

Shearsby 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	Historic England THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH		Thank you for consulting Historic England about your Neighbourhood Plan. The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area. If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk <http://www.heritagegateway.org.uk>). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan. Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:- <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/> You may also find the advice in “<i>Planning for the Environment at the Neighbourhood Level</i>” useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well

			as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from: http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, “Housing Allocations in Local Plans” as this relates equally to neighbourhood planning. This can be found at https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf
2	Leicestershire County Council		Shearsby Neighbourhood Plan Comments Requested – 22 July 2026 Leicestershire County Council is supportive of the Neighbourhood plan process and welcome being included in this consultation. Highways General Comments The growing population of Leicester and Leicestershire will generate additional travel demands. The County Council recognises that local communities may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population growth. Like very many local authorities, the County Council's budgets are under severe pressure. It must therefore prioritise where it focuses any available funding. In practice, this means that the County Highway Authority (CHA), in general, prioritises its resources on measures that deliver the greatest benefit to local communities, 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. It should be emphasised that the CHA is generally not in a position to accept any financial risk relating to/make good any possible shortfall in developer funding. To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must 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.

			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 passenger transport (including traditional bus services and digital demand responsive transport), securing S106 contributions for passenger transport services will normally be sought in line with the County Council's Passenger Transport Strategy. S106 contributions may be sought for revenue funding support for a fixed period of either an existing passenger transport service that might be altered to suit the development, or for a new service. However, this will only be sought where there is a reasonable prospect that the service alteration or new service can become self-funding due to patronage growth at the end of the defined period. Contributions may also be sought for passenger transport infrastructure (e.g. bus stops or shelters, passenger information systems). The current financial climate means that the CHA has extremely limited funding available to undertake minor highway improvements. Where there may be the prospect of third-party funding to deliver a scheme, the County Council will still normally expect the scheme to comply with prevailing relevant national and local policies and guidance, both in terms of its justification and its design; the Council will also expect future maintenance costs to be covered by the third-party funding. Where any measures are proposed that would affect speed limits, on-street parking restrictions or other Traffic Regulation Orders (be that to address existing problems or in connection with a development proposal), their implementation would be subject to available resources, the availability of full funding and the satisfactory completion of all necessary Statutory Procedures. Flood Risk Management Specific Comments Overall, the LLFA would support the approach taken, particularly Policy ENV10 and its recognition of recurring surface-water flooding associated with minor watercourses. The requirements for appropriate drainage, SuDS, climate change consideration and ensuring flood risk is not increased elsewhere are welcomed. However, we recommend some tightening of ENV10. The reference to a "hydrological study" should be replaced with an appropriate Flood Risk Assessment and/or drainage assessment proportionate to the development and flood risk. The Surface Water Drainage Strategy should also explicitly address runoff, infiltration, attenuation, climate change, exceedance routes and long-term maintenance. The requirement to "prevent properties from flooding" is considered too absolute and should instead require development to be appropriately designed to manage flood risk. The policy should also explicitly reference ordinary watercourses, including their channels and banks, and address the alteration or culverting of watercourses. The retention of existing streams and natural drainage features, as required by Policy H1, is supported. Overall, the LLFA supports the policy but recommends amendments to strengthen its treatment of surface water, ordinary
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			watercourses, exceedance flows, climate change and long-term SuDS maintenance. General Comments The County Council are 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. The County Council's Flood Risk Management team as Lead Local Flood Authority (LLFA) is a statutory consultee to Local Planning Authorities (LPAs) on major development for surface water drainage. In addition, when consulted by a LPA, we may also advise on minor applications where there is an identified flood risk of concern. Our responses to these consultations can be found on the respective LPA's planning site. Our role includes the following: • Reviewing applications to ensure that the onsite drainage systems are designed in accordance with current legislation and guidance. • Ensuring flood risk to the site is accounted for when designing a drainage solution. • Provide comments and conditions on the surface water drainage plans to the Local Planning Authorities (LPAs). Due to restrictions of existing national policy, the LLFA is not able to: • 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. When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points: • 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.
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			The LLFA also offers a pre-application advice service to developers to: • Help understand the criteria we work to. • Give information on local flood risk, so that it can be accounted for during development. The LLFA requires all development to restrict the discharge rate and retain surface water on site in line with current government and local 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. 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. LCC, in its role as LLFA will not support proposals contrary to LCC policies unless there are specific reasons to do so and where appropriate mitigation is provided. For further information it is suggested reference is made to: National Planning Policy Framework (NPPF) Planning practice guidance - flood risk and coastal change National standards for sustainable drainage systems (SuDS) 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://www.gov.uk/check-long-term-flood-risk Flood map for planning (rivers and sea): https://flood-map-for-planning.service.gov.uk/ Public Rights of Way Leicestershire has an extensive network of 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
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			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. Planning 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 also makes decisions on mineral and waste development. Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations or any future development planned for your 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. Neighbourhood plan groups should check all proposed site allocations and policy areas against these safeguarding areas by reviewing the relevant 'District councils' minerals and waste safeguarding' map. 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. Property Education Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local Authority will look to the availability of school places within a two-mile (primary) and three-mile (secondary) distance from the development. If there are not sufficient places then a claim for Section 106 funding will be requested to provide those places. It is recognised that it may not always be possible or appropriate to extend a local school to meet the needs of a development, or the size of a development would yield a new school. However, in the changing educational landscape, the Council retains a statutory duty to ensure that sufficient places are available in good schools within its area, for every child of school age whose parents wish them to have one. Strategic Property Services
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			No comment at this time. Adult Social Care It is suggested that reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc of differing tenures to accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead for their later life, including considering downsizing, but recognising that people's choices are often limited by the lack of suitable local options. Archaeology and the Historic Environment Specific Comments Policy ENV7: Ridge & Furrow (p32 & fig 8.3) - Additional fields containing ridge and furrow have been added to the policy since the Made Plan was first published based on analysis of Lidar data. It would be useful if each field of ridge and furrow was identified with a unique number to ensure accuracy in any subsequent correspondences. Policy ENV6: Non-designated Heritage Assets (locally significant buildings) (p30 & fig 7) - There are 22 non-designated heritage assets on the Historic Environment Record in Shearsby Parish. All the non-designated heritage assets that appear on the list (p31) and in Fig.7 are already on the HER. No buildings that are not already on the Historic Environment Record (HER) are identified as non-designated heritage assets in this Review. It should be emphasised that the HER is not a comprehensive list of all historic buildings and local input into the Neighbourhood Plan can be an opportunity to enhance protection for locally valued heritage assets. A cursory glance at historic mapping suggests more buildings could be considered for inclusion as heritage assets. The illustrations below show three examples of buildings that have not been specifically identified for protections in the neighbourhood plan but have merit in shaping the historic character of the Shearsby Parish. 
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		<i>Figure 4: Jigsaw Cottage, Back Lane. A C19th vernacular brick house with black & red arched window lintels.</i> If the parish is inclined to give additional protection to any identified NDHAs this should be supported by a list of buildings/sites (incl. location address, map and photograph) to accompany the policy along with a brief justification for inclusion on the list (description of age/interest of each building)  <i>Figure 5: Stonebridge Cottage, Back Lane. A similar vernacular cottage with chequered dark brick detailing</i>  <i>Figure 6: Stoneleigh Cottage (l.) and The Well House (r.). An attractive terrace of C19th cottages with dentil eaves courses and tall chimney stacks.</i> General Comments The planning process provides one of the most effective tools to manage the impact of land use change upon the historic
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			environment. This is achieved both through the shaping of development plans (Local and Neighbourhood Plans) and the delivery of development management advice on individual planning applications. In that context, the inclusion of heritage in your Neighbourhood Plan, and the provision of relevant and effective policies, will significantly strengthen the management of these issues, and will be an effective way of the community identifying its own concerns and priorities. 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, 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 including heritage within your Neighbourhood Plan please see the following guidance: CBA Toolkit No. 10, Neighbourhood Planning (2020) https://www.archaeologyuk.org/asset/6FE3A721-B328-4B75-9DEBBD0028A4AEED/ National Trust Guide to Heritage in Neighbourhood Plans (2019) https://nt.global.ssl.fastly.net/binaries/content/assets/website/national/pdf/neighbourhood-planning-guidance.pdf
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			Environment Specific Comments <i>Waste Policy and Strategy team comments</i> Page 37 of the Design Codes and Guidance document – suggest adding in the text highlighted in yellow. 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 local landscape or the amenities of neighbours; <i>Climate Resilience Comments</i> Policy H3: At present, the plan contains little detail on how designers and developers should prioritise and address adaptation of the built environment to increasingly severe and frequent weather events. Internal overheating of homes is a growing issue, particularly in new builds with high levels of insulation, the plan should therefore stipulate the importance that high energy efficiency is not to be achieved at the expense of summer overheating. While the former is essential for reducing running costs in colder weather and should equally be emphasised in policy H3, the plan should stipulate overheating mitigation such as external blinds or shutters on south facing glazing, enhanced natural ventilation to allow greater heat dissipation and house types/designs that maximise cross ventilation. Homes that can retain a comfortable internal temperature in both winter and summer are key to occupant health, reducing fuel poverty and builds resilience in the face of more severe weather. The plan, and specifically policy H3, should be enhanced to ensure that this is a requirement that is impressed upon developers. Design code 09 and the passive house design principles are welcomed but could be expanded to include above comments regarding extreme heat. Policy ENV1, 2, 3, 4 s 7: It would be beneficial for the plan to modify existing policies or add to them to ensure the importance of green infrastructure is not missed. Street trees, SuDS such as verge rain gardens and bioswales, planted front gardens and parks are examples of green infrastructure which can not only promote better surface water infiltration at times of heavy rainfall but also mitigate high temperatures and the heat island effect by providing shading. Consider adding to policy ENV 1, 2, 3 4 and 7 that high-quality green infrastructure should be designed in at a master planning stage. Additionally, it is recommended that aftercare provision for the planting carried out be stipulated to ensure survival during its establishment. Policy ENV 10: Flooding is a topic of high concern within Leicestershire. Policy ENV10 would benefit from being strengthened to reflect this. Developers should provide certainty that their proposals will not lead to heightened flood risk within the site itself, locally or further downstream in the catchment. Moreover, new developments, including their infrastructure, should be capable of retaining functionality in the event of exceptional but increasingly common rainfall events including those exceeding 20mm in an hour and over 200mm in 24 hours.
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			General Comments With regard to the environment and in line with Government advice, Leicestershire County Council (LCC) would like to see Neighbourhood Plans cover all aspects of archaeology and the historic and natural environment including heritage assets, archaeological sites, listed and unlisted historic buildings, historic landscapes, climate impacts, the landscape, biodiversity, ecosystems, green infrastructure as well as soils, brownfield sites and agricultural land. Climate Change The County Council has an Environment Strategy which is available on Leicestershire County Council's website. In June 2019 the Climate Change Act (2008) was amended committing the UK to achieving net zero carbon emissions by 2050. 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 Environment Strategy. Furthermore, Neighbourhood Plans should, as far as possible, seek to include measures which increase the neighbourhood's resilience to climate change such 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. These recommendations not only protect local communities but also enhance well-being, lower energy bills and create prosperous future proof neighbourhoods. <u>The National Planning Policy Framework (NPPF): Meeting the challenge of climate change, flooding and coastal change – paragraphs 161 to 186.</u> Para 161 - <i>The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks 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.</i> Landscape 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
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		Leicester and Leicestershire (2017), which examines the sensitivity of the landscape, exploring the extent to which different areas can accommodate development without impacting on their key landscape qualities. The Local Nature Recovery Strategy for Leicestershire, Leicester and Rutland includes chapters on The National Character Area (5.2) and State of Nature (7) across the strategy area and identifies opportunities for nature recovery: https://www.leicestershire.gov.uk/sites/default/files/2025-07/LLR-Local-Nature-Recovery-Strategy.pdf We would recommend that Neighbourhood Plans should also consider the street scene and public realm within their communities, further advice can be found in the latest 'Streets for All East Midlands' 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 have a new Highway Design Guide. 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 specialist area and accredited landscape consultants can provide advice. https://www.landscapeinstitute.org/ Biodiversity Section 40 of the Natural Environment and Rural Communities Act 2006 (NERC Act) as amended by section 102 (1c) of the Environment Act 2021 places what is called the strengthened biodiversity duty on all public authorities in England and Wales to conserve and enhance biodiversity, in the exercise of their duties. The National Planning Policy Framework (NPPF) clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment, providing net gain for biodiversity, and reducing pollution. Neighbourhood Plans should therefore seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and improving the natural environment based on local evidence and priorities. Each Neighbourhood Plan should consider the impact of potential development or management of open spaces on enhancing biodiversity and habitat connectivity, such as hedgerows and greenways. Habitat permeability for species which addresses encouragement of movement from one location to another such as the design of street lighting, roads, noise,
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			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 the actions of others (policy actions). In July 2025 the Local Nature Recovery Strategy (LNRS) for Leicestershire, Leicester and Rutland was launched. The LNRS sets out the landscape scale priorities for nature recovery across the area, identifying priority areas and measures. Details on the LNRS and supporting resources can be found here: https://www.leicestershire.gov.uk/environment-and-planning/local-nature-recovery-strategy/leicestershire-leicester-and-rutland-local-nature-recovery-strategy Local Nature Recovery Strategies are not intended to provide red line boundaries preventing or placing new restrictions on land use which may be changed either through development or in taking advantage of new opportunities identified through the strategy. This has been established by national guidance. LNRS's are an additional evidence base to inform Local Plans, and other elements of the formal Development Plan which include Neighbourhood Plans and the proposed new Spatial Development Strategies. Local Plans remain the primary tool used by local planning authorities to determine which land should be developed and how. 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.lrwt.org.uk/about-us/caring-wild-places/biodiversity-action-plan https://www.leicestershire.gov.uk/sites/default/files/2025-07/LLR-Local-Nature-Recovery-Strategy.pdf https://www.leicestershire.gov.uk/environment-and-planning/planning/biodiversity/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
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			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 – Consideration should be made in the design and construction of new development in the Plan Area to protect and enhance biodiversity, where appropriate, including: • 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 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.
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		• 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 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 can deliver 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, and providing space for nature recovery. Looking at the existing provision of GI networks within a community can influence the plan for creating & enhancing new networks. Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for their community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy. Through the Neighbourhood Plan and discussions with the Local Authority Planning teams and potential Developers communities are well placed to influence the delivery of local scale GI networks. Sites that are designated as Local Green Spaces can form an important strategic part of local Green Infrastructure and can be conserved and enhanced to make an important contribution to the district green infrastructure. Delivery of the conservation and enhancement can be dealt with in Policy and Community Actions. NPs should be aware of the 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 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
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			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 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 and food production depend. 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. 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 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'. Not every Neighbourhood Plan needs a SEA; however, it is compulsory to provide when submitting a plan proposal to the local planning authority either: • A statement of reasons as to why SEA was not required • An environmental report (a key output of the SEA process).
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		As a rule of thumb, SEA is more likely to be necessary if both of the following two elements apply: • 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. 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 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 2025 and is likely to continue beyond 2025. 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 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 <i>towards site reconfiguration and/or development of waste infrastructure to increase the capacity for the nearest HWRC or any other HWRC directly impacted by the development</i> 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:
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- 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;

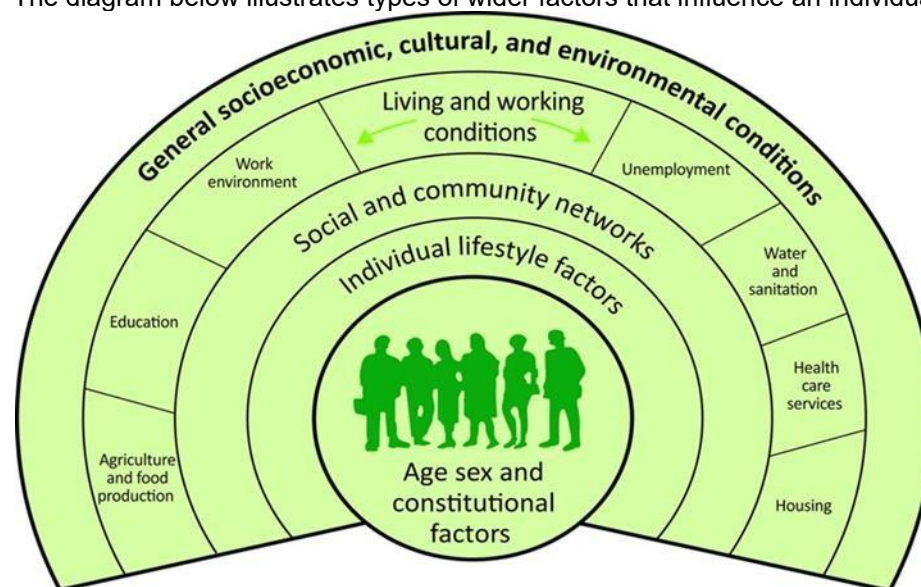
Public Health

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 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 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: • Smoking 10% • Diet/Exercise 10% • Alcohol use 5% • Poor sexual health 5% Socioeconomic Factors contribute to 40% of health outcomes: • 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
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			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: Health Impact Assessments Leicestershire County Council Professional Services Portal 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 Leicestershire Inequalities JSNA Tableau Public and Health Inequalities and Wider Determinants of Health LSR Online 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 resources," [Online]. Available: https://www.england.nhs.uk/about/equality/equality-hub/resources/ [Accessed February 2021]. Active Together An ever-increasing body of research indicates that the environment in which we live is inextricably linked to our health across the life course. For example, the design of our neighbourhoods can influence physical activity levels, travel patterns, social connectivity, mental and physical health and wellbeing outcomes." (Spatial Planning for Health- An evidence resource for planning and designing healthier places; Public Health England, 2017) There is growing evidence that the design of our built environments, places and travel routes can either discourage or encourage people to be physically active depending on how they are designed and constructed. The latest evidence shows that; there are still more than one in four adults doing less than 30 minutes of activity per week. People in the UK are around 20% less active now than in the 1960's and the evidence also show that <u>physical inactivity</u> affects groups unequally, with women, people from ethnically diverse communities, people living in more deprived areas, people with disabilities, and people with long-term health conditions less likely to be active. Medically there is no dispute that increasing the level of physical activity is directly linked to improvement in physical and mental health and that regular physical activity contributes to a reduction in particular health conditions i.e. obesity, CHD, diabetes and cardiovascular disease). Designing our neighbourhoods in a way that proactively encourages communities and residents to walk, cycle and be active is an important factor in improving population health.
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		Over the next 30 years there are opportunities to shape the design of our neighbourhoods, residential developments, travel routes, town centres, employment spaces and other environments in such a way that physical activity (walking, cycling, recreational exercise) becomes an easy choice and benefits the health of our local population. Active Together encourages neighbourhood plans to adopt the 10 principles of Active Design Guidance. This is national published guidance for Local Authorities and place making stakeholders developed by Sport England, Active Travel England and the Department of Health and Social Care. Active Design aims to create places and spaces which encourage people to move more, with more opportunities for everyone to increase their activity levels and lead healthier lives. The full guidance can be accessed via Sport England: https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/active-design The Ten Principles of Active Design Foundational Principles 1. Activity for all Supporting Active Travel 2. Walkable Communities 3. Providing connected active travel routes 4. Mixing Uses and co-locating facilities Active, High-Quality Places and Spaces 5. Active buildings inside and out 6. Providing activity infrastructure 7. High-quality streets and spaces 8. Network of multi-functional open spaces Creating and Maintaining Activity 9. Activating spaces 10. Maintaining high-quality flexible spaces The places we inhabit can have a considerable effect on our health, behaviour and quality of life. Places that provide opportunities for people to lead physically active lives can positively impact people's physical and mental wellbeing. But the opposite can also be true, where the design of a place creates barriers making it difficult, unpleasant or inconvenient for people to be physically active
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			Embedding principles of developing Active Environments at a strategic level could result in: • Housing developments which make walking and cycling the preferred method of individual transport and reduced reliance on the car and motorised transport. • Neighbourhoods where people live closer to where they work, and sustainable transport becomes a realistic option. • Safe mixed-use developments and neighbourhoods where residents feel safe and encouraged to maximise outdoor space for travel and recreation. • A contribution to increasing local population physical activity levels and a factor in reducing air pollution and maximising green infrastructure • Supporting Local Authority corporate challenges to improve health outcomes, develop community cohesion, and impact on community safety and neighbourhood resilience. The benefits of places that encourage activity go beyond just public health. Compact, walkable, linked communities that are centred around people being active rather than using cars: • Are more environmentally friendly, • Have lower carbon emissions, • Have better air quality, • Are more socially inclusive, • Are more economically productive. Active Environments: 1. More environmentally friendly 2. Better air quality 3. More economically productive 4. More socially inclusive 5. Lower carbon emissions Sport England have produced a useful Active Design check list for Local Authorities to use in the planning of places and new environments: Active Design Checklist There is further published planning support guidance that encourages the design of local and neighbourhood plans to adopt principles that encourage provision for physical activity and sport:
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			Planning for Sport Active Together supports and works collaboratively with Leicestershire County Council Public Health Team to encourage health-based planning and supports the use of Health Impact Assessments and use of local health data to support planning decisions Other useful information and guidance for the healthy design of local places has been collated and can be found at: https://www.active-together.org/active-environmentshttps://www.active-together.org/active-environments Active Together would welcome the opportunity to discuss the development of the neighbourhood plan and examine, with the Parish Council, the opportunities for shaping infrastructure design, systems and processes within the plan that would maximise physical activity opportunities for those communities and residents impacted by the neighbourhood plan. 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; 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; • 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. 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.
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			Broadband & Mobile Connectivity <i>General Comments</i> Our vision is for a Digital Leicestershire. This includes the ambition for everyone to have access to fast, accessible, inclusive, reliable broadband and mobile connectivity. We are working to support government targets of gigabit-capable broadband reaching 99% of UK premises by 2032, 4G mobile networks to reach nationwide coverage and higher quality standalone 5G to extend to all populated areas 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 support at the point of need. The Digital Leicestershire team works with the government to improve digital infrastructure in the county. 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 and supporting intervention schemes with public funds to further 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 the Gigabit programme. <i>How does this role relate to neighbourhood plans?</i> The National Planning Policy Framework states that advanced, high-quality and reliable communications infrastructure is essential for economic growth and social wellbeing. Development proposals should support the expansion of electronic communications networks, including full fibre broadband and next generation mobile technologies such as 5G. High-quality digital infrastructure should be incorporated into development proposals from the outset and designed to enable future improvements and upgrades, with full fibre connections prioritised wherever feasible. Building Regulations 2010 now require new homes constructed in England to be fitted with infrastructure and connections capable of delivering gigabit-capable broadband, the fastest internet speeds on the market. Residential developments will be expected to deliver: - Gigabit-capable broadband infrastructure using 'fibre to the premises' technology wherever practical, recognising that provision in residential developments of less than 10 dwellings or small-scale employment developments may be subject to viability constraints affecting the development; OR - Alternative gigabit-capable technologies where justified for reasons including viability, distance from the network or other constraints preventing 'fibre to the premises'.
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			c. Residential and commercial developments including change of use or conversion of existing buildings will also deliver Gigabit-ready physical infrastructure, including passive ducting, chambers and termination points wherever possible, to facilitate the delivery of competitive fibre broadband services. Non-residential developments, major renovations and changes of use or conversions of existing buildings should also incorporate high-speed-ready electronic communications infrastructure in accordance with the relevant requirements of Document R Volume 2 of the Building Regulations. Connection costs will be capped at £2,000 per dwelling for developers, who should work together with network operators at an early stage to connect developments to the gigabit-capable network. 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 need to be installed. This will ensure that homes are fit for the digital age and capable of being connected to gigabit-capable networks in the future. For further information on Building Regulations: https://www.gov.uk/government/publications/infrastructure-for-electronic-communications-approved-document-r <i>Further Information</i> Groups working on emerging neighbourhood plans are encouraged to visit the Digital Leicestershire web pages on the Leicestershire County Council website to learn more about current and forthcoming full fibre broadband provision for their local area https://www.leicestershire.gov.uk/leisure-and-community/digital-leicestershire You can contact the Digital Team at Leicestershire County Council at: broadband@leics.gov.uk 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/2024-10/equality-diversity-and-inclusion-strategy-2024-2028.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:
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		Eliminate discrimination Advance equality of opportunity Foster good relations between different people Accessible Documents In today's working environment more information is being produced digitally. When producing information which is aimed at or to be viewed by the public, it is important to make that information as accessible as possible. At least 1 in 5 people in the UK have a long-term illness, impairment or disability. Many more have a temporary disability. Accessibility means more than putting things online. It means making your content and design clear and simple enough so that most people can use it without needing to adapt it, while supporting those who do need to adapt things. 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: Policy Writing Guide <i>NIK GREEN (MRS)</i> Policy Officer E: neighbourhoodplanning@leics.gov.uk Public Health, Communities, Law and Governance, 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
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3	Natural England		Shearsby Neighbourhood Plan Review - Regulation 16 Consultation Thank you for your consultation on the above dated 22 July 2026. 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 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 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
4	Harborough District Council		Harborough District Council made comments at pre submission stage and make these further comments which are complied to help improve the neighbourhood plan for decision makers, accuracy and consistency. Overall, the Plan is well-evidenced and generally follows the structure expected of a neighbourhood plan review. There are some issues identified such as; • Typographical and drafting errors • Internal inconsistencies • Basic Conditions risks • Policies that could be strengthened to improve clarity for decision makers 1. Typographical and drafting errors Contents page Page 2 • Section numbering jumps from Chapter 8 to Chapter 10. • "9. Monitoring and Review" should be listed instead of "10. Monitoring and Review". Page 5 Policy ENV 4 description • "ths policy" should read: ◦ "this policy" Policy ENV 4 description • "sitespecifically" should read:

			○ "site-specifically" Page 7 Introduction to planning system Missing bracket: Current: "Harborough Local Plan (April 2019." Should read: "Harborough Local Plan (April 2019)." Page 18 Limits to Development Current: "The Limits to Development is shown" Should read: "The Limits to Development are shown" Page 21 Housing Needs Assessment appendix reference Text says: "A detailed Housing Needs Assessment is provided as Appendix 1." Appendix 1 is the Design Guide. Should be: "Appendix 2." Page 22 Design Guide reference Policy H3 states: Design guide and codes (Appendix 2) The Design Guide is Appendix 1. Should read: Design Guide and Codes (Appendix 1) Page 31 Fingerpost description
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			Current: "Back Land and Church Lane" Should be: "Back Lane and Church Lane" Page 34 Important Views Current: "F rom" Should be: "From" Page 42 Grammar Current: "67 for a 6 against" Should be: "67 in favour and 6 against" Page 47 Numbering Current: e) Broadband infrastructure Should be: d) Broadband infrastructure 2. Internal inconsistencies Policy numbering references Housing Need Assessment references The Plan alternates between: • Appendix 1 • Appendix 2 for the Housing Needs Assessment. This should be corrected throughout. 3. Basic Conditions
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			These are the areas most likely to attract examiner comments. Policy H2 Housing Mix Current wording: "There will be a presumption against dwellings providing 4 or more bedrooms unless there is a proven housing need." Problem: • Restrictive. • Not supported by proportionate evidence. • Could conflict with NPPF requirement for housing choice. • Places burden on applicants to demonstrate a specific need. Suggested wording: "Proposals that provide smaller dwellings of three bedrooms or fewer and accommodation suitable for older people will be particularly supported. Larger dwellings should demonstrate how they contribute towards achieving a balanced housing mix having regard to the latest evidence of local housing need." Policy ENV 3 Current wording: Development proposals on identified sites will not be supported unless they deliver BNG at a minimum of 10%. Problem: • Duplicates national legislation. • BNG exemptions already exist under national regulations. • May conflict with statutory biodiversity regime. Suggested amendment: "Development proposals should comply with the statutory biodiversity net gain requirements in force at the time the application is determined."
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			Policy ENV 4 Same issue as ENV3. Delete separate local 10% requirement and rely on national legislation. Policy ENV 1 Current wording: "unacceptably adverse effect" This is subjective. Decision makers need precision. Replace with: "result in the loss of, fragmentation of, or substantial harm to the openness, landscape character or ecological value of..." Policy ENV 9 Important Views Current wording: adverse impact on identified views will not be supported. Potential Examiner concern: • Almost all development affects a view. Suggested wording: "Development proposals should demonstrate that they have been designed to avoid, minimise or mitigate significant harm to the characteristics of the identified views." Policy ENV 11 Renewable Energy Current wording: turbines no more than 30 metres solar no more than 25 hectares. Issue: May be viewed as arbitrary. Need clear evidence explaining why: • 30m
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			• 25ha Policy E1 Employment Requirement: not in active use for 12 months and marketed six months Examiner may question double test. Consider simplifying: appropriately marketed for a minimum continuous period of 12 months. 4. Policies needing clearer decision-making language H1 Limits to Development Current: looked on sympathetically Not policy language. Use: "will be supported". Also: "helps meet a clearly identified housing need" needs defining. Suggested: "having regard to the latest housing evidence." H3 Building Design Principles Current wording is largely aspirational. Suggested structure: Development proposals will be supported where they: • reflect local settlement pattern; • respect scale, height and massing;
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			• respond positively to the Design Guide; • use materials characteristic of Shearsby; • preserve significance of heritage assets. This provides decision-makers with measurable tests. ENV5 Historic Environment Sites Current: will only be supported if benefits outweigh value. Examiner may question consistency with heritage legislation. Suggested: "Proposals affecting these assets should conserve their significance. Any harm should be clearly justified and weighed against the public benefits of the proposal." CF1 Community Facilities Current: no longer any need or demand. Suggest adding: supported by evidence including community consultation and marketing evidence. This should give applicants and planners a clear evidence requirement.
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6			