



supporting people &
sustaining communities

FLECKNEY NEIGHBOURHOOD PLAN

STAKEHOLDER CONSULTATION WORKSHOP

Tuesday 7th February 2017

Results



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Stakeholder Consultation

1) Introduction

The Neighbourhood Plan process will provide residents, businesses, service providers and local organisations with a unique opportunity to help guide development within the designated area, plan the future delivery of local services and facilities, and ensure that Fleckney remains a vibrant and sustainable place to live, work, and do business.

To support the successful development of the Neighbourhood Plan, the RCC was commissioned by Fleckney Neighbourhood Plan Steering Committee (FNPSC) to organise and independently facilitate a consultation workshop of key local stakeholders which was held on 7th February 2017 at Fleckney Baptist Church.

2) Engagement & Consultation Methodology

The Stakeholder Consultation Workshop was held with the following aims:

- To provide project stakeholders with some background and context to the Fleckney Neighbourhood Plan.
- To ensure local stakeholders understand the process and their role in helping to shape the Neighbourhood Plan.
- To provide stakeholders with an opportunity to feed in the issues and priorities they consider important to include / explore further within the Neighbourhood Planning process.
- To make stakeholders aware of future opportunities to engage in the plan making process.
- To contribute to the core evidence base and inform the ongoing consultation and engagement process required to produce the Neighbourhood Plan.

Consultation and engagement of stakeholders was delivered across 3 core elements:

1. Presentation - The context and background to the project (Copies of slides in Appendix 1)
 - Background to the Fleckney Neighbourhood Plan – FNPSC Chair, Overview of Neighbourhood Plan project and activity to date/planned.
 - Overview of Neighbourhood Planning - RCC
The background, the process, and steps to be taken.
 - Neighbourhood Planning and Harborough District Council Support – HDC
Planning Authorities role in Neighbourhood Planning process and HDC Local Plan.
 - Outline and Aims of the Stakeholder Consultation Session - RCC
Introduction to the Issues and Opportunities discussion session.
2. Table based Issues and Opportunities discussion session.
Facilitated discussions across 2 table based groups providing stakeholders an opportunity to raise and discuss key issues and opportunities.
3. Post event feedback.
Opportunity for stakeholders to submit feedback following the meeting and workshops via a stakeholder comments form.

3) Neighbourhood Plan Stakeholder Contacts

Working with the Fleckney Neighbourhood Plan Steering Committee, the RCC developed a comprehensive list of stakeholder contacts for consultation and engagement to be used throughout the process of developing the Neighbourhood Plan (including all statutory consultees).

Stakeholders in the Fleckney Plan have been categorised by the RCC as follows:

1. Statutory Consultation Bodies (set out in the Neighbourhood Planning Regulations)
2. Landowner (within the Neighbourhood Area)
3. Developer / Professional Representative of Landowner
4. Business (operating within or serving the Parish)
5. Community / Faith / Voluntary Organisation (operating within or serving the Parish)
6. Public Service Provider (delivering services to / in the Parish).

A full list of stakeholders identified for engagement and consultation is provided at Appendix 2.

4) Consultation Workshop Delegate List

Table 1 lists the delegates in attendance at the stakeholder consultation meeting and workshop.

Table 1: Stakeholder Consultation Workshop - Delegate List:

Name	Stakeholder Category
Mr. T Allen	Landowner
Mr. D Baker	Newton Harcourt Parish Meeting
Ms. H Bareford	David Wilson Homes East Midlands
Ms. R Bates	Fleckney Neighbourhood Plan Steering Committee
Mr. M Bills	Harborough District Council Planning
Mr. A Birch	Fleckney Neighbourhood Plan Steering Committee
Mr. M Bishop	The Meadows
Mr. R Brooks	Wistow Estate
Mr. C Brown	Harborough District Council Planning
Mr. C Carter	Saddington Parish Meeting
Ms. J Everitt	Fleckney Neighbourhood Plan Steering Committee
Cllr. K Feltham	Kibworth Harcourt Parish Council
Mr. J Flower	Fleckney Parish Council
Cllr. G Hart	Leicestershire County Council
Ms. S Hind	Parade Pharmacy
Mr. T Hughes	Landowner
Ms. C Howells	1 st Fleckney Scouts

Mr. D Johnson	Arnesby Parish Council
Mrs. G Jones	Fleckney History Group
Mr. R Mason	Fleckney Neighbourhood Plan Steering Committee
Ms. H Morrison	Fleckney Neighbourhood Plan Steering Committee
Mr. T Nutting	Landowner representative
Mr. S Parker	Fleckney Neighbourhood Plan Steering Committee
Mr. D Prowse	Persimmon Homes & Charles Church
Mr. D Shipley	Fleckney Baptist Church
Mr. J Smith	Fleckney Communicata
Mr. R Spencer	Fleckney Neighbourhood Plan Steering Committee
Mr. A Weatherby	Friends of Fleckney Library
Ms. K Whawell	Kibworth Health Centre
Mr. L Wiggins	Landowner representative
Mr. C Wood	Kibworth Neighbourhood Planning Group
Ms. S Wyche	Fleckney Parish Council

5) Issues and Opportunities Group Discussions – Results

Facilitated discussion took place in 2 groups. Each group looked at the key issues and opportunities for consideration within the Fleckney Neighbourhood Plan area under a series of 8 topics; (*History & Heritage*); (*Open Spaces & Environment*); (*Facilities & Services*); (*Traffic & Transport*); (*Employment & Business/Local Economy*); (*Housing*); (*Communications*); (*Renewable Energy*) & (*Vision of Fleckney in 10 Years' Time*).

Tables 2-10 detail the key discussion points recorded under each topic area by each of the 2 groups.

Table 2: Issues & Opportunities – History & Heritage:

History & Heritage	
Green Group	
<ul style="list-style-type: none"> Involve Fleckney History Group in identifying historic buildings and points of interest for a 'tourist or heritage trail' Promote Fleckney's industrial heritage Focus on cottage industries Protect ridge and furrow fields Check Millennium wood protection Protect the Leicestershire Round from surrounding development Promote Leicestershire Round to encourage tourism Better Fleckney identity, branding and signage 	
Blue Group	
<ul style="list-style-type: none"> History Group – Where does the museum go if Library fails? Section 106 – possible money from development for the Library Persimmon £8K+ 	

Table 3: Issues & Opportunities – Open Spaces & Environment:

Open Spaces & Environment	
Green Group	
<ul style="list-style-type: none"> • Flooding is a big concern especially around the Kilby Road area • Open spaces can be designated as Protected Green Spaces if criteria are met (Matt Bills) • We need to identify our village's unique characteristic regarding 'areas of separation' • Footpaths are not being maintained (e.g. Smith's field) • Village has a lot of footpaths, many of which should be used to create a safe network of cycle paths • Create cycle routes using existing footpaths, for example behind Gladstone and Edward roads. • Concern about the closing the gap between villages • Space between Fleckney and Saddington (POST IT) • Pedestrianise centre • Create more village centre - possibly using duck pond and village green • Important to maintain countryside setting • Improve village aesthetics • Use evidence available and visual impact to assess environmental impact of housing and other development (POST IT) 	
Blue Group	
<ul style="list-style-type: none"> • Concerns of flooding at Wistow – Grade 1 listed church • Preservation of footpaths and bridleways • Persimmon go beyond the requirements of open spaces • Wistow - concerns of over use of footpaths with more residents • Newton Harcourt • Persimmon – development would open up access to open spaces currently not available • Possible opportunities for creating access in to countryside – corridors • Flooding – 10+ house requirements from Harborough District Council – statutory requirements • Need to look at wider area – knock on effect • Requirement is net gain for ecology – tree planting etc 	

Table 4: Issues & Opportunities – Facilities & Services:

Facilities & Services	
Green Group	
<ul style="list-style-type: none"> • Can doctors surgeries, health centres and dentists cope with housing increases? • Scouts, Guides and Cubs need a new building • More facilities for Scouts groups to play outside on open spaces • Replace sports centre - find evidence of use with local groups • Sports and recreation grounds need more facilities e.g. changing rooms • Possible use of the library building as business innovation centre • Possible use of sports centre building improvements to incorporate a business innovation centre • Village green and pond are under used, could be made more attractive, and could be made the focal point. • add bus questions 	
Blue Group	
<ul style="list-style-type: none"> • Schooling – section 106 requirement • Funding from developers • Plan for future numbers • Doctors and Pharmacy are linked 	

Table 5: Issues & Opportunities – Traffic & Transport:

Traffic & Transport	
Green Group	
<ul style="list-style-type: none"> • Awaited traffic report has now been published by LCC • A6 is 'over capacity' but not yet 'severe'. Concerns that additional housing will exacerbate it. • Traffic from new and existing developments impacting on A6 at Kibworth. Already A6 over capacity, so what mitigation measures from new developments? (POST IT) • Concern about increased traffic from Fleckney to Arnesby to access A5199 	

<ul style="list-style-type: none"> • Arnesby parish Council has concerns relating to highways. No development should be permitted to have access to Fleckney-Arnesby lanes which will lead to short cuts to A5199 (POST IT) • Need for a 'relief or link road' to bypass the village centre (for & against) • Concern about losing existing car parks due to development (adjacent to Post Office and adjacent to Baptist Church) • Concern about traffic in centre of village • General concern about increase in traffic in the village • Concern with traffic links to A6 • Estates having through routes for cars rather than "keyhole" estates • Roads • Cycle ways (POST IT)
Blue Group
<ul style="list-style-type: none"> • Car parking needs to go into plan • Narrowing of roads / pavements, especially in village centre • Impact of a relief road and businesses in centre • Volume of traffic and speed of traffic, HGV's • Inadequate maintenance, on road parking, slows traffic but causes damage • Impact of traffic on historical buildings • Infrastructure should be there to prevent accidents

Table 6: Issues & Opportunities – Employment & Business/Local Economy:

Employment & Business/Local Economy
Green Group
<ul style="list-style-type: none"> • Produce evidence of need for a 'business innovation centre' for home workers and small business owners • Keep all industry near Churchill Road Industrial Estate
Blue Group
<ul style="list-style-type: none"> • More shops = more jobs for local people • Industrial estate – less local employees. People still take their cars. One firm rewards walkers/cyclists with coffee and sandwich

Table 7: Issues & Opportunities – Housing:

Housing
Green Group
<ul style="list-style-type: none"> • Need for more residential care and facilities for elderly and disabled • Avoid large bland estates on edge of village creating isolated communities • Extend village width-ways, not length-ways to avoid a stretched and elongated community • Encourage future housing development to the east of Leicester Road and east of the centre • Discourage future housing development to the North West and South • Want housing nearer the village centre - not further away from it • More bungalows • Higher percentage of bungalows (POST IT) • Affordable housing split into pockets • Affordable housing yes, but no social housing for future developments • Different styles
Blue Group
<ul style="list-style-type: none"> • Bungalows • People stay in Fleckney • Sheltered housing for an aging population • Harborough District Council would support wishes if evidenced based • Fleckney housing to be kept in Fleckney – view of Saddington Parish Council

Table 8: Issues & Opportunities – Communications:

Communications
Green Group
<ul style="list-style-type: none"> • All new housing developments to be enabled for high speed broadband
Blue Group
<ul style="list-style-type: none"> • Installation of fibre optic broadband in new estates for connection, incorporated in buildings

Table 9: Issues & Opportunities – Renewable Energy:

Renewable Energy
Green Group
<ul style="list-style-type: none"> • House builders using current building regulations
Blue Group
<ul style="list-style-type: none"> • New builds should incorporate solar panels for example. Possibly a percentage of new builds could be ECO • Aspirational

Table 10: Vision for Fleckney in 10 Years' time:

VISION
Green Group
<ul style="list-style-type: none"> • Aim for a safe built environment taking consideration of the natural features of the village. • Maintain countryside setting • Build a thriving community • Good community spirit which needs to be seen more often • Produce positive improvements for people who already live here and are feeling stress • Centralised community • Managed growth • Sustainable village centre • Heritage trail • Easy access to the countryside
Blue Group
<ul style="list-style-type: none"> • Village expansion strangled by roads • Better health care access

6) Post Event Feedback and comments

In addition to the Stakeholder Consultation Workshop held on 7th February, the RCC received the following feedback and comments:

Table 11: Stakeholder Feedback:

Natural England

We would like to take this opportunity to provide you with information sources you may wish to use in developing your plan or order, and to highlight some of the potential environmental risks and opportunities that neighbourhood plans or orders may present. We have set this out in the annex to this letter.

Natural England's role

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. Your local planning authority should be able to advise you on if and when we should be consulted further on your neighbourhood plan or order.

Planning policy for the natural environment

Neighbourhood plans and orders present significant opportunities, but also potential risks, for the natural environment. Your proposals should be in line with the National Planning Policy Framework. The key principles are set out in paragraph 109:

The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

You should also consider the natural environment policies in your area's Local Plan. Your neighbourhood plan or order should be consistent with these, and you may decide that your plan should provide more detail as to how some of these policies apply or are interpreted locally. The attached annex sets out sources of environmental information and some natural environment issues you may wish to consider as you develop your neighbourhood plan or order.

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The Magic¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available here².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found here³. Most of these will be mapped either as **Sites of Special**

Scientific Interest, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴. There may also be a local landscape character assessment covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website. General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance. Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ [http://webarchive.nationalarchives.gov.uk/20140711133551/
http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx](http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx)

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Leicestershire County Council

Leicestershire County Council is supportive of the Neighbourhood plan process. Due to the current resources available, we are only able to provide general comments at this stage: -

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 road safety, network management and maintenance. Given this, it is likely that highway measures associated with any new development would need to be **fully** funded from third party funding, such as via Section 278 or 106 (S106) developer contributions. I should emphasise that the CHA is generally no longer in a position to accept any financial risk relating to/make good any possible shortfall in developer funding.

To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems.

Where potential S106 measures would require future maintenance, which would be 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.

With 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 i.e. they would be able to operate without being supported from public funding.

The current financial climate means that the CHA has extremely limited funding available to undertake minor highway improvements. Where 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

The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating to new developments. LCC in our role as the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to undertake works on ordinary watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk. In April 2015 the LLFA also became a statutory consultee on major planning applications in relation to surface water drainage and have a duty to review planning applications to ensure that the onsite drainage systems are designed in accordance with current legislation and guidance. The LLFA also ensures that flood risk to the site is accounted for when designing a drainage solution.

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.

All development will be required to restrict the discharge and retain surface water on site in line with current government policies. This should be undertaken through the use of Sustainable Drainage Systems (SuDS). Appropriate space allocation for SuDS features should be included within development sites when considering the housing density to ensure that the potential site will not limit the ability for good SuDS design to be carried out. Consideration should also be given to blue green corridors and how they could be used to improve the bio-diversity and amenity of new developments, including benefits to surrounding areas.

Often ordinary watercourses and land drainage features (including streams, culverts and ditches) form part of development sites. The LLFA recommend that existing watercourses and land drainage (including watercourses that form the site boundary) are retained as open features along their original flow path, and are retained in public open space to ensure that 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 our role as LLFA will object to anything 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.

Planning

Developer Contributions

If there is no specific policy on Section 106 developer contributions/planning obligations within the draft Neighbourhood Plan, it would be prudent to consider the inclusion of a developer contributions/planning obligations policy, along similar lines to those shown for example in the Draft North Kilworth NP and the draft Great Glen NP albeit adapted to the circumstances of your community. This would in general be consistent with the relevant District Council's local plan or its policy on planning obligations in order to mitigate the impacts of new development and enable appropriate local infrastructure and service provision in accordance with the relevant legislation and regulations, where applicable.

www.northkilworth.com/wp-content/uploads/2016/01/nk-draft-low-resolution-1.pdf

www.greatglen.leicestershireparishcouncils.org/uploads/175670305aeaf48650823074.pdf

Mineral & Waste Planning

The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and also makes decisions on mineral and waste development.

Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations or any future development planned for your neighbourhood.

You should also be aware of Mineral Consultation Areas, contained within the adopted Minerals Local Plan and Mineral and Waste Safeguarding proposed in the new Leicestershire Minerals and Waste Plan. These proposed safeguarding areas and existing Mineral Consultation Areas are there to ensure that non-waste and non-minerals development takes place in a way that does not negatively affect mineral 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.

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.

Property

Strategic

Property Services No comment at this time.

Adult Social Care

Suggest reference is made to recognising a significant growth in the older population and look for developments to include bungalows etc. of differing tenures. 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.

Environment

No comment at this time.

Communities

Consideration of community facilities in the draft Plan would be welcomed. We would suggest where possible to include a review of community facilities, groups and allotments and their importance with your community. Consideration could also be given to policies that seek to protect and retain these existing facilities more generally, support the independent development of new facilities and relate to the protection of Assets of Community Value and provide support for any existing or future designations.

The identification of potential community projects that could be progressed would be a positive initiative.

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.

Superfast Broadband

High speed broadband is critical for businesses and for access to services, many of which are now online by default. Having a superfast broadband connection is no longer merely desirable, but is an essential requirement in ordinary daily life.

All new developments (including community facilities) should have access to superfast broadband (of at least 30Mbps) Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as build on the development is complete.

NFU

The NFU has 4,800 farmer members out of the 6,000 farmers in the East Midlands region who are commercial farmers. About 80 per cent of land within this part of Leicestershire is farmed. The viability and success of farmers near Fleckney is crucial to the local economy and the environment. Farmers need local plan policies which enable: -

- New farm buildings needed by the business. This could be for regulatory reasons (e.g. new slurry stores) or because new or more crops and livestock are being farmed (grain stores, barns, livestock housing etc).
- Farm and rural diversification. Some farmers will be in a good position to diversify into equine businesses, on farm leisure and tourism and in other sectors which will help boost the local economy and support the farm business.
- On farm renewable energy. Farms can be ideal places for wind turbines, PV, solar, anaerobic digestion, biomass and biofuels plant provided they do not cause nuisance to others. The UK must meet a target of 15% renewables by 2020. Currently we are not meeting this target but on farm renewables can help us to meet it.

- Conversion of vernacular buildings on farms into new business use or residential use. This enables parts of older buildings to be preserved whilst helping the economy and the farm business.

The NFU will be looking to see that the neighbourhood plan has policies which positively encourage the above and do not deter them because of, for example, restrictive landscape designations and sustainable transport policies which imply that all development needs to be by a bus stop. There can also be issues about new buildings being sited too close to noisy or smelly farm buildings which cause nuisance to new householders and lead to abatement notices being served on longstanding businesses. We would urge the local planning authority to be especially careful before granting permission to residential development near to bad neighbour uses.

I cannot comment on every neighbourhood plan in the East Midlands region unfortunately, so I give general comments as above and forward neighbourhood plan consultations to local farmers, so please keep me in the loop with developments in your neighbourhood plan.

Sport England

Thank you for consulting Sport England on the above Neighbourhood Consultation. Planning Policy in the **National Planning Policy Framework** identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.

It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Parts 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, '**A Sporting Future for the Playing Fields of England – Planning Policy Statement**'.

<http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/>

Sport England provides guidance on developing policy for sport and further information can be found following the link below:

<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.

<http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/>

If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Fleckney Neighbourhood Plan Stakeholder Issues & Opportunities Consultation

**Name
(Optional)**

Stephen Butt (Parish Clerk)

**Organisation
(Optional)**

Kibworth Beauchamp Parish Council

**Stakeholder Type
(Please select)**
☐ Business ☐ Landowner / Representative ☐ Developer
☐ Community Group ☒ Parish Council ☐ Service Provider

To support the development of the Fleckney Neighbourhood Plan. We would be grateful if you would provide us with information on any Issues, Opportunities, or Comments that you might have as a stakeholder, in relation to the focus areas listed below.

Any information you provide will be utilised by the Fleckney Neighbourhood Plan Steering Committee to help inform the ongoing development of the Plan. Thank You.

Topic	Issues, Opportunities or Comments
History & Heritage	
Open Spaces & Environment	
Facilities & Services	
Traffic & Transport	Kibworth Beauchamp Parish Council is most concerned that further major planning applications in Fleckney will increase traffic levels in Kibworth Beauchamp, particularly on Fleckney Road, High Street, New Road and the A6.
Employment & Business Local Economy	
Housing	See Traffic and Transport above
Communications	
Renewable Energy	

Fleckney Neighbourhood Plan Stakeholder Issues & Opportunities Consultation

**Name
(Optional)**

Nick Wakefield

**Organisation
(Optional)**

Environment Agency

**Stakeholder Type
(Please select)**

☐ Business ☐ Landowner / Representative ☐ Developer
☐ Community Group ☐ Parish Council ☐ Service Provider
☒ Gov't Agency

To support the development of the Fleckney Neighbourhood Plan. We would be grateful if you would provide us with information on any Issues, Opportunities, or Comments that you might have in relation to the focus areas listed below.

Any information you provide will be utilised by the Fleckney Neighbourhood Plan Steering Committee to help inform the ongoing development of the Plan. Thank You.

Topic	Issues, Opportunities or Comments
History & Heritage	
Open Spaces & Environment	<p>There is an area of land to the East of the existing settlement which lies within Flood Zones 2 and 3. Any new development proposals should be steered away from this area of land.</p> <p>If this land is proposed to be Allocated, then it would be subject to the flooding Sequential Test, in line with the National Planning Policy Framework.</p>
Facilities & Services	
Traffic & Transport	
Employment & Business Local Economy	
Housing	
Communications	
Renewable Energy	

Highways England

Many thanks for inviting Highways England to the Fleckney Neighbourhood Plan Stakeholder Meeting on 7th February.

Highways England is responsible for the Strategic Road Network (SRN) in Leicestershire which includes the A46, M1, M69, A42 and A5. As Fleckney is some distance from the SRN we have no comments to make regarding the Fleckney Neighbourhood Plan.

Should any questions arise at the meeting please do not hesitate to contact me.

Federation of Small Businesses

Thank you very much for the information. At present unfortunately we do not have the capacity to attend neighbourhood plan meetings across the Leicestershire Northamptonshire Rutland region, as our members are all small business owners, some volunteer their time for policy. However, I will be back in touch if I have any information which may be useful.

HSE (Health & Safety Executive)

CONSULTATION ON YOUR NEIGHBOURHOOD PLAN – REPRESENTATIONS BY HSE FLECKNEY NEIGHBOURHOOD PLAN

Thank you for your email requesting attendance at the Fleckney Neighbourhood Plan Stakeholder meeting. HSE will not be attending but have taken this opportunity to provide representation on the above consultation document. When consulted on land-use planning matters, HSE where possible will make representations to ensure that compatible development within the consultation zones of major hazard establishments and major accident hazard pipelines (MAHPs) is achieved. HSE acknowledges that early consultation can be an effective way of alleviating problems due to incompatible development at the later stages of the planning process.

HSE gives advice on neighbourhood plans with reference to the condition that neighbourhood plans or Orders must be in general conformity with the strategic policies of the Local Plan, and that neighbourhood plans or Orders must be compatible with European Union obligations, as incorporated into UK law (Planning Practice Guidance – Neighbourhood Planning – Para 065). Our advice therefore is given with consideration to the following.

1. The National Planning Policy Framework (Para. 172) requires that planning policies should be based on up-to-date information on the location of major accident hazards and on the mitigation of the consequences of major accidents
2. Regulation 10(1)(b) of the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended¹ requires that in local plans and supplementary planning documents, regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents for human health and the environment by pursuing those objectives through the controls described in Article 13 of Council Directive 2012/18/EU (Seveso III)². Regulation 10(c)(i) requires that regard also be had to the need, in the long term, to maintain appropriate safety distances between establishments and residential areas, buildings and areas of public use, recreational areas, and, as far as possible, major transport routes

Scope of Advice

At this early stage HSE can give a general opinion regarding development compatibility based only on the outline information contained in your plan. This opinion takes no account of any intention to vary, relinquish or revoke hazardous substances consents³. Planning authorities are advised to use HSE's Planning Advice Web App to verify any advice given. The Web App is a software version of the methodology used in providing land use planning advice. It replaces PADHI+.

Further information on the Web App is available on HSE's website:

<http://www.hse.gov.uk/landuseplanning/padhi.htm>

Encroachment of Local Plan Allocations on Consultations Zones

We have concluded that there is the potential for land allocated in your plan to encroach on consultations zones, namely. National Grid Gas Pipeline Reference 6912 – 4" Tixover/Blaby

Compatibility of Development with Consultation Zones

The compatibility issues raised by developing housing and workplaces within the inner, middle and outer zones are summarised below.

Housing Allocations

Inner Zone – Housing is not compatible with development in the inner zone. HSE would normally Advise Against such development. The only exception is developments of 1 or 2 dwelling units where there is a minimal increase in people at risk.

Middle Zone – The middle zone is compatible with housing developments up to and including 30 dwelling units and at a density of no more than 40 per hectare.

Outer Zone – Housing is compatible with development in the outer zone including larger developments of more than 30 dwelling units and high-density developments of more than 40 dwelling units per hectare.

Workplace Allocations

Inner Zone – Workplaces (predominantly non-retail) providing for less than 100 occupants in each building and less than 3 occupied storeys are compatible with the inner zone. Retail developments with less than 250m² total floor space are compatible with the inner zone.

Note: Workplaces (predominantly non-retail) providing for 100 or more occupants in any building or 3 or more occupied storeys in height are compatible with the inner zone where the development is at the major hazard site itself and will be under the control of the site operator.

Middle Zone – The middle zone is compatible with workplaces (predominantly non-retail). Retail developments with total floor space up to 5000m² are compatible with the middle zone.

Outer Zone – Workplaces (predominantly non-retail) are compatible with the outer zone.

Workplaces (predominantly non-retail) specifically for people with disabilities (e.g. sheltered workshops) are only compatible with the outer zone. Retail developments with more than 5000m² total floor space are compatible with the outer zone.

This is a general description of the compatibility for housing and workplaces. Detail of other development types, for example institutional accommodation and education, and their compatibility with consultations zones can be found in the section on *Development Type Tables of HSE's Land Use Planning Methodology*, which is available at:

<http://www.hse.gov.uk/landuseplanning/methodology.pdf>

Mixed-Use Allocations

Because of the potential complexity when combination use classes are proposed, advice regarding mixed-use allocations is outside the scope of the general advice that can be given in this representation. Please refer to the Web App to determine HSE's advice regarding mixed-use developments.

location and extent of the consultation zones associated with major hazard establishments and MAHPs can be found on HSE's extranet system along with advice on HSE's land use planning policy. Lists of all major hazard establishments and MAHPs, consultation zone maps for establishments, and consultation distances for MAHPs are included to aid planners. All planning authorities should have an authorised administrator who can access HSE's Planning Advice Web App; further information is available on HSE's website:

<http://www.hse.gov.uk/landuseplanning/padhi.htm>

When sufficient information on the location and use class of sites becomes available at the pre-planning stages of your local plan, the use of the Web App could assist you in making informed planning decisions about development compatibility.

Verification of Advice using the Web App

The potential for encroachment is being brought to your attention at an early stage so that you can assess the actual extent of any incompatibility on future developments. Information on the

Identifying Consultation Zones in Local Plans

HSE recommends that where there are major hazard establishments and MAHPs within the area of your local plan, that you mark the associated consultation zones on a map. This is an effective way to identify the development proposals that could encroach on consultation zones, and the extent of any encroachment that could occur. The proposal maps in site allocation development planning documents may be suitable for presenting this information. We particularly recommend marking the zones associated with any MAHPs, and HSE advises that you contact the pipeline operator for up-to-date information on pipeline location, as pipelines can be diverted by operators from notified routes. Most incidents involving damage to buried pipelines occur because third parties are not aware of their presence.

Identifying Compatible Development in Local Plans

The guidance in HSE's Land Use Planning Methodology, available at <http://www.hse.gov.uk/landuseplanning/methodology.pdf> will allow you to identify compatible development within any consultation zone in the area of your local plan. HSE recommends that you include in your plan an analysis of compatible development type within the consultation zones of major hazard establishments and MAHPs based on the methodology. The sections on Development Type Tables and the Decision Matrix are particularly relevant, and contain sufficient information to provide a general assessment of compatible development by use class within the zones.

There are a number of factors that can alter a Web App decision, for example where a development straddles 2 zones. These factors are outside the scope of the general advice in this letter. HSE's final advice on development compatibility can only be determined through use of the Web App.

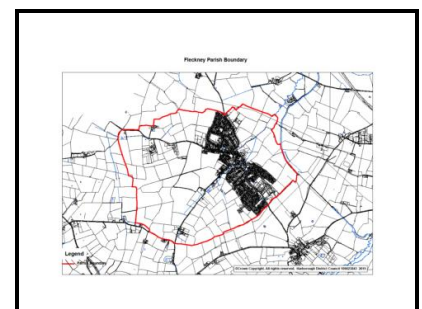
APPENDIX 1 – Workshop Presentations

 supporting people & sustaining communities
rcc

**Fleckney
Neighbourhood Plan
Stakeholder Consultation
Meeting
Welcome**

**Fleckney
Neighbourhood Plan
Steering Committee**

Alan Birch - Chairman



This Evening's Agenda

1. Welcome & Introductions
Alan Birch - Chair, Fleckney Neighbourhood Plan Steering Committee
2. Overview of Neighbourhood Planning
John Preston - Rural Community Council (RCC)
3. Neighbourhood Planning – District Council Support/Information
Matthew Bills - Neighbourhood & Green Spaces Officer, Harborough District Council
4. Issues and opportunities workshops
RCC
5. Workshop Groups
Led by Table facilitators
6. Plenary Feedback

Aims for the Evening

Provide some background and context to the Fleckney Neighbourhood Plan.

Ensure you as local stakeholders understand the process and your role in helping to shape the Neighbourhood Plan.

Provide you with an opportunity to feed in the issues and opportunities you consider important to include or explore further within the Neighbourhood Planning process.


Make you aware of future opportunities to engage in the plan making process.

**Background to
Neighbourhood Planning**

John Preston
Project Delivery Officer RCC

Background to Neighbourhood Planning

- ★ Development is essential to ensure our communities remain vibrant and sustainable.
- ★ The planning system exists to ensure sustainable development, support economic growth, improve people's quality of life, and protect the natural environment.



The diagram shows three overlapping circles: National Planning Policy Framework (blue), Local Plan (red), and Planning Applications (green). The National Planning Policy Framework is described as 'National planning policies set by the Government'. The Local Plan is described as 'Local planning policy documents set by local planning authority'. Planning Applications are described as 'Submitted by property owners, land owners and developers'.



Traditionally communities have found it hard to get their voices heard, and have generally engaged the planning system in a reactive rather than proactive way.

Neighbourhood Planning – New Opportunity

Through the Localism Act, Neighbourhood Planning empowers local communities to proactively plan the future development of their area by determining:

- ★ The most appropriate location(s) for new development.
- ★ What type of development is needed and what it should look like.
- ★ Important areas / buildings that should be preserved.
- ★ Changes required to help sustain, improve and/or expand facilities, services and infrastructure.

A Neighbourhood Plan...

- ... holds statutory weight within the Planning System.
- ... sets policies related to the development & use of land.
- ... is made by the Parish Council.
- ... involves, but is not led by the Planning Authority.
- ... proactively represents the needs & priorities of those that live, work, or do business within the community.
- ... must be backed up by a robust evidence base
- ... requires statutory consultation, an independent examination, and a local referendum.

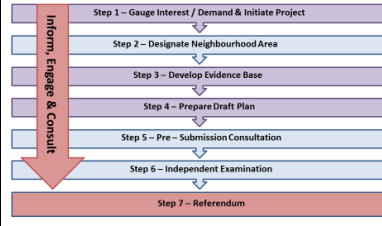
A Neighbourhood Plan...

CAN	SHOULD NOT
Shape & direct future development.	Look to prevent any development from ever taking place in an area
Identify the most suitable local sites for development.	Aim to simply block a specific or series of proposed developments.
Complement and/or add local detail to existing planning policies.	Conflict with relevant local, national or EU policies.
Encourage more development than proposed in an area.	Reduce the amount of development already allocated to an area.
Identify key assets for preservation.	Be prepared without input and support from the local community.
Set out improvements or additions to facilities, services and infrastructure.	Be prepared without the support of the Parish and Local Planning Authority.



Neighbourhood Planning provides a mechanism for communities to engage the planning system and influence the future of their area in a proactive way.


Steps to Create a Neighbourhood Plan



The flowchart shows seven steps in a vertical sequence, with a large red arrow on the left pointing downwards, labeled 'Inform, Engage & Consult'. The steps are: Step 1 – Gauge Interest / Demand & Initiate Project, Step 2 – Designate Neighbourhood Area, Step 3 – Develop Evidence Base, Step 4 – Prepare Draft Plan, Step 5 – Pre – Submission Consultation, Step 6 – Independent Examination, and Step 7 – Referendum.

**Issues & Opportunities
Workshop**

3 ways to feed in your views:



Round Table Discussions Post It Notes E-mail by 28th February

Harborough District Council and Neighbourhood Planning

MATTHEW BILLS
NEIGHBOURHOOD AND GREEN SPACES OFFICER
AND
NEIGHBOURHOOD PLANNING CHAMPION
m.bills@harborough.gov.uk

FLECKNEY FEBRUARY 2017

Publish the Neighbourhood Area Designation



Provide plans and maps



Provide or signpost to data and information



Provide technical support and advice



After submission to HDC, confirm the Plan meets statutory requirements (Regulation 15)



What are the Statutory Requirements?

- Submitted by a Qualifying Body
- Period of the Plan specified
- Neighbourhood Area Specified
- Basic Conditions statement included
- Consultation Statement included
- Do policies relate to land and planning only?
- No excluded development included
- The Plan is not a repeat proposal

Organise a 6 week consultation (Regulation 16)



Appoint and pay for an independent Examiner



Take a formal view on whether the basic conditions are satisfied

- To meet the Basic Conditions the Plan must:
- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - Contribute to the achievement of sustainable development;
 - Be in general conformity with the strategic policies of the development plan for the area; and
 - Be compatible with European Union obligations and, not breach, nor be in anyway incompatible with the European Convention on Human Rights

Organise and pay for a Referendum

'Do you want Harborough District Council to agree the neighbourhood plan for Fleckney to help it decide planning applications in the neighbourhood area?'



Publicise the 'made' Plan and bring into force



Use the Plan to determine Planning Applications



Update on Local Plan - timetable

- July 2017: Council approval of pre-submission Local Plan for publication
- November 2017: Submission of Local Plan to Secretary of State for public examination
- February 2018: Examination hearing
- July 2018: Receipt of inspector's report
- September 2018: Adoption of the Local Plan

Current Stage - assessment of selected options

- A Strategic Development Area on land east of Lutterworth should be the preferred option for meeting Harborough District's housing and employment needs over the Plan period to 2031 and beyond.
- Scraftoft North SDA should be allocated as a reserve site for 1200 dwellings, only to be released if needed to contribute to meeting housing need from other local authorities as agreed within a Memorandum of Understanding or equivalent.

What does this mean for Fleckney?

Assuming 475 dwellings per annum as outlined in Options Consultation September 2015

Option 1: RURAL STRATEGY DISTRIBUTION	Option 2: CORE STRATEGY DISTRIBUTION	Option 3: SCRAFTOFT NORTH SDA	Option 4: SCRAFTOFT NORTH SDA	Option 5: KIDWORTH SDA	Option 6: LUTTERWORTH SDA	Option 7: SCRAFTOFT NORTH SDA AND KIDWORTH SDA	Option 8: SCRAFTOFT NORTH SDA AND LUTTERWORTH SDA	Option 9: LUTTERWORTH SDA AND KIDWORTH SDA
312	440	234	385	274	327	383	105	147

Note: housing numbers may increase in light of HEDNA (Housing and Economic Development Needs Assessment - available <http://www.l1strategicgrowthplan.org.uk/the-plan/stage-two/hedna/>)

Issues & Opportunities Workshop

3 ways to feed in your views:



Round Table Discussions



Post It Notes



E-mail by 28th February

Workshop

To consider the key Issues & Opportunities the Neighbourhood Plan will need to explore as a:

- Landowner
- Business
- Organisation
- Council
- Service Provider

APPENDIX 2 – Stakeholder Consultee List

Statutory Consultation Bodies	
Harborough District Council	
Leicestershire County Council	
Fleckney Parish Council	
Kilby Parish Council	
Saddington Parish Meeting	
Arnesby Parish Council	
Wistow cum Newton Harcourt Parish Meeting	
Kibworth Harcourt Parish Council	
Kibworth Harcourt NP Group Chair	
kibworth Beauchamp Parish Council	
Cllr. Graham Hart - LCC	
Cllr. Stephen Bilbie HDC	
Cllr. Charmaine Wood HDC	
Homes and Communities Agency	
Natural England	
The Environment Agency	
CPRE Leicestershire	
Historic England	
The Coal Authority	
Network Rail	
Health & Safety Executive	
Highways England	
Three	
BT Openreach	
Dolphin Communications Ltd	
Hutchinson 3G UK Ltd	
EE Corporate and Financial Affairs Dept.	
Vodafone and 02	
Virgin Media	
APT Marconi	
East Leicestershire CCG	
Kibworth Health Centre	
Fleckney CE Primary School	
The Kibworth School	
Midlands Rural Housing	
National Grid	
British Gas Properties	
British Gas Connections Ltd	
Severn Trent Water	
Federation of Small Businesses	
Arriva Midlands	
Centrebus	
Country Land & Business Association	
National Farmers Union	
Age UK Leicestershire & Rutland	

Voluntary Action LeicesterShire
Leicestershire and Rutland Wildlife Trust
Sport England
Leicester-Shire & Rutland Sport
Local Policing Unit – Leicestershire Police
East Midlands Ambulance Service
Leicestershire Fire & Rescue Service

Local Community Organisations/Local Clubs	
Village Hall	Bowls Club
Silver Band	Fleckney Cricket Club
Scouts	Girl Guides
History Group	Fleckney Athletic Junior Football
Fleckney Athletic Seniors Football	Fleckney Masters Senior Football
Kibworth & Fleckney Running Club	Baptist Church
St Nicholas Church	Allotment Society
New Life Christian Fellowship	Fleckney Gardening Club
Fleckney Community Library	Duckpond Players

Landowners	
H. Bentley	David Wilson Homes
SSR Planning Ltd	F. Bennett
Freeths	Persimmon Homes
Bidwells	JF Associates
Landmark Planning Ltd	Emplas Ltd
B. Deacon	Wistow Estates
Merton College, Oxford	Spring Farm
Lodge Farm	The Meadows
The Gables	Fleckney Grange Farm
Lyndon Lodge Farm	Birdcage Cottage
Glebe Farm	Rowley Fields Farm
The Grange	Elms Farm

Businesses	
Golden Shield	The Old Crown
Co-Op Store	Fleckney Fish Bar
Parade Chemist	Post Office
Mercury News Shop	Grey Friars
Williams Butchers	Beynon Garage
Auto Fix Garage	Fleckney Barbers
Mirage Hair Designs	Inspirations hair
Two Shires Medical Practice	Fleckney Dental Practice
Convenience Store	Crown of India
Capital House	COBA Plastics Ltd
Fiona Cairns Ltd	Emplass
The Monster Bookshop	The Hunny Jar Nursery
BHM Knitwear Ltd	Metalways Ltd
UK Distributors	Sub Zero Technology Limited
Drummondance Limited	Arthur Pollard Limited
Amber Valley Development	G P M Ltd
Michael S Abbott	Clarendon Fleet Livery
JTA (Johnson Tilley Associates)	French Brothers Insulation
Suncrest Trading Limited	Enersol Flomar Ltd
Imonic -Buisness Management Consultants	White Thomas Ltd

APPENDIX 3 – Apologies / Acknowledgments Received

Apologies / Acknowledgments Received	
Fleckney Village Cricket Club	Natural England
The Kibworth School	Federation of Small Businesses
Ms. H. Bentley	National Farmers Union NFU
The Coal Authority	Sport England
Environment Agency	The Reverend Canon Philip O'Reilly
Highways England	Mr. B Deacon
Health & Safety Executive HSE	kibworth Beauchamp Parish Council



Rural Community Council (Leicestershire & Rutland)

Charity No. 1077645 Company No. 3665974

T: (0116) 266 2905

E: info@ruralcc.org.uk

W: www.ruralcc.org.uk

**Community House,
133, Loughborough Road,
Leicester, LE4 5LQ**

