of Leicester Road – This site (0.95hectares) is promoted for 10 self-build plots and was considered in the most recent SHLAA assessment by the District Council (ref: 21/8201) and was</p>		

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				<p>considered by the District Council to be 'deliverable within 5 years.</p> <p>Land South of Uppingham Road - this site extends to 2.16 hectares and was considered in the most recent SHLAA assessment by the District Council (ref: 21/8215) and was considered by the District Council to be 'deliverable within 6-10 years' to develop circa 41 dwellings. If allocated it is considered this site could come forward within the first 5 years of the BNPR being 'made'.</p> <p>The BNPR proposed housing allocations provide for only 15 dwellings on the two sites referred to above. It is also noted and welcomed that the BNPR group intend to allocate further residential sites. The BNPR group appear to rely upon the extant HLP Policy H1, which requires Billesdon to provide for a minimum of 10 new dwellings to 2031. Paragraph 4.9 of the BNPR argues that as 18 new dwellings, not previously allocated, have been permitted. As such, the BNPR group concludes that the "residual requirement for Billesdon to provide at least 10 dwellings has been met. Consequently, Proposed Policy BPr1 states that the housing requirement for Billesdon 2019-2031 "is a minimum of 10 dwellings", which "will be met by a</p>		

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				<p>commitment development of 63 dwellings, the allocation of a site at the former lorry park site on Gaulby Road for the development of approximately 5 dwellings...” and “...up to 10 dwellings as part of a mixed-use development at the former highway depot on Gaulby Road” and “windfall development...”</p> <p>The scale of these proposed allocations coupled with the recent consented development making no significant contributions towards the BNPR’s vision means, in our respectful submission, that the proposed limited new development in the BNPR will fail to contribute to achieving or make any meaningful contributions to tackling those ‘key issues’ for the village as identified above. Key issues identified in the BNPR remain not tackled and the BNPR misses a great opportunity for further allocated sites, such as those proposed through this representation, that may assist in the delivery of the BNPR groups ‘vision’: i.e., open space provision, recreation space and facilities, housing for older persons, an extension for the cemetery (and car park) and the provision of allotments. It is clear that without more residential development being allocated to Billesdon, the aspirational visions set out</p>		

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				<p>in the BNPR unachievable. Indeed, the village is at best in great risk of 'standing-still'; the objectives of the BNPR can be realistic provided further new residential allocations are made. They then become the catalyst for achieving the vision set out in the BNPR through managing the villages rural appearance, by integration of high-quality well-designed homes (open market and affordable) incorporating a mixture of housing types, to try and retain younger people who may wish to stay in the village;</p> <ul style="list-style-type: none"> • ensuring high standards of design and mix for new housing that reflects and respects village character and sustainable construction; • provision of open spaces, leisure and recreational facilities; and • encouraging investment into the village through small-scale employment opportunities in and around the village. <p>Against the above considerations, we request that the BNPR Group allocate the following two sites which are owned our client:</p>		

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				<p>1. Land south of Uppingham Road, Billesdon: for approximately 24 dwellings, the provision of car parking associated with the Billesdon Cemetery and an area of land for the future expansion of the cemetery;</p> <p>2. Land east of Rolleston Road, Billesdon: either the site in Option A for approximately 32 dwellings (see Conceptual Master Plan Appendix 2) or Option B (see Conceptual Master Plan in Appendix 3) for 60 dwellings or possibly a smaller number to enable part of the existing farm yard and buildings to be redeveloped for Class E employment use (e.g., offices and light industrial development, creche facilities or similar). This may also provide an opportunity to establish a new gateway entrance for the village in this location.</p> <p>Land south of Uppingham Road, Billesdon</p> <p>This site was considered by Harborough District Council as part of the recent SHEELA assessment process under site reference 21/8266. A copy of the District Council's SHEELA Assessment Summary is contained in Appendix 4. It is to be noted that key conclusions reached are:</p>		

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				<ul style="list-style-type: none"> • The proposed dwelling numbers as shown on the Conceptual Plan in Appendix 1 is below the indicative capacity of the site (41 dwellings) in the SHEELA Assessment. • The site is adjacent to existing development in Billesdon, which is acknowledged as a sustainable settlement. • The adjacent land uses are Agriculture and residential • In terms of the site assessment, it was recorded there are no red constraints. • The site was acknowledged in the SHELLA Assessment as being potentially suitable, available, developable and achievable; • The site is adjacent to Billesdon, a sustainable settlement. • The Cemetery forms the eastern boundary and is designated as Local Green Space as is an area adjoining the site to the west. The Conceptual Plan in Appendix 1 addresses this issue by avoiding these designations and thus according with proposed Policy BPr 18 (local Green Spaces). 		

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				<ul style="list-style-type: none"> • The site is outside of the designated Billesdon Conservation Area And does not impact on its setting; nor does the site impact on the setting of any Listed Buildings or other heritage or non-heritage assets (including archaeological interests or ridge and furrow). • The site can provide suitable, safe and appropriate access onto Uppingham Road and some improvements may be required to provide a T-junction. • The site is considered potentially suitable. • The site is in single ownership with no legal or ownership issues identified to prevent development being delivered. The site is considered available. • The provision of suitable access would need to be demonstrated. • Impacts on the setting of the Conservation Area would be appropriately mitigated as appropriate after further assessment. • From the landscape assessment undertaken in respect of this site we contend that the proposals 		

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				<p>would respect and enhance the rural setting of Billesdon thereby not harming the intrinsic value and rural character of that part of the village. Appropriate landscape mitigation would be provided to ensure each site became assimilated into the character and appearance of the settlement and provide a 'soft and attractive edge' or gateway to the entrance into the villages, from the approaches from the A6047.</p> <ul style="list-style-type: none"> • Overall, the site is considered potentially achievable, deliverable and developable. <p>Whilst the SHEELA stated that the timeframe for development was 6-10 years, it is on fact developable within 5 years.</p> <p>The Conceptual Master Plan at Appendix 1 demonstrates how the site may be developed to address the setting of the Conservation Area and this eastern edge of Billesdon together with the adjoining Local Green Space designations in order to satisfactorily minimise any harm to these interests of acknowledged importance.</p>		

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				<p>For the avoidance of doubt this site is adjacent to the designated Local Green Spaces, proposed Policy BPR18 (LG4 – Uppingham Road) and LG5 (Cemetery). The proposed development site is not located within either Local Green Space and as such does not offend the objectives of the proposed Policy. The proposed Policy and its objectives are supported</p> <p>Therefore, to inform those considerations the Conceptual Master Plan has paid full and detailed regard to the Pegasus Landscape Report in Appendix 5 and the relevant site constraints and opportunities in informing the final Conceptual Master Plan. In addition, both sites proposed have been subject to an independent highway access report prepared by ADSC Infrastructure, which is included respectively in Appendix 6.</p> <p>In terms of landscape considerations Pegasus Landscape conclude:</p> <p>“In the context of the existing landscape, it is considered that there is scope for residential development to be sensitivity accommodated on both Parcel A and Parcel B, respecting the relationship with the existing settlement edge whilst also responding to the visual amenity of the</p>		

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				<p>locality, including PROW - within and/ or adjacent to the sites - and the approach to Billesdon from the east along Uppingham Road and Rolleston Road”</p> <p>The Highway Access Report concludes in Section 5 that:</p> <p>“It is concluded that safe and suitable access could be provided from both Uppingham Road or Rolleston Road through the provision of a simple priority T-junction design. We consider that existing traffic flows on both roads are so low that right turn lanes ghost islands would not be required, either on grounds of highway safety or operating capacity.”</p> <p>In conclusion the land proposed for allocation to the south of Uppingham Road Billesdon:</p> <p>I. Is suitable, achievable, available and developable;</p> <p>II. It can be delivered within 5 years;</p> <p>III. It is well related physically and functionally to the close-by village facilities;</p> <p>IV. There are no ownership or other technical constraints to prevent its development;</p> <p>V. It can bring forward approximately 24 high-quality, landscape led, well designed energy efficient new market value and affordable homes in a sustainable</p>		

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				<p>location that accord with the vision and objectives of the BNPR.</p> <p>VI. It is demonstrated that is can satisfactorily address the relationship with the setting of the Conservation Area and relationship with the adjacent Local Green Space;</p> <p>VII. It can provide an opportunity to extend the cemetery and provide some off-road parking for visitors to the cemetery.</p> <p>Land east of Rolleston Road, Billesdon This site was not put forward as part of the 2021 Harborough District Council SHEELA assessment process. Billesdon is acknowledged as a sustainable settlement.</p> <p>The site, it is submitted, is suitable, available, achievable and developable within 5 years. It is in the ownership of our client, and in part forming previously developed land that includes the Home Farm House and the adjoining farm yard and buildings. We contend, like the land south of Uppingham Road Billesdon, it has no red constraints.</p> <p>Additional key material considerations that point to this site being suitable for allocation on the site adjoins Billesdon, a sustainable settlement.</p>		

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				<p>The site is outside the Conservation Area and does not materially affect its setting. It is not located proximate to any Listed Buildings.</p> <p>The site is considered potentially suitable.</p> <p>The site can provide suitable, safe and appropriate access onto Rolleston Road and some improvements may be required to provide a T-junction.</p> <p>The site is in single ownership with no legal or ownership issues identified to prevent development being delivered. The site is considered available.</p> <p>The site is outside of the designated Billesdon Conservation Area And does not impact on its setting; nor does the site impact on the setting of any Listed Buildings or other heritage or non-heritage assets (including archaeological interests or ridge and furrow).</p> <p>Either of these proposals would respect and enhance the rural setting of Billesdon thereby not harming the intrinsic value and rural character of that part of the village. Any Impacts arising on the landscape character and setting of the village would be sensitively and appropriately.</p>		

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				<p>Overall, the site is considered potentially suitable, achievable, deliverable and developable.</p> <p>We attach as APPENDICES 2 and 3 separate Conceptual Master Plans, prepared by Pegasus Design, demonstrating two options of how the site may be developed for approximately 32 dwellings and 60 dwellings respectively. The respective Conceptual Master Plans demonstrate how both proposals will have emerged following a comprehensive constraints and opportunities exercise and having regard to all relevant landscape character and setting considerations have been given full consideration. The proposals it is submitted will protect and enhance the rural setting of this part of Billesdon and provide an opportunity to consider a new gateway entrance into the village from the east.</p> <p>In addition, as indicated above, the site options for land east of Rolleston Road have been subject to an independent highway access report prepared by ADSC Infrastructure. which are included respectively and Appendix 5.</p> <p>In terms of landscape considerations Pegasus Landscape conclude:</p>		

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				<p>“In the context of the existing landscape, it is considered that there is scope for residential development to be sensitively accommodated on both Parcel A [land south of Uppingham Road] and Parcel B (either Option 1 or Option 2) [land east of Rolleston Road], respecting the relationship with the existing settlement edge whilst also responding to the visual amenity of the locality, including PROW - within and/ or adjacent to the sites - and the approach to Billesdon from the east along Uppingham Road and Rolleston Road”.</p> <p>In terms of Highway Access to both sites ADC Infrastructure concludes in Section 5 of Appendix 5 that:</p> <p>“...safe and suitable access could be provided from both Uppingham Road or Rolleston Road through the provision of a simple priority T-junction design. We consider that existing traffic flows on both roads are so low that right turn lanes ghost islands would not be required, either on grounds of highway safety or operating capacity.”</p> <p>Overall, the land proposed for allocation to the east of Rolleston Road Billesdon: VIII. Is suitable (in part previously developed land), achievable, available and developable;</p>		

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				<p>IX. It can be delivered within 5 years;</p> <p>X. It is well related physically and functionally to the close-by village facilities;</p> <p>XI. There are no ownership or other technical constraints to prevent its development;</p> <p>XII. It can bring forward either approximately 32 (Conceptual Master Plan Option A in Appendix 2) or 60 (Conceptual Master Plan Option B in Appendix 3) high-quality, landscape led, well designed energy efficient new market value and affordable homes in a sustainable location that accord with the vision and objectives of the BNPR.</p> <p>XIII. From the landscape assessment undertaken for these two site options we contend that either of these proposals would respect and enhance the rural setting of Billesdon thereby not harming the intrinsic value and rural character of that part of the village. Appropriate landscape mitigation would be provided to ensure each site became assimilated into the character and appearance of the settlement and provide a 'soft and attractive edge' or gateway to the entrance into the villages, from the approaches from the A6047.</p> <p>Conclusions</p>		

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				<p>The overall concern for local people will be to see the character of Billesdon maintained and for it to remain a sustainable community:</p> <p>In terms of the number of new houses the Pre-Submission draft advises that the community supports an increase in the housing stock, with Billesdon village as the principal location for development within the Parish. The successful integration of new houses, and their families, into the existing village community and infrastructure will be a significant key Issue for the community, especially when seeking to maintain the character and sense of community of a rural village.</p> <p>In terms of the number of sites to be proposed for new houses, a range of sites for the construction of new houses is available, but no final decision of scale or location has yet been made. The number of sites chosen will alter the shape and structure of the village. In terms of the sites for development, once the number of sites is agreed, a choice will then be made between the available sites.</p> <p>The types and sizes of new housing will require the provision of 2-3-bedroom houses within a mix of new housing (e.g.,</p>		

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				<p>1, 2, 3, 4+ bedrooms). Clearly the need for affordable homes within a mix of market, rented and shared ownership dwellings is also a key consideration as is the provision of a range of dwelling types, to allow elderly residents of the Parish to 'downsize' without leaving the local area (e.g., bungalow, semi-detached, detached, flats), along with the density of housing and the need to integrate services and amenities into the housing development.</p> <p>With regard to housing design, a key feature of national planning policy, the local community will be sensitive to the potential design features of new housing, such that new housing integrates seeks to with the existing character of the village and is sensitive to sustainable and "green" design features.</p> <p>Importantly the Pre-submission plan acknowledges the village has a significant number of young people, many of whom are, or will become, teenagers during the life-time of the Neighbourhood Development Plan. It is recognised that there are insufficient leisure time facilities in the village for these young people.</p> <p>The Coplow Centre is faced by an increased demand from families in new</p>		

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				<p>housing. The residents are concerned that there is little capacity to increase the use of recreational facilities at The Coplow Centre. It is important in this context to examine whether the site can offer any significant opportunities in this regard and in respect of open space and recreational opportunities for the village. Both sites promoted through these representations are sustainably related in the context of existing facilities located in and around the village centre, including the village shop, the doctors' surgery, a hair dresser, the bus stops, the primary school, which can be accessed on foot thus not adding to parking issues on Gaulby Road, and one of the two village pubs.</p> <p>Both sites are close to the centre of the village, and its services, which would remain accessible on foot to its residents. Each of the sites would, as evidenced by the respective Conceptual Master Plan Options, informed by a desire for high-quality design and layout for both market value and affordable homes, comprehensive green infrastructure and landscape strategies that will maintain and enhancing the rural landscape and natural environment on these approaches to the settlement, extend the</p>		

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				<p>footpath network and offer in respect of the land south of Uppingham Road an extension to the current cemetery and some off-road parking; and for the two options in respect of the land to the east of Rolleston Road a new gateway entrance to Billesdon from the east. The landowner is committed to working with other agencies in the preservation of woodland and hedgerows, and the promotion of biodiversity, including wetlands and wildlife corridors. We support the objectives and wording of draft Policies BPr15 (Countryside Access), BPr16 (Ecology and Biodiversity) and BPr17 (Water Management). Both sites would accord with those respective policy objectives. Accordingly, the development proposals promoted in these representations will, as required by national and local plan policy promote healthy lifestyles and look to make a significant contribution to deliver new green space in a situation where the local community considers that there are insufficient public green open spaces, footpaths, bridleways and safe cycling routes in the Parish to meet local needs. Noting that the Parish has no playing field, nor, with the exception of the Play Area on Gaulby Road, the</p>		

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				<p>tennis court at The Coplow Centre and the cricket club, we would look to work with the Parish Council to improve existing facilities and add new facilities for outdoor recreational facilities for either young or old.</p> <p>We would welcome early engagement with the BNPR Group to discuss further these sites opportunities and the early delivery of housing development, particularly affordable housing and potential small-scale employment development (in the case of the larger opportunity on land east of Rolleston Road).</p>		

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rg+p obo Hazelton Homes	13			In regard to the Limits to Development, our clients submit revisions are necessary to ensure they are consistent with, and include the extant implemented planning permission at 'Land North Of 22 Long Lane'.	This site benefits from planning permission for 'Demolition of existing storage sheds and erection of a single dwelling'. Planning permission was granted on appeal in November 2018. The District Council issued a Certificate of Lawfulness of Existing Development (21/01852/CLU) in December 2021. This confirms that development has commenced in line with the planning permission granted on appeal and therefore the site benefits from planning permission for built development which is protected in perpetuity. 22 Long Lane has already been included within Limits to Development.	No change

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Ian Bowler	12	4.9		The PC could strengthen its case at 4.9/4.19 for having met its targets for housing supply by adding reference to the changed use of the Knights Close site to 18 (?) Affordable dwellings.	On 8th October 2015, planning permission was granted for the erection of 18 dwellings at Knights Close. Built on a brownfield site; a former older persons' sheltered complex of 29 flats. The site was redeveloped to provide 18 affordable homes, consisting of five one-bed flats, nine two-bed houses and three one-bed bungalows. Development was completed in 2017. The redevelopment saw a net loss of 11 dwellings and this was taken into account by the Harborough Local Plan Local Plan Policy H1 which requires Billesdon village to provide for a minimum of 10 new homes to 2031.	No change

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Ian Bowler	14		BPr1	<p>I judge that the Draft NP on housing provision needs a higher degree of 'future proofing'. The very modest housing requirements and proposals in BPr1 are very unlikely to be sustainable for the duration of the revised NP and higher housing targets can and should be anticipated. So, has the present owner of the former lorry park formally agreed to sell the land under BPr1 as a site to be developed? If the answer is 'no', and also given the uncertainty of plans to redevelop the former Depot site (see next statement), the PC may wish to formally identify an additional 'Reserve Site' in the Draft NP.</p>	<p>Harborough Local Plan Policy H1 requires Billesdon village to provide for a minimum of 10 new homes to 2031. This is in addition to existing commitments which include the housing sites allocated in the first Billesdon Neighbourhood Plan.</p> <p>Since 1 April 2019, 18 new dwellings, that were not previously allocated, have been permitted (to 31 March 2022) within Billesdon. This means that the residual requirement for Billesdon to provide at least 10 dwellings has been met.</p> <p>The review of the Harborough Local Plan has not progressed sufficiently to provide any certainty over the need for further housing growth in Billesdon. Rather than wait for the new Local Plan to be prepared, the Parish</p>	<p>After Policy BPr1 a new section be added as follows:</p> <p><u>Harborough Local Plan Review</u> Harborough District Council has commenced a review of the Harborough Local Plan but little progress has been made and adoption is not expected until 2026.</p> <p>Consequently, the housing requirement for Billesdon beyond the existing plan period to 2031 is unknown. Rather than wait for the new Local Plan to be adopted, the Parish Council is keen to press ahead with its Neighbourhood Plan Review. However, a further review is</p>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					Council is keen to press ahead with its Neighbourhood Plan Review. However, a further review may be required, especially if there is a need to allocate additional housing or employment sites to meet new requirements. With regard the Gaulby Road Lorry Park, representations on behalf of Hazelton Homes indicate that the development is deliverable.	likely to be required, especially if there is a need to allocate additional housing or employment sites to meet new requirements.
rg+p obo Hazelton Homes	14		BPr1	The NP Review makes provision through housing allocations for some 15 dwellings, of which 5 are an allocation for market dwellings (controlled by our client) and 10 for self / custom build homes. It is welcome that the NP group intend to allocate further sites. However, it is difficult to conclude that the scale of development is likely to make a meaningful contribution to tackling the 'key issues' identified above, particularly as the sites allocated within the first	Following considerable community consultation, the first Billesdon Neighbourhood Plan allocated two sites for housing development providing 45 dwellings. In addition, full planning permission (18/00635/FUL) was granted for the redevelopment of the	After Policy BPr1 a new section be added as follows: <u>Harborough Local Plan Review</u> Harborough District Council has commenced a review of the Harborough Local Plan but little progress has been

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				<p>Neighbourhood Plan will have not tackled the issues of open space provision together with other benefits such as housing for older persons and the provision of allotments.</p> <p>As noted above our client controls 2no distinct parcels of land located either side of Leicester Road. The Land North of Leicester Road has been considered by the District Council in the most recent SHELAA under reference 21/8210. It extends to some 0.95Ha and is promoted for 10 self-build plots. The site is considered by the District Council to be 'Deliverable within 5 years'. We submit that this is a preferable option for self and custom build housing to the site allocated under BPr8.</p> <p>The distinct parcel known as Land South of Leicester Road has also been considered by the District Council in the most recent SHELAA under reference 21/8215. It extends to some 2.16Ha and is promoted with an estimated capacity of 41 dwellings. The site is considered by the District Council to be 'Developable in 6-10 years'. In contrast to the North site, this parcel is larger and provides greater potential to include a balance of open space (including allotment / land for community growing), leisure space and a</p>	<p>former White Hart Garage on Leicester Road for 10 dwellings on 29 March 2019.</p> <p>Indeed, since 1 April 2019, 18 new dwellings, that were not previously allocated, have been permitted (to 31 March 2022) within Billesdon. This means that the residual Harborough Local Plan requirement for Billesdon to provide at least 10 dwellings has been met.</p> <p>Nonetheless, the Neighbourhood Plan Review continues to plan positively for housing growth by bringing forward the development of the former lorry park on Gaulby Road and providing for 10 new dwellings through the redevelopment of the former Highway Depot on Gaulby Road.</p>	<p>made and adoption is not expected until 2026.</p> <p>Consequently, the housing requirement for Billesdon beyond the existing plan period to 2031 is unknown. Rather than wait for the new Local Plan to be adopted, the Parish Council is keen to press ahead with its Neighbourhood Plan Review. However, a further review is likely to be required, especially if there is a need to allocate additional housing or employment sites to meet new requirements.</p>

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				<p>mix of homes, including bungalows for older residents to downsize.</p> <p>Further discussions will be actively sought with the NP group to confirm the potential of these sites to assist in addressing the identified 'key issues'.</p>	<p>The review of the Harborough Local Plan has not progressed sufficiently to provide any certainty over the need for further housing growth in Billesdon. Rather than wait for the new Local Plan to be prepared, the Parish Council is keen to press ahead with its Neighbourhood Plan Review. However, a further review may be required, especially if there is a need to allocate additional housing or employment sites to meet new requirements.</p>	
Leicestershire County Council	14		BPr1	<p>Policy BPr1 of the Draft Plan sets out the housing requirement and refers to the proposed allocation of land at the former Highway Depot on Gaulby Road to provide a mixed-use development including 10 dwellings. The proposal to provide for an element of residential use on the Gaulby Road site is supported as this will provide greater opportunity to bring forward a viable development proposal.</p>	Noted	No change

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Ian Bowler	14		BPr2	As written, the 'Infill' policy does not address the already evident impact of individual housing developments on plots adjacent to, but outside, the existing built area. The NP needs a policy on this type of extension to the village, otherwise a form of 'ribbon development' is likely to take place, within the duration of the revised NP, along roads at the edges of the settlement. Reliance on Local Plan Policy GD4 (BPr14) has already been shown to be inadequate in managing housing development outside but adjacent to the Billesdon Limits to Development.	Over 230 planning applications have been determined by Harborough District Council since the Neighbourhood Plan was 'made'. Most of the decisions related to tree works, extensions, Lawful Development Certificates, Prior Approval Notifications and advertisements. Most of the remaining applications have been reviewed to identify key decisions and how the policies of the Neighbourhood Plan have been applied. The principal conclusions were: <ul style="list-style-type: none"> • The policies of the Neighbourhood Plan have largely been operating successfully with few applications being determined contrary to the Plan; • Although there has been pressure for additional residential development, no major 	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					<p>schemes have been permitted contrary to the Neighbourhood Plan;</p> <ul style="list-style-type: none"> • Changes in national planning policy or legislation have allowed a small number of proposals to be approved contrary to the provisions of the Neighbourhood Plan, for example: <ul style="list-style-type: none"> ○ The lack of a 5-year housing supply allowed permission to be granted for a dwelling at 20 Coplow Lane in June 2016; ○ The redevelopment of an existing agricultural building on Gaulby Road and its replacement with five terraced residential dwellings was approved outside the Settlement Boundary because 	

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
					of its similarities to a prior approval granted under Part 3, Class Q of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the conversion of the agricultural building into five residential units.	

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Harborough District Council	14		BPr2	<p>b) uses traditional materials typical of the local area</p> <p>Suggest the following revision – ‘uses traditional materials of the local area using high-level craft in their application.’</p> <p>Reason for suggestion - this will help to ensure that the traditional materials are utilised in the same manner as existing materials and will help to enhance and preserve the local character</p>	Agree.	Policy BPr2 Criterion b be amended to: ‘uses traditional materials of the local area using high-level craft in their application;’
rg+p obo Hazelton Homes	14		BPr2	<p>It is noted that this policy is largely based upon part of Policy BP2 of the first Neighbourhood Plan. To recap, this stated:</p> <p>‘permission for housing development within the limits to development, as defined on the Policies Map, will be granted if the development:</p> <p>a. is in keeping with the scale, form and character of its surroundings;</p> <p>b. does not significantly adversely affect the amenities of residents in the area,</p>	Neighbourhood Plan Review Policy BPr21 requires all development proposals to mitigate against and adapt to climate change and to comply with national targets on reducing carbon emissions and energy. Policy BPr2 criterion d is not intended to set any additional local technical	Policy BPr2 Criterion d be amended to: ‘Incorporates measures to mitigate against and adapt to climate change in accordance with Policy BPr21;’

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				<p>including daylight/sunlight, privacy, air quality, noise and light pollution; c. does not significantly increase vehicular traffic flow on Brook Lane, Church Street or Gaulby Road; and d. has safe and suitable access to the site for all people.'</p> <p>Proposed policy BPr2 goes beyond this and makes reference to materials (criteria b), 'important features such as traditional walls, hedgerows and trees' (criteria c) and renewable energy technologies (criteria d).</p> <p>Our clients support the general thrust of this revised policy as drafted and consider in broad terms its enhanced requirements are achievable. However, they object to the wording of proposed criteria d. This requires that development 'Incorporates integrated renewable energy technologies, rainwater harvesting, water efficiency measures, and integrated vehicle electric charging points'. It is a closed list of requirements with little flexibility.</p> <p>This goes well beyond the remit of the adopted Harborough District Local Plan policy (CC1) and also NP review draft policy BPr21. It is not sufficiently evidenced, and it goes beyond the current requirements of the building</p>	standards or requirements relating to the construction, internal layout or performance of new dwellings. To clarify this it might be better for this to cross-reference Policy BPr21.	

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				<p>regulations which allow for a range of measures to achieve energy efficiency rather than a prescriptive list of requirements. Whilst it is acknowledged that standards such as the 2025 Future Homes Standard will be within the purview of the NP Review (once made), even then, this will allow flexibility of approach. Further, the level of measures set out are not yet mandatory and place a risk to the viability of development. As such our proposal is that this policy criterion should either be deleted or heavily modified to reflect the level of flexibility required.</p> <p>A revised wording is suggested as: 'Take appropriate opportunities to incorporate measures such as Incorporates integrated renewable energy technologies, rainwater harvesting, water efficiency measures, and integrated vehicle electric charging points'</p>		

Represontor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Environment Agency	15		BPr3	We note that Gaulby Road Lorry Park has a history of potentially contaminative uses. It must be ensured that the (re) development of the site does not cause a pollution risk to the water environment, and this is especially important for those sites with a history of potentially contaminative uses.	Policy BPr3 criterion e requires that site shall be cleared, and any contamination present safely remediated prior to the commencement of any development.	No change
rg+p obo Hazelton Homes	15		BPr3	Our client supports the allocation of their land interest as part of this draft policy. It is considered that development is deliverable and will provide for: <ul style="list-style-type: none"> • Approximately 5 dwellings; • An appropriate level of landscaping and measures to deliver a biodiversity net gain (in line with prevailing legislative requirements); • A design which pays due regard to the character and appearance of the area, without causing harm to the Billesdon Woodland Pool which is beyond the site and forms part of a Local Green Space; • A development which will consider the previous use of the site and any requirement to remediate contamination; and, • An appropriate scheme of boundary treatments as part of a comprehensive approach to landscaping. 	Support for Policy BPr3 is noted. The proposed minor modification to criterion b is accepted. Users of the allotments and Woodland Pool People normally park on the old lorry park, so its redevelopment could lead to parking issues. It is agreed that the need for parking might be best addressed through the redevelopment of the former highway depot.	<p>Policy BPr3 Criterion b be amended to: 'A landscaping scheme should be implemented to provide for an improvement in biodiversity to include the retention of important boundary trees and hedges and their reinforcement using native species;'</p> <p>Policy BPr3 Criterion d be deleted.</p> <p>Policy BPr8 be amended to include a criterion requiring provision of car</p>

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				<p>However, it is noted that the draft allocation requires the following: 'b. A landscaping scheme should be implemented to provide for an improvement in biodiversity to include the retention of boundary trees and hedges and their reinforcement using native species' And; 'd. Parking provision should be made for allotment holders and visitors to the adjoining Woodland Pool' Dealing with these individually, it is submitted that proposed criterion b requires the 'blanket' retention of boundary trees and hedges, irrespective of their quality amenity value. In reality, a planning judgment on this issue will reflect up to date survey work which will consider the quality and health of trees and hedgerows and their value. This policy criteria should be amended with the insertion of the word 'important' before trees and hedgerows. This is consistent with the wording of policy BP4 in the first neighbourhood plan for which detailed plans have been approved by the District Council, with support of the Parish Council. In terms of the requirement to provide an unspecified number of parking spaces</p>		<p>parking for users of the allotments and woodland pool.</p>

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				<p>for allotment holders and visitors, this is unrealistic and unjustified given the size of the site and the need to accommodate approximately 5 dwellings. There will simply not be sufficient space to accommodate this within the site and this criteria should be deleted.</p> <p>It is submitted there may be scope to incorporate parting within 'The Former Highway Depot' allocated within Policy BPr8, particularly as the woodland pool and allotments are also within land within the same title, owned by Leicestershire County Council.</p>		

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Harborough District Council	15	4.14		<p>Refers to the 2017 HEDNA. A new Leicester and Leicestershire Housing and Economic Needs Assessment (2022) has been prepared:</p> <p>Publication of Statement of Common Ground relating to Housing and Employment Land Needs - Strategic Growth Plan LCC Strategic Growth Plan LCC (lstrategicgrowthplan.org.uk)</p> <p>Its Executive Summary sets out an updated suggested mix for Social/Affordable Rented Housing (Table 4.1), Affordable Home Ownership Housing (Table 4.2) and Market Housing (Table 4.3) for Harborough district</p>	Agreed.	<p>Paragraphs 4.14 and 4.15 be amended as follows:</p> <p>'In planning for new homes, there should be a mix of housing to meet the needs of people living locally. The 2022 Leicester and Leicestershire Housing and Economic Development Need Assessment identifies a range of factors which influence the need for different types of homes. This includes demographic trends, and in particular a growing older population, market dynamics and affordability. For Harborough District Council, the appropriate mix of homes of different sizes needed in the market and</p>

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						<p>affordable sectors is as follows: (Insert new table)</p>

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Harborough District Council	16	4.17		Updated data in respect of older persons and other specialist needs is in the HENA. The Leicester and Leicestershire Housing and Economic Needs Assessment (2022) Executive Summary states that the population aged 65+ is projected to grow by 80,200 persons to 2041.	Agreed.	Paragraphs 4.17 be amended as follows: 'The 2021 Census shows that 28.5% of the parish's population was aged 65 and over. The older person population of Leicestershire is projected to increase significantly. The HENA forecasts that in Leicestershire, the total number of people aged 65 and over is projected to increase by 45% over the 22-years to 2041. This compares with overall population growth of 16% and an increase in the under 65 population of 9%. The projections show an increase in the population aged 65 and over of

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						<p>64,900 people – population growth of people aged 65 and over accounts for 56% of the total projected population change. The greatest actual change is projected to occur in the 75-84 age band, increasing by 29,571 people, while the greatest percentage change is projected to occur in the 85+ age band, increasing by 87.7%. This will obviously pose significant challenges in terms of providing support for the very oldest residents in the county.'</p>

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Leicestershire County Council	16	4,17		It is suggested that reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc of differing tenures to accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead for their later life, including considering downsizing, but recognising that people's choices are often limited by the lack of suitable local options.	The housing needs of older people is addressed by paragraph 4.17.	Paragraphs 4.17 be amended as follows: 'The 2021 Census shows that 28.5% of the parish's population was aged 65 and over. The older person population of Leicestershire is projected to increase significantly. The HENA forecasts that in Leicestershire, the total number of people aged 65 and over is projected to increase by 45% over the 22-years to 2041. This compares with overall population growth of 16% and an increase in the under 65 population of 9%. The projections show an increase in the population aged 65 and over of

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						<p>64,900 people – population growth of people aged 65 and over accounts for 56% of the total projected population change. The greatest actual change is projected to occur in the 75-84 age band, increasing by 29,571 people, while the greatest percentage change is projected to occur in the 85+ age band, increasing by 87.7%. This will obviously pose significant challenges in terms of providing support for the very oldest residents in the county.'</p>

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Leicester, Leicestershire and Rutland NHS	16	4.17		Finally, we are pleased to see that the impact of an ageing population has been noted and the housing needs of older people has been considered within the plan.	Noted	No change
Harborough District Council	14		BPr4	Policy should refer to most up to date housing needs assessment (i.e. HENA) rather than Strategic Housing Market Assessment.	Agreed	Policy BPr4 be amended to read: 'New housing development shall provide for a mix of housing types that will be informed by the most up to date strategic Housing Needs Assessment and local evidence of housing need. Applicants will need to demonstrate how the housing needs of older households will be met.'

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Leicestershire County Council	19	5.1, 5.2		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.	Neighbourhood Plan chapter 5 addresses local employment and economic development needs.	No change
Grangers Limited obo JS Woodcock & Son	19		BPr6	In addition, we support the objectives and tenet of policies BPr6 (Working from Home) and policy BPr7 (Ultra-Fast Broad Band) in seeking to both retain and also attract people to both live and work in the Billesdon community, thereby embrace and support sustainable living.	Noted	No change
Leicestershire County Council	20		BPr7	Our ambition is for a Digital Leicestershire. This includes the ambition for everyone to have access to fast, accessible, inclusive, reliable digital infrastructure and we are working to support government targets to achieve gigabit capable, lightning-fast broadband connections to 85% of Leicestershire by December 2025, increasing to 100% by 2030. A fast and reliable digital infrastructure will open new opportunities for residents, communities and businesses. It will underpin innovation, improve community and social networks and	Ultrafast full fibre broadband is being rolled out across much of the country. At 1 Gbps, it's up to 10 times faster than the average home broadband connection. Openreach's current build plans suggest that Billesdon will benefit from Ultrafast Full Fibre by December 2025. We believe that new developments should have access to ultrafast broadband (of at least	No change

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				<p>support learning and development for all. It will help to deliver a range of societal benefits including the more effective provision of public services, information and connect people to the support at the point of need.</p> <p>The Digital Leicestershire team manages programmes aimed at improving digital infrastructure in the county. This includes superfast, ultrafast and full fibre broadband. This work combines three approaches; engaging with commercial operators to encourage private investment in Leicestershire, working with all tiers of government to reduce barriers to commercial investment, and operating intervention schemes with public funds to support deployment of digital infrastructure in hard-to-reach areas that are not included in broadband suppliers' plans, reaching parts of the county that might otherwise miss out on getting the digital connectivity they need. We are currently providing support throughout the county with our Gigabit and Gigahub programmes.</p> <p>How does this role relate to neighbourhood plans?</p> <p>The UK government has bought into force new laws that require new homes in England to be built with gigabit</p>	<p>100Mbps) and allow for Fibre to the Premise (FTTP) access for each property as set out in Policy BPr7.</p>	

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				<p>broadband connections and enables telecoms firms to be able to get faster broadband to nine million people living in blocks of flats across the UK.</p> <p>Ministers have amended the Building Regulations 2010 to ensure that new homes constructed in England will be fitted with infrastructure and connections capable of delivering gigabit broadband - the fastest internet speeds on the market.</p> <p>The updated regulations mean that more people moving into new homes will have a gigabit-capable broadband connection ready when construction is completed, avoiding the need for costly and disruptive installation work after the home is built and enabling residents to arrange the best possible internet service at the point they move in.</p> <p>In a further boost to people's access to better broadband, another new law has made it easier to install faster internet connections in blocks of flats when landlords repeatedly ignore requests for access from broadband firms. Both of these new laws came into effect on 26 December 2022.</p> <p>The updated building rules mean home developers will be legally required to future-proof new homes in England for</p>		

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

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				<p>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.</p> <p>Groups working on emerging neighbourhood plans are encouraged to visit the Digital Leicestershire web site to learn more about current and forthcoming full fibre broadband provision for their local area https://www.thinkbroadband.com/ and also BDUK (Building Digital UK)</p>		

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Leicester, Leicestershire and Rutland NHS	20		BPr7	As well as the above generic comments it is important to note we are supportive of improvements in Broadband provision within the area. During the pandemic, a variety of health services were provided virtually out of necessity. However, the benefits of virtual appointments and online support in terms of convenience and accessibility have now been recognised meaning a number of health services continue to be provided in this format. It is therefore essential that local populations have access to reliable and fast broadband services.	Ultrafast full fibre broadband is being rolled out across much of the country. At 1 Gbps, it's up to 10 times faster than the average home broadband connection. Openreach's current build plans suggest that Billesdon will benefit from Ultrafast Full Fibre by December 2025. We believe that new developments should have access to ultrafast broadband (of at least 100Mbps) and allow for Fibre to the Premise (FTTP) access for each property as set out in Policy BPr7.	No change
Grangers Limited obo JS Woodcock & Son	20		BPr7	In addition, we support the objectives and tenet of policies BPr6 (Working from Home) and policy BPr7 (Ultra-Fast Broad Band) in seeking to both retain and also attract people to both live and work in the Billesdon community, thereby embrace and support sustainable living.	Noted	No change

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Ian Bowler	22	5.13		As far as I can detect, paragraph 5.13 contains the only mention of 'self build development'. The Draft NP could include a statement showing its reliance on the Local Plan Policy, or, preferably, the PC may wish to write its own policy for the management of self build development.	Policy BPr8 makes provision for up to 10 plots for self-builders or custom builders.	No change
Ian Bowler	22		BPr8	The PC has recently (mid January 2023) announced a proposal to relocate the existing Fire Station to the former Highway Depot site, thereby freeing up the existing site for development. I anticipate that the PC is already active in resolving, as soon as possible, a decision on this proposal so that it can be incorporated into the Draft NP. In any event, the PC may wish to incorporate a statement on the integration of a new Fire Station into the wording for proposals on the Depot site (BPr8) and indicate if the vacated site can be used for housing (it might act as the 'reserve site' or even be preferred to the former lorry park as a site to be developed). I judge that resolving this matter expeditiously is the most significant amendment needed to the Draft NP.	There have been ongoing discussions with Leicestershire Fire & Rescue Service and the site owner, Leicestershire County Council, regarding the relocation of Billesdon Fire and Rescue Station and the provision of a Training Facility at the former Highway Depot, Gaulby Road. Although there has been no agreement on the sale of the former Highway Depot, its re-use as a Fire and Rescue Centre is considered a suitable. The existing Fire Station lies within the Billesdon Limits to Development where its redevelopment	Policy BPr8 and supporting text be amended to allow for the redevelopment of the former Highway Depot, Gaulby as a Fire and Rescue Station with Training Facility.

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					for housing would be supported by Policy BPr2.	
Environment Agency	22		BPr8	We note that the Former Highway Depot has a history of potentially contaminative uses. It must be ensured that the (re) development of the site does not cause a pollution risk to the water environment, and this is especially important for those sites with a history of potentially contaminative uses.	Policy BPr8 criterion f requires the site to be cleared, and any contamination present safely remediated prior to the commencement of any development.	No change
Harborough District Council	22		BPr8	While the site is not ideally located given its perceived separation from the built up area of the village, it could prove attractive to those seeking a self-build plots. However, perhaps more needs to be said about how such development will be secured and represent a realistic opportunity for self/custom builders. The Right to Build Task Force may be able to advise. How realistic is it that self-build plots will be attractive given that the rest of the site is being allocated for commercial, business etc uses?	There have been ongoing discussions with the site's owner, Leicestershire County Council, who is supportive of the proposal.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Leicestershire County Council	22		BPr8	<p>Policy BPr8 proposes the redevelopment of the former Highway Depot at Gaulby Road, a site under the control of Leicestershire County Council Property Services. The Policy proposes the allocation of the site for a mixed-use development of a minimum of one hectare for Commercial, Business and Service and Local Community (Classes E and F2) and a maximum of 10 dwellings on the site frontage for self-build. The site has previously had the benefit of an outline planning permission for business (class B1) and storage or distribution uses (class B8) (application reference 16/00273/OUT) and therefore the principle of the redevelopment of the site for employment uses is well established.</p> <p>Clause i. states that the development is to provide for a small number of starter or 'grow-on' units. As worded this clause is unnecessarily restrictive and is not justified and could prejudice opportunities to bring the site forward for appropriate employment uses. Whilst the intention is laudable, it should not frustrate the release of the site for employment uses. Clause i. of the policy should be modified to read 'i. the</p>	Agreed	Policy BPr8 criterion I be amended to: 'the provision of starter or 'grow-on' units on the site will be supported;'

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
				provision of starter or 'grow-on' units on the site will be supported'.		
Leicestershire Fire & Rescue Service	22		BPr8	<p>As you will recall I visited the Parish Council to discuss the possibility of Leicestershire Fire & Rescue Service purchasing the redundant Highways Depot, with a view to developing a learning and development centre. I can now confirm that the Combined Fire Authority has agreed to progress the purchase of the site, subject to planning and Parish Council approval. I am now looking to draw up detailed plans for consultation with the Parish Council and Billesdon residents.</p> <p>Please may I request that consideration is given to this proposal in the Billesdon Neighbourhood Development Plan Review, pre-submission draft 2022-2031</p>	<p>There have been ongoing discussions with Leicestershire Fire & Rescue Service and the site owner, Leicestershire County Council, regarding the relocation of Billesdon Fire and Rescue Station and the provision of a Training Facility at the former Highway Depot, Gaulby Road.</p> <p>Although there has been no agreement on the sale of the former Highway Depot, its re-use as a Fire and Rescue Centre is considered a suitable.</p> <p>The existing Fire Sation lies within the Billesdon Limits to Development where its redevelopment for housing would be supported by Policy BPr2.</p>	<p>Policy BPr8 and supporting text be amended to allow for the redevelopment of the former Highway Depot, Gaulby as a Fire and Rescue Station with Training Facility.</p>

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Severn Trent	22		BPr8	Severn Trent not that policy BPr8 details the need to retain trees and hedgerows, and are supportive of the principles, but would recommend that the policy also highlights the need to retain, protect and enhance where possible, the watercourses and drainage features within and adjacent to the site.	Policy BPr17 criterion d protects existing drainage systems.	No change
Harborough District Council	23		BPr9	The focus of this section is limited to supporting growth and expansion of business and enterprise through the conversion/re-use of buildings. However, the NPPF states that planning policies should support the sustainable growth and expansion of all types of business in rural areas through conversion of existing buildings and well-designed new buildings. The policy fails to reflect this aspect of the NPPF.	Policy BPr9 supports the sustainable growth and expansion of business and enterprise through the conversion of existing buildings in the countryside. Further support for rural business is provided by Policy BPr8 which allows for the redevelopment of the former Highway Depot for business use to provide opportunities for the expansion of existing businesses and the creation of new businesses.	No change

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Leicestershire County Council	25		BPr10	<p>Consideration of community facilities is a positive facet of Neighbourhood Plans that reflects the importance of these facilities within communities and can proactively protect and develop facilities to meet the needs of people in local communities. Neighbourhood Plans provide an opportunity to;</p> <ol style="list-style-type: none"> 1. Carry out and report on a review of community facilities, groups and allotments and their importance with your community. 2. Set out policies that seek to; <ul style="list-style-type: none"> • protect and retain these existing facilities, • support the independent development of new facilities, and, • identify and protect Assets of Community Value and provide support for any existing or future designations. 3. Identify and support potential community projects that could be progressed. <p>You are encouraged to consider and respond to all aspects 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.</p>	<p>Billesdon has a good range of services and facilities with a food shop/general store, a GP surgery, a community post office, a primary school and two public houses. In addition, there is a hairdressing salon, a retained fire station, church, chapel and The Coplow Centre. Policy BPr10: Community Services and Facilities protects against the loss of key services and facilities that residents currently enjoy.</p>	No change

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Leicester, Leicestershire and Rutland NHS	25		BPr10	We also fully support your stance on the retention and protection of key local services and community facilities within Billesdon. Not only is this important for the good health and the long-term sustainability of the community, but Primary Care services are increasingly under pressure due to the growing number of additional roles now required to provide care closer to home for residents. Space and facilities are stretched and therefore we would welcome a discussion around potential health use of some of these protected facilities.	Noted.	Leicester, Leicestershire and Rutland NHS be provided with contact details for The Coplow Centre.

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Leicestershire County Council	25	6.3, 6.4		<p>Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local Authority will look to the availability of school places within a two-mile (primary) and three-mile (secondary) distance from the development. If there are not sufficient places then a claim for Section 106 funding will be requested to provide those places.</p> <p>It is recognised that it may not always be possible or appropriate to extend a local school to meet the needs of a development, or the size of a development would yield a new school. However, in the changing educational landscape, the Council retains a statutory duty to ensure that sufficient places are available in good schools within its area, for every child of school age whose parents wish them to have one.</p>	Noted	No change

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Jane Tregoning	26	6.8		Under Combating Climate Change there are solar panels on the Coplow Centre and 2 electric car charging points in the grounds.	Agreed.	Paragraph 6.8 be amended to read: 'The Coplow Centre is a multi-functional community facility opened in 1997, with funding from Harborough District Council, other grants, and monies raised by the people of Billesdon, including the sale of the former village hall. With a large and adaptable event hall, a separate meeting room, floodlit multi-use sports court, kitchen and parking for 50 cars, it provides for a range of community and sporting events. The car park has two 22kW electric vehicle charging points, a building management system and solar panels

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						<p>spanning the entire roof.</p> <p>The Centre is in regular use by a range of groups and classes including Billesdon Drama Society, annual pantomime, table tennis club, fitness classes and bridge societies. The Centre is constantly in use throughout the week and facilities require upgrading and expansion to accommodate a growing population.'</p>

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Sport England	26			<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 98 and 99. 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</p>	<p>Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of our community.</p> <p>Although the Primary School has a sports field, it is not open to use by the Community. There is a thriving Cricket Club in the village, with several teams that play in local leagues at senior and junior levels. The cricket pitch is on Coplow Lane. There is also a small Play Area on Gaulby Road for young children which is managed by the Parish Council.</p> <p>There is no public playing field – a serious deficiency for a Rural Centre. There is good community support for the provision of a public playing field for the recreation and healthy living of residents of all ages, but particularly young people. The</p>	No change

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				<p>policy is set out in our Playing Fields Policy and Guidance document. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-forsport#playing_fields_policy 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. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-forsport#planning_applications Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 99 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</p>	<p>provision of a playing field would enable children, young people and adults to engage in informal physical activity and encourage the development of competitive team sports. Ideally, a new playing field could be located adjacent to the Coplow Centre, which is already the focus for most community leisure activity. Policy BPr12: Infrastructure aims to secure this. Policy BPr18 protects important green spaces including the Cricket Ground and Primary School Playground.</p>	

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				<p>gathering their own evidence. It is important that a neighbourhood plan reflects the 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>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p> <p>http://www.sportengland.org/planningtoolsandguidance</p>		

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				<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/ 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. In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing,</p>		

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				<p>will provide opportunities for people to lead healthy lifestyles and create healthy communities.</p> <p>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-healthycommunities</p> <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>		

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				<p>(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.)</p>		

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Leicestershire Police	26	6.9, 6.10		<p>Open Space is a key issue for Policing within the planning process of new developments with particular attention to Safer Streets issues. Ongoing government funding has been focused on providing safer routes through Open Spaces with attention to trimming of ground level foliage to 1m and trees to have foliage trimmed to 2m from the ground to provide a 1m clear field of vision. Also lighting, signage and CCTV improvements are under consideration. Any new appropriate Open Spaces should consider these issues, to provide safe transit and use of these areas.</p> <p>Women and girls, as well as all vulnerable persons have been subject to crime and would be able to benefit from early consideration via the planning process.</p>	The management of open spaces lies outside the scope of neighbourhood plans.	No change

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Jane Tregoning	26	6.9		I can't see any reference to the Billesdon Allotments that are on the old Prisoner of War HQ site at the top end of the Woodland Pool. It has both recreational, leisure and sustainable advantages.	Agreed.	A new paragraph be added after paragraph 6.7 as follows: 'Billesdon Allotments Use of allotments for home grown fruit and vegetables are now very popular and very much in demand. Billesdon's Allotments are located on a 0.1 hectare site adjoining the Woodland Pool on Gaulby Road.'
Leicestershire County Council	28		BPr12	Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district and borough area and the existing HWRC services delivered by Leicestershire County Council. The County's Waste Management team considers proposed developments on a case by case basis and when it is identified that a proposed development will have a detrimental effect on the local HWRC infrastructure then appropriate	The nearest Recycling and Household Waste Site is in Kibworth. It is about 7miles from Billesdon and outside the Neighbourhood Area.	No change

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				projects to increase the capacity of the HWRC most likely impacted have to be initiated. Contributions to fund these projects are requested in accordance with the Leicestershire's Planning Obligations Policy and the relevant Legislation Regulations.		
Leicestershire Police	28		BPr12	<p>Future planning applications and any additional demand on Policing resources, will need consideration, as currently resources are deployed from areas outside Billesdon. Due to changes in the Policing estate, Police responses will still be maintained through new innovation and technological advances. Neighbourhood Policing will be maintained and continue to provide a close link to the community they serve and effective community consultation.</p> <p>To maintain the current levels and to accommodate future additional demand created by population growth and the resultant new dwellings, and associated infrastructure of schools, commercial, retail and other facilities such as open space additional Policing considerations should be taken into consideration.</p>	Leicestershire Police is one of only several Forces in England and Wales that has proactively sought to apply for S106 / CIL funds over the past two decades and continues to do. Applications are only made where a significant policing demand / risk has been identified therefore, not every development warrants this. Developer contributions are used by the Force to fund infrastructure costs arising from and linked to, specific housing and commercial developments within Leicester, Leicestershire and Rutland which in turn, will increase policing demand and the	No change

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				<p>Paragraph 92 (a) & (b) of NPPF 2021 specifically provides that: -</p> <p>Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:</p> <p>(a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;</p> <p>(b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas.</p> <p>Paragraph 96 states that: -</p> <p>To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning</p>	<p>need to invest in critical infrastructure in support of service delivery.</p> <p>There are no proposals in the Billesdon Neighbourhood Plan that are likely to significantly increase policing demand.</p>	

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				<p>authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.</p> <p>Hence the inclusion of a police contribution to Leicestershire Police is a Priority consideration.</p> <p>Policing is a 24/7 service resourced to respond and deploy on an "on demand" and "equal access" basis and is wholly dependent on a range of facilities for staff to deliver this. A primary issue for Leicestershire Police is to ensure that new large-scale developments make adequate provision for the future policing needs that it will generate.</p> <p>At present Billesdon Parish Council has no current Policing facilities. However, where additional development is proposed, Leicestershire Police may seek to deploy additional staffing and additional infrastructures to ensure quality neighbourhood community-based policing.</p> <p>Billesdon Parish Council are requested to work with Leicestershire Police by consulting with them on large-scale</p>		

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				<p>applications, firstly to gain their perspective from a design front and secondly to understand whether the associated growth would produce a need for additional Policing infrastructure. If this is the case then Leicestershire Police will assess each application on an individual basis, by looking at the current level and location of available officers and then the demand associated with that development.</p> <p>A request for developer contributions may then be submitted to go towards the additional infrastructure needed to maintain a sustainably high level of policing within the areas covered by Billesdon Parish Council.</p> <p>Section 17 of the Crime and Disorder Act 1998 states all relevant authorities have a duty to consider the impact of all their functions and decisions on crime and disorder. Leicestershire Police will work closely with our partners to design out these risks wherever possible.</p> <p>Areas including public space, shop frontages and appropriate security such as shutters should include sympathetic design and be in keeping with local</p>		

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				<p>architecture, whilst still providing effective security.</p> <p>Other key areas where planning can support the local businesses includes the night time economy. Effective planning including lighting and use of CCTV if required will reduce the risk of crime and disorder. In support of managing these requirements providing a 24/7 service Leicestershire Police will continue to provide to residents of Billesdon.</p> <p>S106 Agreements</p> <p>S106 Applications will be applied for in support of health, education provision, open space and other public services and likewise, Leicestershire Police would look to apply for support as a result of any additional policing demand created. Any such funds would allow consideration of equipment or in support of estate to support responses to Billesdon, though Leicestershire Police will consider estate on an ongoing basis. Market Harborough Council have S106 Agreements in respect to new developments within the area in support of Policing.</p> <p>Statutory funding via the Policing precept and Government would follow on after occupation of any new</p>		

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				<p>dwelling. Also, where new demand is placed on Policing resources due to expansion, Leicestershire Police, Market Harborough Council and Billesdon Parish Council residents within Billesdon would benefit from support of the provision of S106 and future S106 bids being considered in support of Policing provision within the Billesdon Parish Council area.</p>		
<p>Leicester, Leicestershire and Rutland NHS</p>	28		BPr12	<p>It is also important to note that any increase in the number of new residents in any area due to housing development will have a direct impact upon local NHS services whether that is primary, hospital or community care. Local primary care services are already under high demand and therefore any additional demand from housing developments will require developer contribution to mitigate this.</p>	Noted	No change
<p>Leicestershire County Council</p>	29			<p>The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth.</p> <p>Like very many local authorities, the County Council's budgets are under severe pressure. It must therefore prioritise where it focuses its reducing</p>	Noted	No change

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				<p>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.</p> <p>To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems.</p> <p>Where potential S106 measures would require future maintenance, which would</p>		

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				<p>be paid for from the County Council's funds, the measures would also need to be assessed against the County Council's other priorities and as such may not be maintained by the County Council or will require maintenance funding to be provided as a commuted sum.</p> <p>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.</p> <p>The current financial climate means that the CHA has extremely limited funding available to undertake minor highway improvements. Where there may be the prospect of third-party funding to deliver a scheme, the County Council will still normally expect the scheme to comply with prevailing relevant national and local policies and guidance, both in terms of its justification and its design; the Council will also expect future maintenance costs to be covered by the third-party funding. Where any measures are proposed that would affect speed</p>		

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				limits, on-street parking restrictions or other Traffic Regulation Orders (be that to address existing problems or in connection with a development proposal), their implementation would be subject to available resources, the availability of full funding and the satisfactory completion of all necessary Statutory Procedures.		
Leicestershire County Council	31			<p>The County Council would like to see the inclusion of a local landscape assessment taking into account: Natural England's Landscape character areas; Leicester, Leicestershire and Rutland Landscape and Woodland Strategy; the Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project; the Local District/Borough Council landscape character assessments; the Landscape Sensitivity and Green Infrastructure Study for Leicester and Leicestershire (2017), which examines the sensitivity of the landscape, exploring the extent to which different areas can accommodate development without impacting on their key landscape qualities.</p> <p>We would recommend that Neighbourhood Plans should also consider the street scene and public</p>	The 2007 Harborough District Landscape Character Assessment provides an understanding of the landscape, its evolution and future pressures. The Neighbourhood Area lies within the High Leicestershire Landscape Character Area. This is set out in paragraphs 8.2 to 8.6 of the Draft Neighbourhood Plan.	No change

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				realm within their communities, further advice can be found in the latest 'Streets for All East Midlands' document (2018) published by Historic England.		
Leicestershire County Council	33	8.9		The Natural Environment and Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their duties, to the purpose of conserving biodiversity. The National Planning Policy Framework (NPPF) clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment, providing net gain for biodiversity, and reducing pollution. Neighbourhood Plans should therefore seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and improving the natural environment based on local evidence and priorities. Each Neighbourhood Plan should consider the impact of potential development or management of open spaces on enhancing biodiversity and habitat connectivity, such as hedgerows and greenways. Habitat permeability for species which addresses encouragement of movement from one location to	Biodiversity information contained within the Neighbourhood Plan is based on data contained in the Leicestershire and Rutland Environmental Records Centre (LRERC).	No change

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				<p>another such as the design of street lighting, roads, noise, obstructions in water, exposure of species to predation and arrangement of land-uses should be considered.</p> <p>The Neighbourhood Plan can be used to plan actions for the parish council on its' own land (community actions) and guide the actions of others (policy actions).</p> <p>For specific advice on species and habitats of importance in the County and actions that can make a difference to their conservation and ways to increase the quality and quantity of these, please refer to the Leicestershire and Rutland Biodiversity Action Plan https://www.leicestershire.gov.uk/environment-and-planning/planning/biodiversity-strategy https://www.leicestershire.gov.uk/environment-and-planning/planning/planning-and-biodiversity</p> <p>The Leicestershire and Rutland Environmental Records Centre (LRERC) can provide a summary of wildlife information for your Neighbourhood Plan area. This will include a map showing nationally important sites (e.g.</p>		

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				<p>Sites of Special Scientific Interest); locally designated Wildlife Sites; locations of badger setts, great crested newt breeding ponds and ponds with high potential to support great crested newts' and bat roosts; and a list of records of protected and priority Biodiversity Action Plan species. These are all a material consideration in the planning process. If there has been a recent Habitat Survey of your plan area, this will also be included. LRERC is unable to carry out habitat surveys on request from a Parish Council, although it may be possible to add it into a future survey programme.</p> <p>Many species of plants and animals in England and often their supporting features and habitats are protected. What you can and cannot do by law varies from species to species and may require a preliminary ecological appraisal. For information on protected species and the law please visit: https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications</p> <p>Examples of policy statements that can be added to the plan to support biodiversity:</p>		

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				<p>POLICY X: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT – Consideration should be made in the design and construction of new development in the Plan Area to protect and enhance biodiversity, where appropriate, including:</p> <ul style="list-style-type: none"> • Roof and wall construction should incorporate integral bee bricks, bird nest boxes and bat breeding and roosting boxes. Target species and locations to be based on advice sought from the Local Authority’s Biodiversity Officer (or equivalent). • Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for hedgehogs and other terrestrial animals. • Work with landowners to ensure good maintenance of existing hedgerows, gap up and plant new hedgerows where appropriate and introduce a programme of replenishing hedgerow trees. • Avoidance of all unnecessary exterior artificial lighting: there is no legal duty requiring any place to be lit. • Security lighting, if essential, should be operated by intruder sensors and 		

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				<p>illuminated for no longer than 1 minute. Sports and commercial facility lighting should be switched off during agreed 'curfew' hours between March and October, following best practice guidelines in Bats and Lighting Leicestershire Environmental Records Centre, 2014.</p> <ul style="list-style-type: none"> • Lighting design, location, type, lux levels and times of use should follow current best-practice, e.g. by applying the guidelines in Guidance note 08/18 Bats and artificial lighting in the UK: Bat Conservation Trust / Institution of Lighting Professionals, 2018. • Natural/semi natural grassland margins adjacent to hedges of up to 5m buffer. • Retain natural features wherever possible. • In creating habitats, consider the underlying geology and allow natural colonisation near local high-quality habitats. • Avoid use of topsoil to promote plant diversity, especially in areas of limestone or areas near to heathland - consider exposing sandy soils to encourage acid grassland and heath. 		

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				<ul style="list-style-type: none"> • Allow for structural diversity of habitats – for example long and tall grass, to maintain a suitable grassland habitat for wildlife. A management plan should accompany all planning applications. • Avoid development and hard landscaping next to watercourses. • Restore naturalness to existing watercourses for example by retaining some steeper earth banks suitable for Kingfisher and Water Vole breeding. • Retain areas of deadwood within the site to maintain biodiversity. • Plant 30% of trees with a selection of larger native species and create lines of trees. 		
Natural England	33	8.9		<p>Natural England welcomes the emphasis and protection of the local, natural environment throughout the plan. The knowledge of the local wildlife spaces is integral to the protection of the environment and is demonstrated throughout the plan.</p> <p>We also refer you to the annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>	Noted	No change

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Jane Tregoning	33	8.11, 8.12		Under the Woodland Pool - it has extensive wildflower meadows too.	Information on the Woodland Pool has been provided by NatureSpot and a hyperlink to site's details has been included in the draft Neighbourhood Plan.	No change
Leicestershire County Council	34	8.13, 8.14		<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). GI includes parks, open spaces, playing fields, woodlands, street trees, cemeteries/churchyards, allotments and private gardens as well as streams, rivers, canals and other water bodies and features such as green roofs and living walls.</p> <p>The NPPF places the duty on local authorities to plan positively for a strategic network of GI which can deliver a range of planning policies including: building a strong, competitive economy; creating a sense of place and promoting good design; promoting healthier communities by providing greater opportunities for recreation and mental and physical health benefits; meeting the</p>	The key components of Green Infrastructure in Billesdon Parish are illustrated on Neighbourhood Plan Map 5.	No change

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				<p>challenges of climate change and flood risk; increasing biodiversity and conserving and enhancing the natural and historic environment. Looking at the existing provision of GI networks within a community can influence the plan for creating & enhancing new networks. Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for their community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy. Through the Neighbourhood Plan and discussions with the Local Authority Planning teams and potential Developers communities are well placed to influence the delivery of local scale GI networks. Sites that are designated as Local Green Spaces can form an important strategic part of local Green Infrastructure and can be conserved and enhanced to make an important contribution to the district green infrastructure. Delivery of the conservation and enhancement can be dealt with in Policy and Community Actions.</p>		

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Natural England	34	8.13, 8.14		The latest Green Infrastructure (GI) framework and guidance from Natural England works alongside the NPPF and National Design Guide and offers strategies to embed GI into the layout and design of new developments within settlements. This includes specific guidance from Natural England on the Process Journeys for Neighbourhood Planning Groups.	The key components of Green Infrastructure in Billesdon Parish are illustrated on Neighbourhood Plan Map 5.	No change
Leicestershire County Council	36			The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating to new developments. LCC in our role as the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to undertake works on ordinary watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk. In April 2015 the LLFA also became a statutory consultee on major planning applications in relation to surface water drainage and have a duty to review planning applications to ensure that the onsite drainage systems are designed in accordance with current legislation and guidance. The LLFA also	Noted	No change

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				<p>ensures that flood risk to the site is accounted for when designing a drainage solution.</p> <p>The LLFA is not able to:</p> <ul style="list-style-type: none"> • Prevent development where development sites are at low risk of flooding or can demonstrate appropriate flood risk mitigation. • Use existing flood risk to adjacent land to prevent development. • Require development to resolve existing flood risk. <p>When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points:</p> <ul style="list-style-type: none"> • Locating development outside of river (fluvial) flood risk (Flood Map for Planning (Rivers and Sea)). • Locating development outside of surface water (pluvial) flood risk (Risk of Flooding from Surface Water map). • Locating development outside of any groundwater flood risk by considering any local knowledge of groundwater flooding. • How potential SuDS features may be incorporated into the development to enhance the local amenity, water quality and biodiversity of the site as well as manage surface water runoff. 		

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				<ul style="list-style-type: none"> • Watercourses and land drainage should be protected within new developments to prevent an increase in flood risk. <p>All development will be required to restrict the discharge and retain surface water on site in line with current government policies. This should be undertaken through the use of Sustainable Drainage Systems (SuDS). Appropriate space allocation for SuDS features should be included within development sites when considering the housing density to ensure that the potential site will not limit the ability for good SuDS design to be carried out. 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</p>		

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				<p>that access for maintenance can be achieved. This should also be considered when looking at housing densities within the plan to ensure that these features can be retained.</p> <p>LCC, in its role as LLFA will not support proposals contrary to LCC policies. For further information it is suggested reference is made to the National Planning Policy Framework (March 2012), Sustainable drainage systems: Written statement - HCWS161 (December 2014) and the Planning Practice Guidance webpage.</p> <p>Flood risk mapping is readily available for public use at the links below. The LLFA also holds information relating to historic flooding within Leicestershire that can be used to inform development proposals.</p> <p>Risk of flooding from surface water map: https://flood-warning-information.service.gov.uk/long-term-flood-risk</p> <p>Flood map for planning (rivers and sea): https://flood-map-for-planning.service.gov.uk/</p>		

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Natural England	36		BPR17	<p>Natural England welcomes the inclusion of Sustainable Drainage Schemes (SuDS), how they relate to local water courses and their ongoing monitoring within policy BPr17. This could be expanded further to strengthen their effectiveness by reflecting the HLP:</p> <ul style="list-style-type: none"> • SuDS can deliver wider benefits for biodiversity and water quality as well as provision of open space (Paragraph 10.7.6 of HLP) • The importance of SuDS during construction and in perpetuity (Paragraph 10.7.6 of HLP) • Use of industry best practice via the latest CIRIA SuDS Manual (Paragraph 10.7.7 of HLP) • Reference paragraph 165 of the NPPF and the European Water Framework Directive (2000) as the key instruments for implementing SuDS (Paragraph 10.7.1 of HLP) 	Noted, however we are keen to avoid unnecessary duplication of the Harborough Local Plan.	No change
Severn Trent	36		BPr17	Severn Trent are supportive of the principles outlined within Policy BPr17, which mirrors the comments provided in our General Guidelines below.	Noted	No change

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Natural England	38		BPr18	Natural England acknowledges and welcomes the inclusion and safeguarding of Local Green Space in the Billesdon Neighbourhood Plan (NP). This could be developed strategically as a thread throughout the NP, as in the Harborough Local Plan (HLP), to strengthen and extend the provision for its local residents. HLP includes GI as a strategic priority (SP6: Providing for strategic green infrastructure) and as a Key Issue (Key Issue 5: Green Infrastructure) so demonstrating its importance to its people and the biodiversity within the wider district.	Noted, however we are keen to avoid unnecessary duplication of the Harborough Local Plan.	No change
Jane Tregoning	38		BPr18	There is a green space at the far end of Knights Close, adjacent to Muddy Lane.	National policy makes provision for local communities to identify green areas of <u>importance</u> to those communities, where development will not be permitted except in very special circumstances. Not every green space justifies designation.	No change

Representor	Page	Paragraph	Policy	Representation	Comment	Recommendation
Leicestershire County Council	40			<p>The planning process provides one of the most effective tools to manage the impact of land use change upon the historic environment. This is achieved both through the shaping of development plans (Local and Neighbourhood Plans) and the delivery of development management advice on individual planning applications. In that context, the inclusion of heritage in your Neighbourhood Plan, and the provision of relevant and effective policies, will significantly strengthen the management of these issues, and will be an effective way of the community identifying its own concerns and priorities.</p> <p>Ideally, Neighbourhood Plans should seek to work in partnership with other agencies to develop and deliver this strategic objective, based on robust local evidence and priorities. We recommend that each Neighbourhood Plan should consider the impact of potential development or management decisions on the conservation and enhancement of the historic environment. The historic environment is defined as comprising all aspects of the environment resulting from the interaction between people and places through time, including all surviving evidence of past human</p>	The Leicestershire and Rutland Historic Environment Record (LRHER) has helped identify Non-Designated Heritage Assets in Billesdon.	No change

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				<p>activity, whether upstanding, buried or submerged, as well landscapes and their historic components.</p> <p>The Leicestershire and Rutland Historic Environment Record (LRHER) can provide a summary of archaeological and historic environment information for your Neighbourhood Plan area. This will include gazetteers and maps describing the locally identified non-designated heritage assets, typically archaeological sites (both earthworks and buried archaeological remains), unlisted historic buildings and historic landscapes (parks and gardens). We will also provide information on medieval ridge and furrow earthworks to help you evaluate the surviving earthworks in your area.</p> <p>Information on Designated assets (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Battlefields) is available from the National Heritage List for England (NHLE).</p> <p>https://historicengland.org.uk/listing/the-list/</p> <p>Consideration of the historic environment, and its constituent designated and non-designated heritage assets, is a material consideration in the planning process. While the data held by</p>		

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				the LRHER is constantly maintained and updated, it is unlikely that the record represents an exhaustive list of all assets with the plan area. We suggest that information provided by the LRHER should be taken into account when preparing the Neighbourhood Plan and contribute to any list of locally identified heritage assets. Based upon a structured assessment process, this will be the basis of any non-designated heritage assets identified within the plan and given force through the preparation of appropriate heritage policy.		
Leicestershire County Council	44	10.16		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	A list of Features of Local Heritage Interest has been compiled for the Parish Council to identify those heritage assets which are of local architectural or historic value.	No change

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Harborough District Council	48		BPr19	<p>Are all the features listed in Policy BPr19 'Non Designated Heritage Assets'? If this is the intention, it would be helpful and clearer if Policy BPr19: Locally Valued Heritage Assets was renamed and referred to 'Non-Designated Heritage Assets' as the umbrella term for those Features of Local Heritage Interest, Known Archaeological Remains and Ridge and Furrow listed in the policy (as set out at the heading at para. 10.15). P. 42 Map 7 – although the key shows a scheduled monument, it is not easily identifiable on the map</p> <p>P.45 Map 8 and the corresponding list on P.48 show the HER reference for all entries except Muddy Lane and the Medieval Shrunken Village. Being consistent in the use of HER reference numbers would be helpful.</p> <p>A number of the more recent neighbourhood plans have included (often as an appendix) information on the non-designated heritage assets. This usually consists of a photograph and a small amount of text outlining the significance of the asset, thus supporting its inclusion in the list (the use of photographs and explanatory texts</p>	<p>It would be more appropriate to re-title the policy to 'Non-Designated Heritage Assets'.</p> <p>The scheduled Market Cross is a small feature to identify on a map, however, there is a description at paragraph 10.8 and a link to additional information including a more detailed map.</p> <p>Muddy Lane and the Medieval Shrunken Village were identified as Features of Local Heritage Interest from the first Neighbourhood Plan. The Medieval Shrunken Village is identified as a Known Archaeological Remain with the Leicestershire & Rutland Historic Environment Record (HER) reference of MLE1212. However, Muddy Lane is not on the HER, so has no reference.</p>	<p>Policy BPr19 be retitled 'Non-Designated Heritage Assets'</p> <p>Remove reference to Medieval Shrunken Village from Policy BPr19 and Map 8 and amend paragraph 10.17.</p> <p>At paragraph 10.18 provide a link to the Heritage Gateway.</p> <p>Add a new Appendix providing further details of the Features of Local Heritage Interest.</p>

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				<p>works well in on pages 54 onwards). This supporting evidence helps the reader to understand why the asset is important in the neighbourhood and is valued by the residents.</p> <p>This approach is recommended for the assets on Map 8 at least. Guidance can be found in Historic England Advice Note 7 (P.11 may be of particular interest). I can also provide guidance if required.</p> <p>As the non-designated assets identified on Maps 8 and 9 are already on the HER it would be possible to link to their HER entry in the same way that the designated assets on P. 43 link directly to their respective listing entries on the Historic England website. This enables the reader to link to information detailing the significance of the asset.</p>	<p>It is possible to provide further information relating to the Features of Local Heritage Interest and Known Archaeological Remains.</p>	

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Leicestershire County Council	50		BPr19	Suggest adding reference to ensure new developments have appropriate provision for the storage of waste and recyclable material in locations convenient and accessible for collection and emptying.	Agree	Policy BPr20 be amended by the inclusion of: 'b appropriate provision for the storage of waste and recyclable material in locations convenient and accessible for collection and emptying;'
Severn Trent	50		BPr20	Severn Trent would note that as Policy BPR20 is the main design policy within the Neighbourhood Plan, it is important that it addresses all major design principles. Whilst it is accepted that Policy BPR17 details design requirements for SuDS, Water efficiency, the drainage hierarchy and the protection of watercourses and drainage. We would therefore recommend that these design aspects are highlighted within BPr20, or reference to BPr17 is made within Policy BPr20.	We are keen to avoid the unnecessary duplication of policies.	No change

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Leicestershire County Council	51			<p>The County Council, through its Environment Strategy and Net Zero Strategy and Action Plan, is committed to achieving net zero for its own operations by 2030 and to working with Leicestershire people and organisations to become a net zero county by 2045 or before. Along with most other UK local authorities, the council has declared a climate emergency and wants to do its bit to help meet the Paris Agreement and keep global temperature rise to well below 2oC Leicestershire's Net Zero Strategy and Action Plan is available here.</p> <p>Planning is one of the key levers for enabling these commitments to be met and to meeting the legally binding target set by the government for the UK to be net zero by 2050. Neighbourhood Plans should, as far as possible, align to Leicestershire County Council's Net Zero Strategy and Action Plan by contributing to and supporting a reduction in greenhouse gas emissions and by increasing the county's resilience to climate change.</p>	While our Neighbourhood Plans cannot set any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings, Policy BPr21: encourages new development to exceed current standards.	No change

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Leicestershire County Council	52		BPr21	<p>Health is shaped by many different factors throughout our lives. Health is affected by the settings in which we live, work, learn and play. These influences start to determine health and opportunities for better health from birth and throughout the whole life course, for example the environment, community, transport, education and income. This complex range of interacting social, economic and environmental factors are known as the wider determinants of health or the social determinants of health.</p> <p>When there is a difference in these conditions it contributes to health inequalities- “Health inequalities are the preventable, unfair and unjust differences in health status between groups, populations or individuals that arise from the unequal distribution of social, environmental and economic conditions within societies” (NHS England)</p> <p>The diagram below illustrates types of wider factors that influence an individual’s mental and physical health. The diagram shows:</p> <ul style="list-style-type: none"> • personal characteristics at the core of the model and this includes sex, age, ethnic group, and hereditary factors 	The policies of the Billesdon neighbourhood Plan Review will help achieve a healthy, inclusive and safe place to live.	No change

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				<ul style="list-style-type: none"> • The layer around the core contains individual 'lifestyle' factor behaviours such as smoking, alcohol use, and physical activity • The next layer contains social and community networks including family and wider social circles • The next layer covers living and working conditions include access and opportunities in relation to jobs, housing, education and welfare services • The final outer layer is general socioeconomic, cultural and environmental conditions and includes factors such as disposable income, taxation, and availability of work <p>Research by the Robert Wood Johnson Foundation, looked into the major contributors to health and wellbeing and found that:</p> <p>Health Behaviours contribute to 30% of health outcomes made up of:</p> <ul style="list-style-type: none"> • Smoking 10% • Diet/Exercise 10% • Alcohol use 5% • Poor sexual health 5% <p>Socioeconomic Factors contribute to 40% of health outcomes:</p> <ul style="list-style-type: none"> • Education 10% • Employment 10% • Income 10% 		

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				<ul style="list-style-type: none"> • Family/Social Support 5% • Community Safety 5% <p>Clinical Care contributes to 20% of health outcomes:</p> <ul style="list-style-type: none"> • Access to care 10% • Quality of care 10% <p>Built Environment contributes to 10% of health outcomes:</p> <ul style="list-style-type: none"> • Environmental Quality 5% • Built Environment 5% <p>Therefore, due to the complex way in which the built environment and communities we live in impact on our health any opportunity to mitigate negative impacts and enhance positive outcomes should be taken. Completing a Health Impact Assessment (HIA) is a good practice to ensure neighbourhood concerns and recommendations are considered.</p> <p>Undertaking a HIA as part of your neighbourhood plans has the potential to influence all these areas, alongside influencing decisions made about access to care through transport and infrastructure. To aid you in undertaking a HIA please visit: https://www.healthyplacemaking.co.uk/health-impact-assessment/ At the bottom of this page there are also links to a number of local data sheets at a</p>		

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				district level. You can also familiarise yourself with the health profile for your area by visiting: https://fingertips.phe.org.uk/profile/health-profiles		
Severn Trent	52		BPr21	Severn Trent note that Policy BPr21 highlights the need for water use and water efficiency as part of Sustainable development and mitigating the impacts of climate change. It is common for water efficient technology to be energy efficient due to the reduced need to heat water.	Noted	No change
Ian Bowler				I have been unable to find a policy for the provision of an extension to the existing cemetery or for identifying a new site. The PC may wish to consider if this will become an issue within the duration of the revised NP and, if so, develop a policy on it.	An extension to the Cemetery is not currently being looked at. There is still space in the Cemetery though the ground needs consecrating.	No change

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Leicestershire County Council				<p>The NPPF encourages the effective use of brownfield land for development, provided that it is not of high environmental/ecological/heritage value. Neighbourhood planning groups should check with Defra if their neighbourhood planning area includes brownfield sites. Where information is lacking as to the ecological or heritage value of these sites then the Neighbourhood Plan could include policies that ensure such survey work should be carried out to assess the ecological and heritage value of a brownfield site before development decisions are taken.</p> <p>Soils are an essential finite resource on which important ecosystem services such as food production, are dependent on. They should be enhanced in value and protected from adverse effects of unacceptable levels of pollution. Within the governments "Safeguarding our Soils" strategy, Defra have produced a code of practice for the sustainable use of soils on construction sites which could be helpful to neighbourhood planning groups in preparing environmental policies.</p> <p>High quality agricultural soils should, where possible be protected from development and where a large area of</p>	<p>The Billesdon Neighbourhood Plan seeks to accommodate housing needs in a way that makes as much use as possible of previously-developed or 'brownfield' land. This is through the redevelopment of Gaulby Road Lorry Park and the former Leicestershire County Council (Highways) Depot.</p>	No change

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				<p>agricultural land is identified for development then planning should consider using the poorer quality areas in preference to the higher quality areas. Neighbourhood planning groups should consider mapping agricultural land classification within their plan to enable informed decisions to be made in the future. Natural England can provide further information and Agricultural Land classification and have produced the following guide.</p> <p>https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land.</p> <p>The British Society for Soil Science provide advice on what should be expected of developers in assessing land for development suitability.</p> <p>https://soils.org.uk/wp-content/uploads/2022/02/Assessing-Agricultural-Land-Jan-2022.pdf</p>		