

Shearsby Neighbourhood Plan

Consultation Statement

Introduction

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

According to the Regulations, a Consultation Statement:

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

Aims of the consultation process

The aims of the consultation process were to be inclusive and open in the preparation of the Shearsby Neighbourhood Plan (SNP) and to:

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

Defining the Neighbourhood

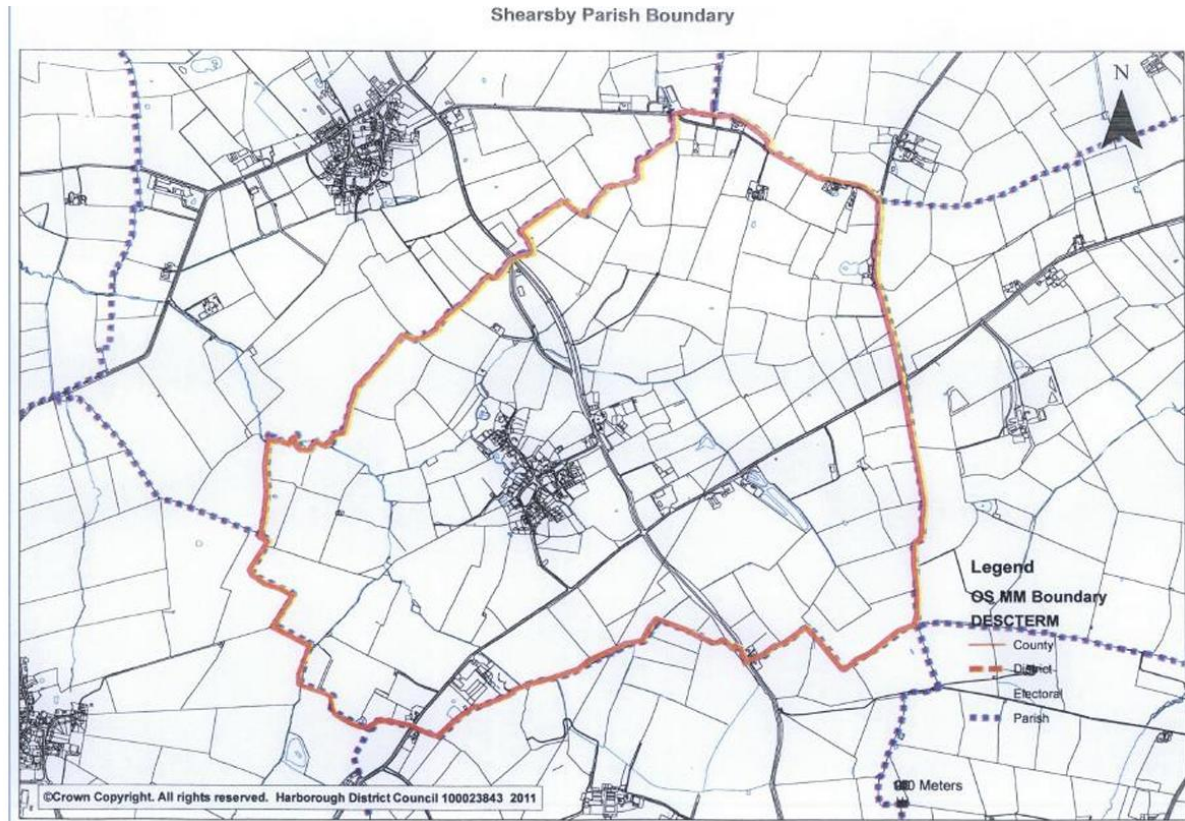
The Parish Council applied to the local planning authority on 4th September 2014 for the whole of the parish of Shearsby to be included in the Designated Area.

Harborough District Council formally notified the Parish Council that it had made the designation on 9th December 2014.

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

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

Shearsby Neighbourhood Designated Area



Preparing the plan

The Parish Council set up the Shearsby Neighbourhood Plan Advisory Committee (SNPAC) to undertake the development of the Plan. Members of the SNPAC were appointed by the Parish Council having volunteered in response to an Volunteer Meeting held at the Shearsby Village Hall. It consisted of 5 residents plus 2 Parish Councillors. The Parish Council agreed Terms of Reference for the SNPAC at its meeting on February 2015.

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

SNPAC met on the following dates:

11 December 2014	7 February 2015	10 February 2015
10 June 2015	20 June 2015	30 June 2015
20 July 2015	13 August 2019	17 September 2019
8 October 2019	12 November 2019	10 December 2019

11 February 2020	12 May 2020	9 June 2020
14 July 2020	8 September 2020	7 October 2020
10 November 2020	8 December 2020	9 February 2021
24 May 2023	7 September 2023	21 March 2024
22 May 2024	22 August 2024	21 November 2024
23 January 2025	20 March 2025	28 May 2025
21 August 2025.		

Minutes of meeting to review and monitor the Neighbourhood Development Plan, the Five Year Plan and the Emergency Plan, held on 9th January 2020 at 7.15pm

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

The Parish Council also resolved at its meeting on 7 February 2015 to commission an external consultancy (Yourlocale) to provide professional support to the SNPAC to deliver the Plan. Funding was provided by grants from Locality and Awards for all which, in addition to funding professional support, covered the cost of community consultation and engagement.

At its meeting on 7 February 2015 at The Shearsby Village Hall, SNPAC launched three theme groups:

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

Each of the groups was supported by a Your Locale facilitator with expertise in the relevant field. Further members of the community volunteered to participate in these groups, the aim being to explore in detail the issues that had been raised by residents in response to the questionnaire sent out in July 2015, the stakeholder event in December 2014 and at the open event held in February 2025.

These theme groups met regularly between August 2015 and November 2025.

Communications

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

- The Parish Council was kept updated at its meetings by an agenda item, duly minuted, the minutes being available on the parish website;
- Notices placed on the parish and village noticeboards. The Notification of Formal consultation was also placed on all noticeboards (there are two in the village) and on the website.
- Flyers distributed by hand to residents informing them of meetings.
- Open meetings were held on **Neighbourhood Development Plan Involvement Day**
- *Sat, 7th Feb 2015 10:00, NDP Networking event 5.30pm Tue, 10th Feb 2015, Neighbourhood Planning - Getting started "nuts and bolts" Mon, 30th Mar 2015 09:00*
- 17 August 2015, 7 September 2015, 24 October 2015, 24 May 2016, 1 October 2016, 9 May 2017, 20 November 2018, 10 January 2019, 9 January 2020, 7 September 2023, 16 November 2023, 21 March 2024, 22 August 2024, 23 January 2025, 28 May 2025, 21 August 2025
- A comprehensive questionnaire was sent out to each household November 2019.

Consultation – list of people and bodies consulted

A letter was sent by post, email or hand delivered to all Regulation 14 consultation bodies on 7 January 2025.

<https://www.shearsbyparishcouncil.gov.uk/uploads/regulation-14-letter-shearsby-review.docx?v=1736176762>

They were:

Harborough District Council
 Leicester-Shire & Rutland Sport
 Leicestershire County Council
 Sport England
 Shearsby Parish Council
 GATE (Gypsy & Traveller Equality)
 Broughton Astley Parish Council
 Voluntary Action LeicesterShire
 Gilmorton Parish Council
 Age UK Leicestershire & Rutland
 Cosby Parish Council
 East Midlands Ambulance Service
 Bruntingthorpe Parish Council
 Police-Broughton Astley& Walton NP Team
 Fleckney Parish Council
 Leicestershire Fire & Rescue
 Cllr S Bilbie HDC
 Harborough Disability Access Group
 Cllr B Pain LCC
 Leicestershire Centre for Integrated Living
 Alberto Costa MP
 Interfaith Forum for Leicestershire
 Homes and Communities Agency

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

Adjoining Parishes

Bruntingthorpe Fleckney
Arnesby Gilmorton
Peatling Parva

Lutterworth Town Council

Representatives

Member of Parliament: Alberto Costa

County Councillor: Blake Pain

District Councillor: S Bilbie

Businesses

K9 Heaven

The Chandlers Arms

AT Houghton

Cozy Bear Upholstery

Shearsby Valley Lakes

Shearsby Valley Tackle

Shearsby Bath

Shearsby Martella

Mcfleet Vehicle Sales

Cox Automotive

Landowners

Members of SNPAC worked with other members of the community to identify on a map all local landowners. (the same as for Statutory Stakeholders)

[Neighbourhood Plan | Shearsby Parish Council](#)

The owners/occupiers of houses listed in the section of the plan “Non-Designated Local Heritage Assets” were initially approached by members of the Environment Theme Group to explain the intention and significance of listing them in the Plan. In February 2025 they were also sent the same letter provided to Statutory Stakeholders.

Summary of findings from events and questionnaires

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

These reports can be found on the website:

Neighbourhood Plan pre submission [shearsby-neighbourhood-plan-january-2025-pre-submission.pdf](#) [shearsby-np-referendum-version.pdf](#)

<https://www.shearsbyparishcouncil.gov.uk/uploads/poster.docx?v=1736180497>
[spc-business-plan-final-2020-to-2025.pdf](#) [shearsby-np-review-statement-of-modifications-december-2024.pdf](#)

Regulation 14, Pre-Submission Consultation

This took place over a seven-week period, initially set from 13th January – 28th February 2025. The comments received were collated and, after an initial review by YourLocale, the SNPAC was asked to consider the comments and possible amendments to the plan. The Parish Council was asked for its views. The comments and responses are detailed in the appendix.

Conclusion

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

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

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

APPENDIX

Neighbourhood Plan

Pre-submission consultation responses

No.	Chapter / Section	Policy Number	Respondent	Comment	Response	Amendment
			Leicestershire County Council	<p>Shearsby Neighbourhood Plan Comments Requested – 6 January 2025 Leicestershire County Council is supportive of the Neighbourhood plan process and welcome being included in this consultation.</p> <p>Highways General Comments The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth. Like very many local authorities, 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</p>	<p>Noted</p> <p>These general comments, which are unrelated to the Shearsby Neighbourhood Plan Review, are noted.</p>	<p>None</p> <p>None</p>

				<p>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. Where potential S106 measures would require future maintenance, which would 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. In regard to public transport, securing S106 contributions for public transport services will normally focus on larger developments, where there is a more realistic prospect of services being commercially viable once the contributions have stopped ie they would be able to operate without being supported from public funding. The current financial climate means that the CHA has extremely limited funding</p>		
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			<p>available to undertake minor highway improvements. Where there may be the prospect of third-party funding to deliver a scheme, the County Council will still normally expect the scheme to comply with prevailing relevant national and local policies and guidance, both in terms of its justification and its design; the Council will also expect future maintenance costs to be covered by the third-party funding. Where any measures are proposed that would affect speed limits, on-street parking restrictions or other Traffic Regulation Orders (be that to address existing 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.</p> <p>Flood Risk Management The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating to new developments. LCC in our role as the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to undertake works on ordinary watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk. In April 2015 the LLFA also became a statutory consultee on major planning applications in relation to surface water drainage and have a duty to review planning applications to ensure that the</p>	<p>These general comments, which are unrelated to the Shearsby Neighbourhood Plan Review, are noted.</p>	<p>None</p>
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				<p>onsite drainage systems are designed in accordance with current legislation and guidance. The LLFA also ensures that flood risk to the site is accounted for when designing a drainage solution. The LLFA is not able to:</p> <ul style="list-style-type: none"> • Prevent development where development sites are at low risk of flooding or can demonstrate appropriate flood risk mitigation. • Use existing flood risk to adjacent land to prevent development. • Require development to resolve existing flood risk. <p>When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points:</p> <ul style="list-style-type: none"> • Locating development outside of river (fluvial) flood risk (Flood Map for Planning (Rivers and Sea)). • Locating development outside of surface water (pluvial) flood risk (Risk of Flooding from Surface Water map). • Locating development outside of any groundwater flood risk by considering any local knowledge of groundwater flooding. • How potential SuDS features may be incorporated into the development to enhance the local amenity, water quality and biodiversity of the site as well as manage surface water runoff. • Watercourses and land drainage should be protected within new developments to prevent an 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</p>		
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				<p>housing density to ensure that the potential site will not limit the ability for good SuDS design to be carried out. Consideration should also be given to blue green corridors and how they could be used to improve the bio-diversity and amenity of new developments, including benefits to surrounding areas. Often ordinary watercourses and land drainage features (including streams, culverts and ditches) form part of development sites. The LLFA recommend that existing watercourses and land drainage (including watercourses that form the site boundary) are retained as open features along their original flow path and are retained in public open space to ensure that access for maintenance can be achieved. This should also be considered when looking at housing densities within the plan to ensure that these features can be retained. LCC, in its role as LLFA will not support proposals contrary to LCC policies. For further information it is suggested reference is made to the National Planning Policy Framework (March 2012), Sustainable drainage systems: Written statement - HCWS161 (December 2014) and the Planning Practice Guidance webpage. Flood risk mapping is readily available for public use at the links below. The LLFA also holds information relating to historic flooding within Leicestershire that can be used to inform development proposals. Risk of flooding from surface water map: https://flood-warning-information.service.gov.uk/long-term-flood-risk Flood map for planning (rivers and sea): https://flood-map-for-planning.service.gov.uk/</p>		
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			<p>Public Rights of Way Leicestershire has an extensive network of</p> <p>Public Rights of Way which are key to allow people to explore the local countryside, link communities and give access to schools, shops, work and facilities. Public Rights of Way are recorded on the Definitive Map and a version of this can be viewed at: https://www.leicestershire.gov.uk/roads-and-travel/cycling-and-walking/where-to-walk-in-leicestershire Public Rights of Way are a material consideration in the determination of Planning applications. National Planning Policy Framework states that “Planning policies and decisions should protect and enhance Public Rights of Way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks...”. Leicestershire County Council will expect that where Public Rights of Way are impacted by development consideration is given not just to replacement or reinstatement but enhancement of the provision.</p> <p>Planning Specific Comments It is not clear where the reviewed plan has allocated a site or how it has extended the settlement boundary as it’s not shown on the new plan, without this information we are not able to fully comment on the proposals. Shearsby itself is not in a mineral safeguarding area or near a waste site.</p>	<p>These general comments, which are unrelated to the Shearsby Neighbourhood Plan Review, are noted.</p> <p>There is no residential allocation, as clearly stated on page 17. Similarly, The Limits to Development are the same as in the Made NP, as stated on page 18.</p>	<p>None</p> <p>None</p>
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			<p>Minerals & Waste Planning The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and makes decisions on mineral and waste development. Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations or any future development planned for your neighbourhood. You should also be aware of Minerals and Waste Safeguarding Areas, contained within the adopted Minerals and Waste Local Plan (Leicestershire.gov.uk). These safeguarding areas are there to ensure that non-waste and non-minerals development takes place in a way that does not negatively affect minerals resources or waste operations. The County Council can 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>	<p>These general comments, which are unrelated to the Shearsby Neighbourhood Plan Review, are noted.</p>	None
			<p>Property Education Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local Authority will look to the availability of school places within a two-mile (primary) and three-mile (secondary) distance from the development. If there are not sufficient places then a claim for Section 106</p>	<p>These general comments, which are unrelated to the Shearsby Neighbourhood Plan Review, are noted.</p>	None

			<p>funding will be requested to provide those places. It is recognised that it may not always be possible or appropriate to extend a local school to meet the needs of a development, or the size of a development would yield a new school. However, in the changing educational landscape, the Council retains a statutory duty to ensure that sufficient places are available in good schools within its area, for every child of school age whose parents wish them to have one. Strategic Property Services No comment at this time.</p> <p>Adult Social Care It is suggested that reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc of differing tenures to accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead for their later life, including considering downsizing, but recognising that people's choices are often limited by the lack of suitable local options.</p> <p>Environment Specific Comments Waste policy and strategy team comments Suggest adding the following highlighted text to page 37 of the design guidance and codes 'Make sufficient provision for sustainable waste management (including facilities for kerbside collection in locations convenient and accessible for collection and emptying, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the</p>	<p>These general comments, which are unrelated to the Shearsby Neighbourhood Plan Review, are noted.</p> <p>The Design Guidance and Codes document has received final approval and cannot be changed.</p> <p>Noted. We believe that the references to climate change are at an appropriate level.</p>	<p>None</p> <p>None</p> <p>None</p>
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				<p>local landscape or the amenities of neighbours;’ Carbon Reduction team comments Consideration of climate change and sustainability in certain policies throughout the Plan is welcomed. However, it is felt that wider reference should be given to this issue, given its severity. For example, housing policies such as H2 and H3 should mention the need for development to mitigate climate change and respond to its impacts. The appended design guide and codes should be referenced within the supporting text for policy H3, which currently does not address environmental sustainability despite being a significant part of the guide. Similarly, climate change mitigation and adaptation in relation to green infrastructure and soft landscaping should be referenced within policies such as ENV3 and ENV4.</p> <p>Finally, it is noted that, although section 7 rightly identifies and discusses the three pillars of sustainability, section 8C addresses only social and economic aspects despite being called ‘Sustainability’. This section should either be renamed to fit the content or expanded to ensure equal weight is given to environmental sustainability. Policy specific comments:</p> <p>Policy H3 – the appended design guide and codes is welcomed and codes DC.08 and DC.09</p>	<p>Environmental sustainability is covered significantly in the environment section. The heading of ‘Sustainability’ is intended to cover the separate areas of Community Facilities, Employment and Transport. We will rename the heading to ‘Social Inclusion’ to make this clear.</p> <p>The Design Guidance and Codes document has been finalised and cannot be amended.</p>	<p>Change to be made as indicated.</p> <p>None</p>
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			<p>applauded. DC.08 could be enhanced by stipulating a certain water demand target such as 110 litres/person/day. DC.09 could be enhanced by naming Passivhaus energy use intensity targets such as 15 kWh/m2/year for space heating. This would lend weight to the requirement for Passivhaus principles to be adopted. Caution should be applied in calling for south facing orientations as this could exacerbate summer overheating. It is suggested to add a statement surrounding addition of appropriate measures to prevent this such as external shutters or shades.</p> <p>General Comments</p> <p>With regard to the environment and in line with Government advice, Leicestershire County Council (LCC) would like to see Neighbourhood Plans cover all aspects of archaeology and the historic and natural environment including heritage assets, archaeological sites, listed and unlisted historic buildings, historic landscapes, climate change, the landscape, biodiversity, ecosystems, green infrastructure as well as soils, brownfield sites and agricultural land. Archaeology and the Historic Environment 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</p>	<p>These general comments, which are unrelated to the Shearsby Neighbourhood Plan Review, are noted.</p>	<p>None</p>
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				<p>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. 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. 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. Information on Designated assets (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens,</p>		
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				<p>Battlefields) is available from the National Heritage List for England (NHLE). https://historicengland.org.uk/listing/the-list/ 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. Contact: her@leics.gov.uk, or phone 0116 305 8323 For help with including heritage in your Neighbourhood Plan please see the following guidance: 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-heritage-guidance.pdf Climate Change The UK Met Office predicts that in a business-as-usual (high emission) scenario, Britain could experience summers as much as 5°C hotter by 2070. Winters could be up to 4.2°C warmer, and sea levels could rise by up to 1.15</p>		
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				<p>metres by 2100, leaving the UK coastline unrecognisable. Average summer rainfall could decrease by up to 47% by 2070, while there could be up to 35% more precipitation in winter. In June 2019 the Climate Change Act (2008) was amended committing the UK to achieving net zero carbon emissions by 2050. Achieving this will require households, communities, businesses and local authorities to be fully engaged and aligned with this government policy. The County Council, through its Environment Strategy and Net Zero Strategy and Action Plan, is committed to tackling climate change and lowering carbon emissions. The Council has a target to achieve net zero for its own operations by 2035 and working with Leicestershire people and organisations to become a net zero county by 2050. Along with most other UK local authorities, the council has declared a climate emergency and wants to play its part 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. Planning is one of the key levers for enabling these commitments to be met. 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 reducing the county’s exposure to the worst effects of climate change. Furthermore, Neighbourhood Plans should, as far as possible, seek to include measures which increase the neighbourhoods resilience to climate change such</p>		
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			<p>as avoiding building on flood plains, using sustainable urban drainage systems, using nature based solutions to reduce flood risk, reducing the amount of non-permeable hard surfaces and encouraging tree planting, green walls and roofs to provide natural shading and cooling. The National Planning Policy Framework (NPPF): Meeting the challenge of climate change, flooding and coastal change – paragraphs 157 to 179. Para 157 - The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.</p> <p>Landscape</p> <p>The County Council would like to see the inclusion of a local landscape assessment taking into account: Natural England’s Landscape character areas; the Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project; the Local District/Borough Council landscape character assessments; and the Landscape Sensitivity and Green Infrastructure Study for Leicester and Leicestershire (2017), which examines the sensitivity of the landscape, exploring the extent to which different areas can accommodate development without impacting on</p>	<p>These general comments, which are unrelated to the Shearsby Neighbourhood Plan Review, are noted.</p>	<p>None</p>
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				<p>their key landscape qualities. We would recommend that Neighbourhood Plans should also consider the street scene and Midlands' public realm within their communities, further advice can be found in the latest 'Streets for All East document (2018) published by Historic England https://historicengland.org.uk/images-books/publications/streets-for-all-east-midlands/. For more information on place-making within new development please review Manual for Streets and Manual for Streets 2 Wider Applications of the Principles. Leicestershire County Council are in the process of producing an updated Leicestershire Highways Design Guide which will concisely take account of and reference these guides and others. LCC would encourage the development of local listings as per the National Planning Policy Framework (NPPF) and LCC have some data on the social, cultural, archaeological and historic value of local features and buildings (https://www.leicestershire.gov.uk/leisure-and-community/history-and-heritage/historic-environment-record) Contact: her@leics.gov.uk or telephone: 0116 3058323 Examples of policy statements for Landscape: POLICY X: LOCAL LANDSCAPE CHARACTER AREAS – Development proposals falling within or affecting the Local Landscape Character Areas (LLCAs), where possible, enhance the LLCA's particular characteristics, important views and local distinctiveness. Proposals having a harmful effect on a Local Landscape Character Area's character will not be supported. Landscape Assessment is a</p>		
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			<p>specialist area and accredited landscape consultants can provide advice. https://www.landscapeinstitute.org/ Biodiversity</p> <p>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) 2023 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 another such as the design of street lighting, roads, noise, exposure to chemicals, obstructions in water, exposure of species to predation, Invasive and Non-Native Species, and arrangement of land-uses should be considered. The Neighbourhood Plan can be used to plan actions for the parish council on its' own land (community actions) and guide</p>	<p>These general comments, which are unrelated to the Shearsby Neighbourhood Plan Review, are noted.</p>	<p>None</p>
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				<p>the actions of others (policy actions). 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 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. Contact: LRERC@leics.gov.uk, or phone 0116 305 1087 https://www.leicestershire.gov.uk/environment-and-planning/planning/leicestershire-and-rutland-environmental-records-centre-lrerc, For informal advice on actions for nature that can be taken forward on parish land please contact</p>		
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				<p>EnvironmentTeam@Leics.gov.uk There are many protected species of plants and animals in England and often their supporting features and habitats are also 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 Examples of policy statements that can be added to the plan to support biodiversity: POLICY X: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT –</p> <p>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. • 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. • 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 (this could</p>		
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			<p>support the feeding zone of bats for instance and well managed hedges can do the same). Green Infrastructure 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 rain gardens, pocket parks and swales. 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> <p>Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for their community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy. Through the</p>		<p>These general comments, which are unrelated to the Shearsby Neighbourhood Plan Review, are noted.</p>	<p>None</p>
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				<p>Neighbourhood Plan and discussions with the Local Authority Planning teams and potential Developers communities are well placed to influence the delivery of local scale GI networks. 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. NPs should be aware of the emerging Local Nature Recovery Strategy for Leicester, Leicestershire and Rutland to consider how the sites and the management of them within the Neighbourhood area can contribute to the strategy and action for delivery. https://www.leicestershire.gov.uk/environment-and-planning/local-nature-recovery-strategy/what-a-local-nature-recovery-strategy-is</p> <p>Brownfield, Soils and Agricultural Land The NPPF encourages the effective use of brownfield land for development, except where this would conflict with other policies in the NPPF Framework, including causing harm to designated sites of importance for biodiversity. Neighbourhood planning groups should check with Defra and the District or Borough council who keep a register of brownfield sites to see 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</p>		
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				<p>assess the ecological and heritage value of a brownfield site before development decisions are taken. 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 government's "Safeguarding our Soils" strategy, Defra have produced a code of practice for the sustainable use of soils on construction sites which could be helpful to neighbourhood planning groups in preparing environmental policies. High quality agricultural soils should, where possible, be protected from development and where a large area of agricultural land is identified for development poorer quality areas should be used 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. The British Society for Soil Science provide advice on what should be expected of developers in assessing land for development suitability. https://soils.org.uk/wp-content/uploads/2022/02/Assessing-Agricultural-Land-Jan-2022.pdf Strategic Environmental</p>		
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			<p>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>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). As a rule of thumb, SEA is more likely to be necessary if both of the following two elements apply: <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 	<p>These general comments, which are unrelated to the Shearsby Neighbourhood Plan Review, are noted.</p>	<p>None</p>
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				<p>the policies and proposals in the Neighbourhood Plan. 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 which may occur to the above guidance. Changes may be forthcoming as a result of the Government's Levelling Up and Regeneration Act (LURA). 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. Prior to the new Labour government taking office, the provisions in the Act to enable the EORs to be brought forward had not been enacted and this remains the situation as of summer 2024. Impact of Development on Household Waste Recycling Centres (HWRC) 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 Council's Waste Management team considers the impact of increased waste arisings</p>		
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				<p>from 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 maintain the capacity of the HWRC (most likely impacted) have to be initiated. Planning obligations to fund these projects are requested in accordance with the Leicestershire County Council's Planning Obligations Policy and the three CIL tests (as per Regulation 122 under the Community Infrastructure Regulations 2010 (as amended)) as described below;. A planning obligation is a legally enforceable commitment (secured within a Section 106 agreement or S106 unilateral undertaking (as per s106 of the Town and Country Planning Act 1990 (as amended)) entered into to mitigate the impacts of development. Planning obligations can only be sought (and considered to be CIL compliant) where they meet the following 3 tests: • necessary to make the development acceptable in planning terms; • directly related to the development; • fairly and reasonably related in scale and kind to the development; Public Health 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</p>		
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				<p>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:</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 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: 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>		
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				<p>Education 10% • Employment 10% • Income 10% • Family/Social Support 5% • Community Safety 5% Clinical Care contributes to 20% of health outcomes: • Access to care 10% • Quality of care 10% Built Environment contributes to 10% of health outcomes: • Environmental Quality 5% • Built Environment 5% Source: Robert Wood Johnson Foundation and University of Wisconsin Population Health Institute, Used in US to rank Counties by health Status 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. 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 district level. You can also familiarise yourself with the health profile for your area by visiting: https://fingertips.phe.org.uk/profile/health-profiles Dahlgren G, Whitehead M. (1991). Policies and Strategies to Promote Social Equity in Health. Stockholm, Sweden: Institute for Futures Studies. NHS England, "Reducing health inequalities</p>		
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			<p>resources,” [Online]. Available: https://www.england.nhs.uk/about/equality/equality-hub/resources/ [Accessed February 2021].</p> <p>Communities Consideration of community facilities is a positive facet of Neighbourhood Plans that reflects the importance of these facilities within communities and can proactively protect and develop facilities to meet the needs of people in local communities. Neighbourhood Plans provide an opportunity to;</p> <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. 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>Economic Development We would recommend including economic development aspirations with your Plan, outlining what the community currently values and whether they are open to new development of small businesses etc. Fibre</p>	<p>These general comments, which are unrelated to the Shearsby Neighbourhood Plan Review, are noted.</p>	<p>None</p>
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				<p>Broadband Specific Comments It is noted that the Consideration of Updates includes no changes to Policy E4 Broadband Infrastructure. This policy refers to Superfast broadband infrastructure. I would recommend that this Policy is updated to replace reference to Superfast with gigabit capable, full-fibre broadband infrastructure. Please see the General comments section below for further details on this including information on new laws that have been put in place for developers.</p> <p>General Comments 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 the UK by December 2025, increasing to near universal coverage 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 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. 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</p>	<p>These general comments, which are unrelated to the Shearsby Neighbourhood Plan Review, are noted.</p>	<p>None</p>
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				<p>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. How does this role relate to neighbourhood plans? 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. 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. 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</p>		
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				<p>repeatedly ignore requests for access from broadband firms. Both of these new laws came into effect on 26 December 2022. 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. 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. Where a developer is unable to secure a gigabit-capable connection within the cost cap, developers must install the next fastest connection available. 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. The Council supports a 'dig once' approach for the deployment of communications infrastructure and a build which is sympathetic to the character and appearance of the surrounding area. The Council encourages telecommunications build which does not significantly impact on the appearance of any building or space on which equipment is located and which minimises street clutter. Groups working on emerging</p>		
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			<p>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) Further Information https://digital-leicestershire.org.uk/ Email: broadband@leics.gov.uk Building Regulations: Infrastructure for Electronic Communications (R)</p> <p>Equalities While we cannot comment in detail on plans, you may wish to ask stakeholders to bear the Council's Equality Strategy 2020-2024 in mind when taking your Neighbourhood Plan forward through the relevant procedures, particularly for engagement and consultation work. A copy of the strategy can be view at: https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2020/7/10/Equality-strategy 2020-2024.pdf 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 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>These general comments, which are unrelated to the Shearsby Neighbourhood Plan Review, are noted.</p>	<p>None</p>
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				<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. 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. 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 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:</p> <p>https://www.leicestershirecommunities.org.uk/uploads/policy-writing-guide 17.pdf?v=1667547963</p> <p>NIK GREEN (MRS) Policy Officer E: neighbourhoodplanning@leics.gov.uk Policy, Economy & Community, Chief Executive's</p>		
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				<p>Department, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA For further information visit: https://www.leicestershire.gov.uk/environment- and-planning/planning/neighbourhood planning/what-is-neighbourhood-planning</p>		
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		Env4	Mr First name Nick Last name Wakefield Job Planning Specialist The Environment Agency Address Scarrington Road, Nottingham Post Code NG5 2FA Telephone 020302 53357 Email Nick.wakefield@e nvironment- agency.gov.uk	EN 4. We welcome the inclusion of this Policy. However, we would encourage the plan makers that a biodiversity net gain of “at least 10%” is required, rather than the currently worded “at 10%”.	Agreed.	Change to be made as indicated.
		Env 10		We welcome the inclusion and wording of this Policy. We are pleased to that the Environment Agency’s mapping of flood risk (Flood Map for Planning (FMfP) has been used. We wish to highlight that FMfP is due to be updated on 25 March 2025. This is due to the new National Flood Risk Assessment (NaFRA2) going ‘live’ on that date. Local Planning Authority’s have been advised on this taking place.	Noted.	Change to be made as indicated.
		Env 11		We welcome the inclusion of this Policy.	Noted.	None
		General Comments		We consider the plan to be well thought out and welcome it’s content.	Noted, thank you.	None
			Natural England	Shearsby Neighbourhood Plan Review - Pre- submission Regulation 14 Consultation Thank you for your consultation on the above dated 06 January 2025. 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. Natural England is a statutory consultee in neighbourhood	Noted	None

				<p>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. Natural England does not have any specific comments on this draft neighbourhood plan. 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. 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 . 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. 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</p>		
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				<p>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. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk. Yours sincerely Sally Wintle Consultations Team</p>		
			National Gas	<p>19 February 2025 Shearsby Parish Council clerk@shearsbyparishcouncil.gov.uk via email only Dear Sir / Madam Shearsby Neighbourhood Plan Review Regulation 14 Consultation January – February 2025 Representations on behalf of National Gas Transmission Central Square Forth Street Newcastle upon Tyne NE1 3PJ T: +44 (0)191 261 2361 F: +44 (0)191 269 0076 avisonyoung.co.uk National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document. About National 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</p>	Noted	None

				<p>where pressure is reduced for public use.</p> <p>Proposed sites crossed or in close proximity to National Gas Transmission assets 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. National Gas Transmission provides information in relation to its assets at the website below. • https://www.nationalgas.com/land-and-assets/network-route-maps Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure. Distribution Networks Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p>		
			<p>Matt Bills, Harborough District Council</p>	<p>We note the decision of the QB to not allocate a site for housing provision. There is not a housing requirement identified for Shearsby on the Local Plan 2011 to 2031, and neither does the proposed submission draft Local Plan propose a housing requirement for Shearsby. It is therefore a logical decision to leave housing to windfall sites and use the settlement boundary to guide any housing to more sustainable locations in the village.</p> <p>The Council is generally supportive of the inclusion of a settlement boundary in Neighbourhood Plans and does not consider them to be in conflict with the Local Plan (LP) Policies. A settlement boundary policy is an appropriate policy to permit and direct</p>	<p>Noted</p> <p>Noted.</p>	<p>None</p> <p>None</p>


			<p>development in conjunction with other policies, for the following reasons:</p> <ul style="list-style-type: none"> • The settlement boundary policy represents an enabling tool for residential development that would otherwise not, necessarily have policy support and provides a mechanism to define the area within which proposals for housing development will be conditionally supported and will guide development to sustainable solutions. • LP Policy GD2 and other policies in the LP are clear that development sites must be directed towards appropriate locations. This also includes considering the nature, form and character of the settlement and its distinctiveness. A Neighbourhood Plan settlement boundary policy considers the local context for development and can allow small numbers of new dwellings to be built in the most appropriate locations for communities. • The settlement boundary policy adds a local layer of detail to what constitutes the built area of Shearsby <p>The Housing Needs Assessment of July 2024 provides up to date evidence of housing mix requirements should development take place in Shearsby.</p> <p>We note the inclusion of the Design Codes and Guidance for Shearsby, which is welcomed. See additional comments below.</p>		
				Noted	None
				Noted	None

		Env 9	HDC	We note the new policy which seeks to protect views from harm. Appendix 5 provides additional evidence and photographs of the views which should assist decision makers if applications are received that affect these locations	Noted	None
		Env 11	HDC	We note the inclusion of a new policy regarding provision of wind turbines and solar farms. The policy identifies suitable locations in the neighbourhood area and seeks to ensure that infrastructure is directed to those most suitable locations. Infrastructure is required to respect the built and natural environment. Such infrastructure can be difficult for communities to accept, so the inclusion of such a policy is welcomed	Noted	None
				We note the new policy which seeks to protect views from harm. Appendix 5 provides additional evidence and photographs of the views which should assist decision makers if applications are received that affect these locations We note the inclusion of a new policy regarding provision of wind turbines and solar farms. The policy identifies suitable locations in the neighbourhood area and seeks to ensure that infrastructure is directed to those most suitable locations. Infrastructure is required to respect the built and natural environment. Such infrastructure can be difficult for communities to accept, so the inclusion of such a policy is welcomed		
			HDC Heritage Officer	P.28 – Significant historic environment sites Map reference number is missing in the final line of the paragraph - The map (figure x) shows their locations. Presumably, this is Figure 6?	Noted	Change to be made as indicated.

				<p>P.30 - POLICY ENV 6: NON-DESIGNATED HERITAGE ASSETS – LOCALLY SIGNIFICANT BUILDINGS Map reference number is missing in the first line of the paragraph - The buildings and structures listed here (locations figure xx, as numbered here) are non-designated local heritage Presumably figure 7?</p>	Noted	Change to be made as indicated
				<p>While the map provides the reference number used in appendix 3, the HER reference number and name, as there are only a small number of entries it may be useful to also provide this information in list format as this would be consistent with policy ENV 6 which provides a list of the local assets shown on the map.</p>	Noted	Change to be made as indicated
				<p>P.30 – Figure 7 P.29 refers to 8 Listed Buildings although Figure 7 only shows 7. It is recommended that all entries are checked to ensure they show correctly on the map - NHLE 1294873 – Wheathill Farmhouse and Little Wheathill appears to be missing.</p>	Noted	Change to be made as indicated
				<p>P.29 The Significant Historic Environment Sites shown on Figure 6 have their detail from the HER included with each entry in Appendix 3. This helps the reader to understand the individual entry. It would be beneficial to include similar detail for the 11 locally listed assets shown in Figure 7 and listed on P. 31. To help the reader understand the assets and their significance these would benefit</p>	Noted. The sites are all included already in the Leicestershire HER and it is not considered necessary to repeat this detail here (te detail WOULD be provided if the sites were identified locally).	None

			<p>from a photo and a description of the reason for selection in line with Historic England guidance: Local Heritage Listing: Identifying and Conserving Local Heritage Historic England (which could form an appendix along similar lines to Appendix 5 for important views).</p> <p>As these 11 assets are shown on Figure 7 alongside the nationally listed assets it may be helpful to include the list of the nationally listed assets in 7.4 on P31 of the Made Plan and include a hyperlink to the official listing (again this could form part of an appendix)</p> <p>For example: NHLE 1294873 Wheathill Farmhouse and Little Wheathill Grade II WHEATHILL FARMHOUSE AND LITTLE WHEATHILL, Shearsby - 1294873 Historic England</p> <p>This helps the reader to understand the asset, its significance and the reason for designation.</p> <p>P.32 Figure 8.3 – Ridge and Furrow Sites. It is good to see that the ridge and furrow map has been updated to reflect the position in 2024. As the document has been prepared using updated information it would be useful if the information was able to reflect the present quality of the ridge and furrow as the quality may vary.</p> <p>Conservation Officer comments Policy H3 – Building Design Principles</p>	<p>It is not considered necessary to include this information here and we are not comfortable with hyperlinks as they can become out of date – but thank you for the suggestion!</p> <p>Can you distinguish between good and poor ridge and furrow? If so, we can redraw the map</p>	<p>None</p> <p>None</p>
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				<p>It may be beneficial to include a requirement for a heritage statement where development affects or is near heritage assets. This would reinforce an understanding of local heritage significance and outline how proposals will preserve or enhance in line with NPPF policy.</p> <p>Policy ENV 11 – Renewable Energy Generation Infrastructure</p> <p>Consider including a specific caveat addressing retrofitting and resilience measures for historic buildings. Any interventions should be supported by a heritage statement to justify their necessity and demonstrate how visual and physical harm to the historic fabric is minimised.</p> <p>Policy E5 – Working from Home</p> <p>It may be worth considering how changes to facilitate homeworking (e.g. garden offices or alterations to outbuildings) would impact heritage assets and that any changes to heritage assets requiring listed building or planning would require a heritage statement.</p> <p>Reference to Conservation Area Appraisal</p> <p>Could the Neighbourhood Plan make specific reference to the Shearsby Conservation Area Appraisal and Management Plan, where relevant?</p> <p>This would ensure that its recommendations are clearly embedded in policy and decision-making. For example - regarding materials this seems to be a particular threat within the village with the use of UPVC windows undermining the character of the village.</p>	<p>We consider Policy Env 6 provides appropriate protection against inappropriate development on or close to historic assets</p> <p>We consider Policy Env 6 provides appropriate protection against inappropriate development on or close to historic assets.</p> <p>We consider Policy Env 6 provides appropriate protection against inappropriate development on or close to historic assets</p> <p>Agreed</p>	<p>None</p> <p>None</p> <p>Change to be made as indicated.</p>
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				Perhaps a Standalone Heritage Policy could be added (or Strengthen ENV 6–7) Suggestion: Create a single, comprehensive heritage policy that addresses Conservation Area, Listed Buildings, non designated heritage assets, archaeology, climate adaption to reinforce how heritage assets are protected.	We do not believe that this is necessary as statutory assets are already covered in national planning policy	None
		Design	HDC Conservation Officer	<p><u>Shearsby Design Code Comments:</u> Page 24: it would be better to reference traditional timber windows rather than storm proof wood effect UPVC as seen in below photo:</p>  <p>Timber frame windows</p> <p>Example of traditional window we would like to see replicated:</p>	Comments noted, however, the design code has already been signed off and cannot be amended.	None



Could we say that with roofing that in terms of authenticity to the historic character of the area that slates would be the most appropriate material, rather than concrete tiles.



I'd put a caveat to the blow highlighted *where they can be adopted sensitively and would not cause harm to the significance in regard to the conservation area and other heritage assets.

1

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;

Page 40 – (below image) I would just put a caveat in about impact to heritage assets regarding extensions and with car parking regarding EV charging and solar panels.

				<p>8</p> <p>Household extensions:</p> <ul style="list-style-type: none"> Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overshadowing or overshadowing impact? Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)? Do the proposed materials match those of the existing dwelling? In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'? Are there any proposed dormer roof extensions set within the roof slope? Does the proposed extension respond to the existing pattern of window and door openings? Is the side extension set back from the front of the house? Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building? Can any materials be re-used in situ to reduce waste and embodied carbon? <p>9</p> <p>Car parking:</p> <ul style="list-style-type: none"> What parking solutions have been considered? Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place? Has planting been considered to soften the presence of cars? Does the proposed car parking compromise the amenity of adjoining properties? Have the needs of wheelchair users been considered? Can electric vehicle charging points be provided and integrated within the design? Can secure cycle storage be provided at individual building level or through a central facility where appropriate? If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design? <p><small>AECOM</small> <small>40</small></p> <ul style="list-style-type: none"> Could there be a way to monitor developments in regards to the coding? 		
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