

Billesdon Review Neighbourhood Plan

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

	Name	Policy /Page	Full Representation
1	Environment Agency, Trentside Offices, Scarrington Road, West Bridgford, Nottingham NG2 5BR		<p>Thank you for giving the Environment Agency the opportunity to comment on the Billesdon Neighbourhood Plan – Examination submission.</p> <p>Please accept this email in lieu of completing the prescribed submission form since that form is a pdf.</p> <p>We have no comments to make on the Plan as submitted</p>
2	Hazleton Homes, c/o RG and P, Waterloo House, 71 Princess Road West, Leicester, LE1 6TR	<p>General Comment</p> <p>Policy BPr1: Housing Requirement</p> <p>Policy BPr2 – Infill</p>	<p>I refer to the previously drafted and submitted in response to the Pre-Submission Draft 2022-2031. Our clients maintain that the points addressed as part of the previously submitted representations are still valid, save for the following amendments that have taken place - see representations below on polices BPr1, BPr2 and BPr3.</p> <p>The NP Review makes provision through housing allocations for a minimum of 10 dwellings, of which 5 are an allocation for market dwellings (controlled by our client).</p> <p>It is welcome that the NP group accept that the housing allocation figure should not be a fixed number, rather that further development can come forward through Allocations within the Neighbourhood Plan, already committed developments (circa 63 dwellings) and through Policy BPr2 and Windfall Development.</p> <p>Our client supports the general thrust of this revised policy as drafted and also support the amendment to criteria 'd', relating to Climate Change. It is positive to see a more open policy wording which allows for different measures to be incorporated into development proposals which help to mitigate against and adapt to client change, rather than a closed list of requirements. It is also supported that the policy wording has been amended to align with the NP review policy BPr21</p>

		<p>Policy BPr3 – Gaulby Road Lorry Park</p> <p>Previous comments made on 20 March 2023</p>	<p>Accept and appreciate the insertion of word “important” when referring to boundary trees and hedges to be retained on site, appreciating their biodiversity and amenity value.</p> <p>Accept and appreciate the removal of reference to parking spaces for allotment holders as this would have not been feasible with the space available on the site.</p> <p>BY EMAIL TO: clerk@billesdonparishcouncil.org.uk</p> <p>Dear Sir / Madam, Billesdon Neighbourhood Development Plan Review: Pre-Submission Draft 2022-2031 Thank you for the opportunity to submit representations in respect of the Billesdon Neighbourhood Development Plan Review: Pre-Submission Draft 2022-2031 ('The NP Review'). rg+p have been instructed by Hazelton Homes to submit representations to the consultation in relation to their land interests in Billesdon Neighbourhood Area. A response is set out herein. I can also confirm that the requisite 'Representation Form' has been completed and is also submitted.</p> <p>Background Hazelton Homes ('our client') are an SME housebuilder which works with landowners, local communities and Council's to respond to local context and deliver homes of outstanding build quality, designed for today's lifestyle. Over the last 20 years, Hazelton have been building in carefully hand picked locations in Leicestershire and Rutland, Northamptonshire and Lincolnshire. Our client is in the process of delivering homes on 'Land to the north of High Acres, Uppingham Road'. This site formed a key component of the housing land supply envisaged through the made Neighbourhood Plan. Outline planning permission (16/01819/OUT) for 35 dwellings was approved, with all matters reserved other than access, on 18 December 2018. An application seeking the approval of reserved matters (21/02089/REM), including details of layout, appearance, scale and landscaping was approved on 26 October 2022.</p> <p>Land interests relevant to this consultation include:</p> <ul style="list-style-type: none"> • Land North Of 22 Long Lane Billesdon Leicestershire <ul style="list-style-type: none"> o 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. o The District Council issued a Certificate of Lawfulness of Existing Development (21/01852/CLU) in December 2021. o 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
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		<p>which is protected in perpetuity.</p> <ul style="list-style-type: none"> o Please refer to the site location plan provided at 'enclosure 1' which shows the precise location of this development site. This also includes a map extract showing the relationship of the site to the proposed 'Limits to Development'. <ul style="list-style-type: none"> • Gaulby Road Lorry Park <ul style="list-style-type: none"> o This former lorry park on Gaulby Road was allocated in the first Billesdon Neighbourhood Plan as a Housing Reserve Site to be brought forward if it was required to address a shortfall in the supply of housing. o It is now proposed for allocation under the proposed 'Policy BPr3: Gaulby Road Lorry Park'. <ul style="list-style-type: none"> • Land North of Leicester Road <ul style="list-style-type: none"> o This site 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'. o A copy of the SHELAA site proforma and the illustrative layout is provided as 'enclosure 2' to these representations. <ul style="list-style-type: none"> • Land South of Leicester Road <ul style="list-style-type: none"> o This site has 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'. o A copy of the SHELAA site proforma and the illustrative layout is provided as 'enclosure 3' to these representations. <p>Representations</p> <p>Please find below our client's representations in relation to the policies and paragraphs of the NP Review. This letter should be considered as our client's representation to the consultation exercise.</p> <p>General Observations</p> <p>As part of the 'key issues' set out at paragraph 3.1, the following statements are noted (with our emphasis underlined):</p> <p>'The number of new houses: 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 is a significant Key Issue for the Community, especially when seeking to maintain the character and sense of community of a rural village.'</p> <p>and</p> <p>'The types and sizes of new housing: the community is concerned with: the provision of 2-3 bedroom houses within a mix of new housing (e.g. 1, 2, 3, 4+ bedrooms); the need for affordable homes within a mix of market, rented and shared ownership dwellings; 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); the density of housing; and the need to integrate services and amenities into the housing development.'</p> <p>and</p>
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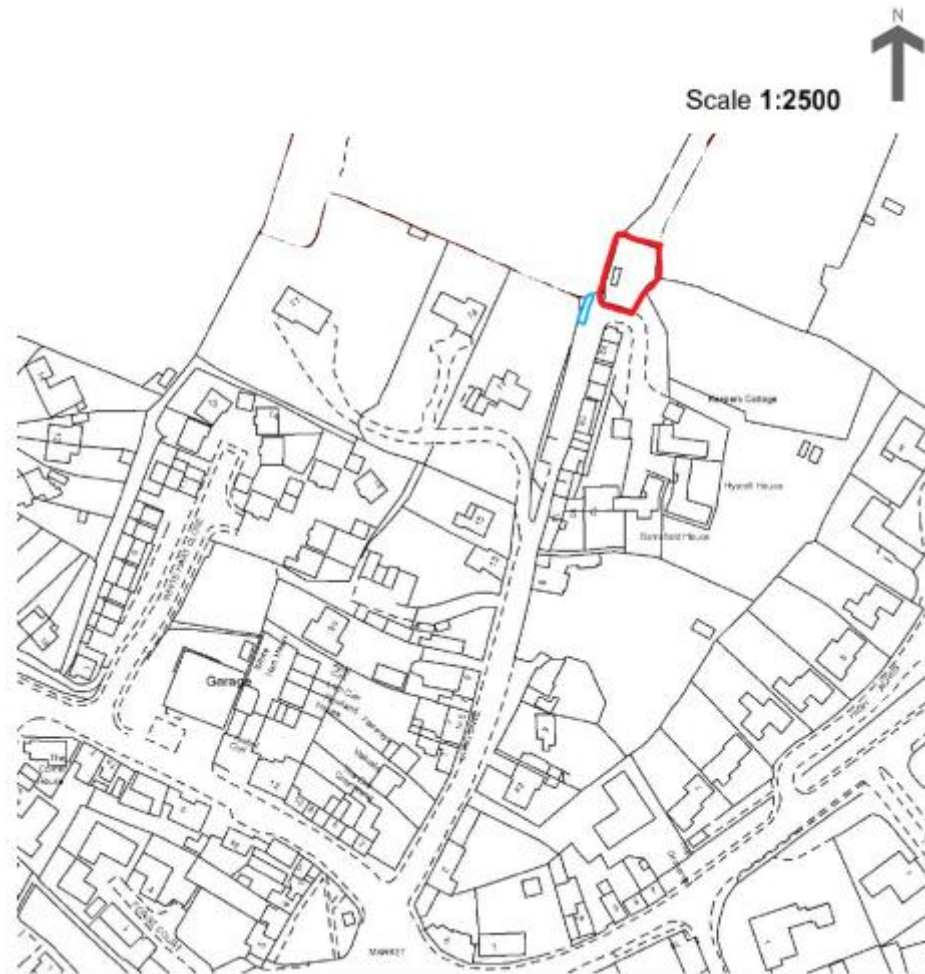
		<p>estimated capacity of 41 dwellings. The site is considered by the District Council to be 'Developable in 6-10 years'. In contrast to the North site, this parcel is larger and provides greater potential to include a balance of open space (including allotment / land for community growing), leisure space and a 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>Policy BPr2: Infill</p> <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> <ul style="list-style-type: none"> a. is in keeping with the scale, form and character of its surroundings; b. does not significantly adversely affect the amenities of residents in the area, 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>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). 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 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:</p> <p>'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> <p>Policy BPr3: Gaulby Road Lorry Park</p> <p>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:</p> <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
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		<p>prevailing legislative requirements);</p> <ul style="list-style-type: none"> • 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. <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'</p> <p>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.</p> <p>In terms of the requirement to provide an unspecified number of parking spaces 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 parking 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> <p>Policy BPr13: Traffic Management</p> <p>Our client notes the intention to limit an increase in vehicle movements along the routes through the village which are identified to be sensitive. These are, Brook Lane, Church Street and passing the Primary School on Gaulby Road. It is noted and supported that qualifying wording within the policy confirms that our client's prospective development allocated under BPr3 is an exception. This development will result in minimal vehicle movements when considered against the existing trip rates.</p> <p>At paragraph 7.2 it is noted that the NP group intends that 'most of the new homes that are being planned for will have good vehicular access to the A476 without needing to pass through the centre of the village'. This is likely to limit the potential of further development being located to the south / eastern extent of the village. It also points towards our client's development options North and South of Leicester Road as viable options from a traffic and transportation perspective.</p> <p>Concluding Comments / Remarks</p>
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ENC 1

Site location Plan Land North of 22, Long Lane, Billesdon REF 21/01852/CLU





		<p>ENC3</p> <p>Key</p> <ul style="list-style-type: none"> Site Boundary Development extents Residential blocks Open Space View to Church Access PROW Existing / proposed vegetation Limits to Development (Billesdon Neighbourhood Development Plan Review: Pre-Submission Draft, 2022-2031) <p>Development Schedule</p> <table border="1"> <tr> <td>Site Area:</td> <td>2.16ha</td> </tr> <tr> <td>Development Extents:</td> <td>1.43ha</td> </tr> <tr> <td>Dwellings:</td> <td>c.43 @30dph</td> </tr> <tr> <td>Residual open space:</td> <td>0.73ha</td> </tr> </table> <p>Project: Land north and south of Leicester Road, Billesdon Status: Feasibility Client: Hazelton Homes Ltd Sheet title: Indicative Site Layout- Land south of Leicester Road Scale: 1:10000@ A3 Date: June 2023 Drawn: DNW Checked: RAW Ref: 101-397/002A</p>	Site Area:	2.16ha	Development Extents:	1.43ha	Dwellings:	c.43 @30dph	Residual open space:	0.73ha
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<p>3</p>	<p>Leicestershire County Council,</p>	<p>Billesdon Neighbourhood Plan Comments Requested – 22nd November 2023</p> <p>Leicestershire County Council is supportive of the Neighbourhood plan process and welcome being included in this consultation.</p>								

<p>Policy & Resilience Service Chief Executives</p> <p>Leicestershire County Council</p> <p>Room 300B</p> <p>County Hall</p> <p>Glenfield</p> <p>Leicestershire</p> <p>LE3 8RA</p>	<p>Page 32-33 Traffic and Transport Traffic 7.1</p> <p>Policy BPr13: Traffic Management</p> <p>Policy BPr15: Countryside Access</p>	<p>Highways Specific Comments Page 32-33 Traffic and Transport Traffic 7.1 The Leicestershire Highways Authority (LHA) will review the transport evidence for any forthcoming planning applications which may increase traffic along these roads and provide its response in formal observations to the Local Planning Authority.</p> <p>Policy BPr13: Traffic Management See comments to 7.1 above. Parking 7.5 Parking should be provided in accordance with the minimum requirements set out within the Leicestershire Highways Design Guide. Public</p> <p>Rights of Way Comments Supportive of 3.1 Promoting Health Lifestyles. Also under the heading of Countryside Access: paragraph 8.7 where it states that footpaths and bridleways are... "now used almost exclusively for leisure activities. As such they are an appreciated and well-used community asset that contributes to health and wellbeing." And paragraph 8.8 which states, "Country walking brings benefits as a leisure activity that contributes to health and wellbeing. We are keen to see the existing network extended and enhanced."</p> <p>We would therefore fully endorse proposed Policy BPr15: Countryside Access - Provision will be particularly encouraged where it improves/provides new access to the countryside around Billesdon village. We would, furthermore, like to see this policy strengthened along the lines that proposed developments that offer no significant improvements/provision for new access to the countryside around Billesdon village will not be viewed favourably.</p> <p>General Comments The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth.</p> <p>Like very many local authorities, the County Council's budgets are under severe pressure. It must therefore prioritise where it focuses its reducing resources and increasingly limited funds. In practice, this means that the County Highway Authority (CHA), in general, prioritises its resources on measures that deliver the greatest benefit to Leicestershire's residents, businesses and road users in terms of road safety, network management and maintenance. Given this, it is likely that highway measures associated with any new development would need to be fully funded from third party funding, such as via Section 278 or 106 (S106) developer contributions. I should emphasise that the CHA is generally no longer in a position to accept any financial risk relating to/make good any possible shortfall in developer funding.</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>
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		<ul style="list-style-type: none"> • How potential SuDS features may be incorporated into the development to enhance the local amenity, water quality and biodiversity of the site as well as manage surface water runoff. • Watercourses and land drainage should be protected within new developments to prevent an increase in flood risk. <p>All development will be required to restrict the discharge and retain surface water on site in line with current government policies. This should be undertaken through the use of Sustainable Drainage Systems (SuDS). Appropriate space allocation for SuDS features should be included within development sites when considering the housing density to ensure that the potential site will not limit the ability for good SuDS design to be carried out. Consideration should also be given to blue green corridors and how they could be used to improve the bio-diversity and amenity of new developments, including benefits to surrounding areas.</p> <p>Often ordinary watercourses and land drainage features (including streams, culverts and ditches) form part of development sites. The LLFA recommend that existing watercourses and land drainage (including watercourses that form the site boundary) are retained as open features along their original flow path and are retained in public open space to ensure that access for maintenance can be achieved. This should also be considered when looking at housing densities within the plan to ensure that these features can be retained.</p> <p>LCC, in its role as LLFA will not support proposals contrary to LCC policies.</p> <p>For further information it is suggested reference is made to the National Planning Policy Framework (March 2012), Sustainable drainage systems: Written statement - HCWS161 (December 2014) and the Planning Practice Guidance webpage .</p> <p>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> <p>Planning Minerals & Waste Planning</p> <p>The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and also makes decisions on mineral and waste development.</p> <p>Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations or any future development planned for your neighbourhood.</p>
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		<p>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 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). 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 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.</p> <p>Contact: her@leics.gov.uk, or phone 0116 305 8323 For help with including heritage in your Neighbourhood Plan please see the following guidance:</p> <p>CBA Toolkit No. 10, Neighbourhood Planning (2017) https://www.archaeologyuk.org/asset/6FE3A721-B328-4B75-9DEBBD0028A4AEED/ National Trust Guide to Heritage in Neighbourhood Plans (2019) https://www.nationaltrust.org.uk/documents/neighbourhood-planning-and-heritageguidance.pdf</p> <p>Climate Change</p> <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 2 oC Leicestershire’s Net Zero</p>
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		<p>movement from one location to 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</p> <p>https://www.leicestershire.gov.uk/environment-and-planning/planning/planning-andbiodiversity</p> <p>The Leicestershire and Rutland Environmental Records Centre (LRERC) can provide a summary of wildlife information for your Neighbourhood Plan area. This will include a map showing nationally important sites (e.g. Sites of Special Scientific Interest); locally designated Wildlife Sites; locations of badger setts, great crested newt breeding ponds and 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>Contact: LRERC@leics.gov.uk., or phone 0116 305 1087</p> <p>https://www.leicestershire.gov.uk/environment-and-planning/planning/leicestershire-andrutland-environmental-records-centre-lrerc,</p> <p>For informal advice on actions for nature that can be taken forward on parish land please contact EnvironmentTeam@Leics.gov.uk</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-planningapplications</p> <p>Examples of policy statements that can be added to the plan to support biodiversity:</p> <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. <p>Target species and locations to be based on advice sought from the Local Authority's Biodiversity Officer (or equivalent).</p>
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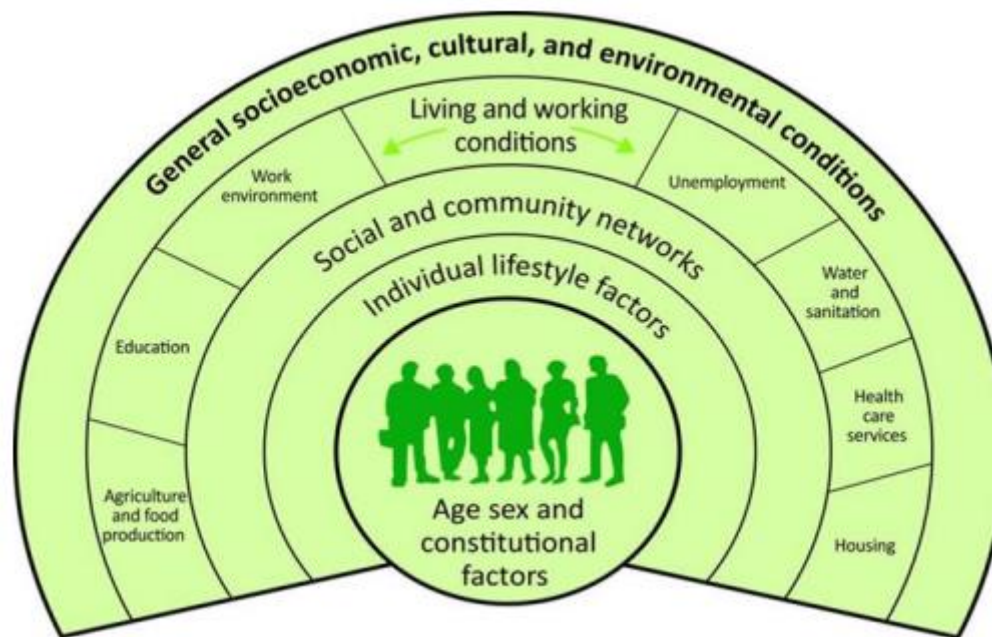
		<ul style="list-style-type: none"> • Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for hedgehogs and other terrestrial animals. • Work with landowners to ensure good maintenance of existing hedgerows, gap up and plant new hedgerows 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 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. • Lighting design, location, type, lux levels and times of use should follow current bestpractice, 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. • 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. <p>Green Infrastructure</p> <p>Green infrastructure (GI) is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities (NPPF definition). 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 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.</p>
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		<p>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>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.</p> <p>As the UK has now left the EU, Neighbourhood Planning groups should remain mindful of any future changes which may occur to the above guidance. 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>Impact of Development on Household Waste Recycling Centres (HWRC)</p> <p>Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district 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 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.</p> <p>Public Health</p> <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.</p>
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This complex range of interacting social, economic and environmental factors are known as the wider determinants of health or the social determinants of health.

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) The diagram below illustrates types of wider factors that influence an individual’s mental and physical health.



The diagram shows:

- personal characteristics at the core of the model and this includes sex, age, ethnic group, and hereditary factors
- 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% • 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% Source: <p>Robert Wood Johnson Foundation and University of Wisconsin Population Health Institute, Used in US to rank Counties by health Status</p> <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.</p> <p>To aid you in undertaking a HIA please visit: https://www.healthyplacemaking.co.uk/health-impact-assessment/</p> <p>At the bottom of this page there are also links to a number of local data sheets at a district level. You can also familiarise yourself with the health profile for your area by visiting: https://fingertips.phe.org.uk/profile/health-profiles</p>
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		<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 brought into force new laws that require new homes in England to be built with gigabit 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. 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 gigabitcapable 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 next-generation gigabit broadband as standard practice during construction.</p> <p>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 build 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, gigabitready 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</p>
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		<p>be connected straight away. 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.</p> <p>The Council encourages telecommunications build which does not significantly impact on the appearance of any building or space on which equipment is located and which minimises street clutter.</p> <p>Groups working on emerging neighbourhood plans are encouraged to visit the Digital Leicestershire website to learn about current and forthcoming full fibre broadband provision for their local area https://www.thinkbroadband.com/ and also BDUK (Building Digital UK) Further Information: https://digital-leicestershire.org.uk/ Email: broadband@leics.gov.uk Building Regulations: Infrastructure for Electronic Communications (R)</p> <p>Equalities</p> <p>While we cannot comment in detail on plans, you may wish to ask stakeholders to bear the Council's Equality Strategy 2020-2024 in mind when taking your Neighbourhood Plan forward through the relevant procedures, particularly for engagement and consultation work. A copy of the strategy can be view at: https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2020/7/10/Equality-strategy2020-2024.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: Eliminate discrimination; Advance equality of opportunity; and Foster good relations between different people. Accessible Documents 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.</p> <p>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 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>
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			To enable Development Officers to implement your policies, it is important to make sure that they are clear, concise and worded in such a way that they are not open to interpretation. This Policy Writing Guide has been designed to provide you with a few key points to look out for: https://www.leicestershirecommunities.org.uk/uploads/policy-writing-guide-17.pdf?v=1667547963
4	<p>Natural England</p> <p>County Hall</p> <p>Spetchley Road</p> <p>Worcester</p> <p>WR5 2NP</p>		<p>Billesdon Neighbourhood Plan Review – Examination</p> <p>Thank you for your consultation on the above dated 22 November 2023.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.</p> <p>Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species .</p> <p>Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.</p> <p>We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary. Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.</p>

<p>5</p>	<p>Leicestershire Police Police HQ, St. Johns, Enderby, LE19 2BX.</p>	<p>For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p> <p>I am writing to you in my capacity as the Leicestershire Police Designing out Crime Officer (DOCO). I have been requested to comment on behalf of Leicestershire Police in relation to the proposed Billesdon Parish Council Neighbourhood Plan as part of the proposed Harborough Council planning policy.</p> <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 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.</p> <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> <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. 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> <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> <ul style="list-style-type: none"> (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; (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.
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6	<p>Sport England.</p> <p>Planning Manager, Planning & Active Environments Sport England</p>	<p>Thank you for consulting Sport England on the above consultation document. We can confirm that we have no comments to make on the contents of this document.</p>
	<p>Harborough District Council</p> <p>Development Management Team</p>	<p>This one has slipped by me and the east team – apologises.</p> <p>We will not have an opportunity to discuss before your deadline tomorrow.</p> <p>I have quickly reviewed the polices; my few points are as follows:</p>

		<p>BPr2 Infill</p>	<p>Policy BPr2: Infill</p> <p>Housing development within the Billesdon Limits to Development, as defined on Map 2, will be supported if the development:</p> <ol style="list-style-type: none"> a. Is in keeping with the scale, form and character of its surroundings; b. Uses traditional materials of the local area using high-level craft in their application; c. Protects important features such as traditional walls, hedgerows and trees; d. Incorporates measures to mitigate against and adapt to climate change in accordance with Policy BPr21; e. Does not significantly adversely affect the amenities of residents in the area, including daylight/sunlight, privacy, air quality, noise and light pollution; and f. Has safe and suitable access to the site for all people. <p>Outside the Billesdon Limits to Development housing development will be determined in accordance with Harborough Local Plan Policy GD4.</p>	
<p>How as officers do we assess what is “high-level craft”. Also concerned it conflicts with NPPF which allows modern/contemporary designs/materials</p>				

		<p>Policy BPr 8</p>	<p>Policy BPr8: The Former Highway Depot (Gaulby Road)</p> <p>The redevelopment of the former Highway Depot, Gaulby Road, as defined on the Policies Map, will be supported where it is for</p> <ul style="list-style-type: none"> a. mixed-use development comprising: <ul style="list-style-type: none"> i. a minimum of one hectare for Commercial, Business and Service, and Local Community (Classes E and F2 of the Town and Country Planning (Use Classes) Order 1987 (as amended)) uses. The provision of a small number of starter or 'grow-on' units will be supported; and ii. a maximum of 10 dwellings on up to 0.5 hectares. Dwellings should be located at the site frontage. These plots should be serviced and sold at an appropriate price, to self-builders or custom builders unless, having been made available and marketed appropriately for at least 12 months, they have not sold in which case plots may either remain on the open market or be built out by a developer; or b. A Fire and Rescue Station with Training Facility. <p>The redevelopment of the site should:</p> <ul style="list-style-type: none"> a. Include measures to ensure that the development takes place in a comprehensive but phased manner and avoids piecemeal development; b. not significantly adversely affect the amenities of existing or new residents in the area; c. include parking provision for allotment holders and visitors to the adjoining Woodland Pool; d. in consultation with the Highway Authority, include measures to discourage HGVs from entering and leaving the site via the centre of Billesdon village. These measures are to include weight restrictions and signage to the site from the A47; e. ensure that the site is cleared, and any contamination present safely remediated prior to the commencement of any development; 	
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January 2024

	HDC Development Management Team		What is considered to be an 'appropriate price'?? Other points, polices around climate change, broadband, water efficiency are replicating LP polices and some are covered by B.Regis – so superfluous??