

# FLECKNEY NEIGHBOURHOOD PLAN

Consultation Statement

## ABSTRACT

The Fleckney Neighbourhood Plan offers the chance for all residents and businesses to have their say on future development within the Parish and influence how their neighbourhood evolves. By working together, we can ensure that the area develops in a way that meets the needs of everyone.

May 2019

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## 1. Introduction

### Legal Requirements

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

### Consultation Process

- 1.2 Throughout the process of producing the Fleckney Neighbourhood Plan, local people have been informed of progress through the website, Parish Council meetings, newsletters and the parish magazine.
- 1.3 The aims of the consultation process were to:
- 'Front-load' consultation and ensure that the Fleckney Neighbourhood Plan was fully informed by the views and priorities of residents, businesses, and key local stakeholders.
  - Ensure that detailed consultation took place at all stages of the process, especially where key priorities needed to be set.
  - Engage with as broad a cross-section of the community as possible, using a variety of consultation and communication techniques.
  - Ensure consultation results were made publicly available and used to inform subsequent stages of the Neighbourhood Planning process.
- 1.4 Consultation was led by the Fleckney Neighbourhood Plan Steering Committee as a sub-committee of the Fleckney Parish Council with independent professional support from Planit-X Town and Country Planning Services. The Rural Communities Council (RCC)(Leicestershire and Rutland) also facilitated a number of the consultation events.
- 1.5 The programme of consultations undertaken throughout the preparation of the Neighbourhood Plan, is summarised below.

Activity	Date
<b>Neighbourhood Planning Launch Event</b>	July 2016
<b>Stakeholder Workshop</b>	February 2017
<b>Parish Wide Questionnaire</b>	March – April 2017
<b>Drop In Sessions</b>	June 2017
<b>Pre-Submission Consultation on the Draft Plan with Drop In Sessions</b>	June – July 2018

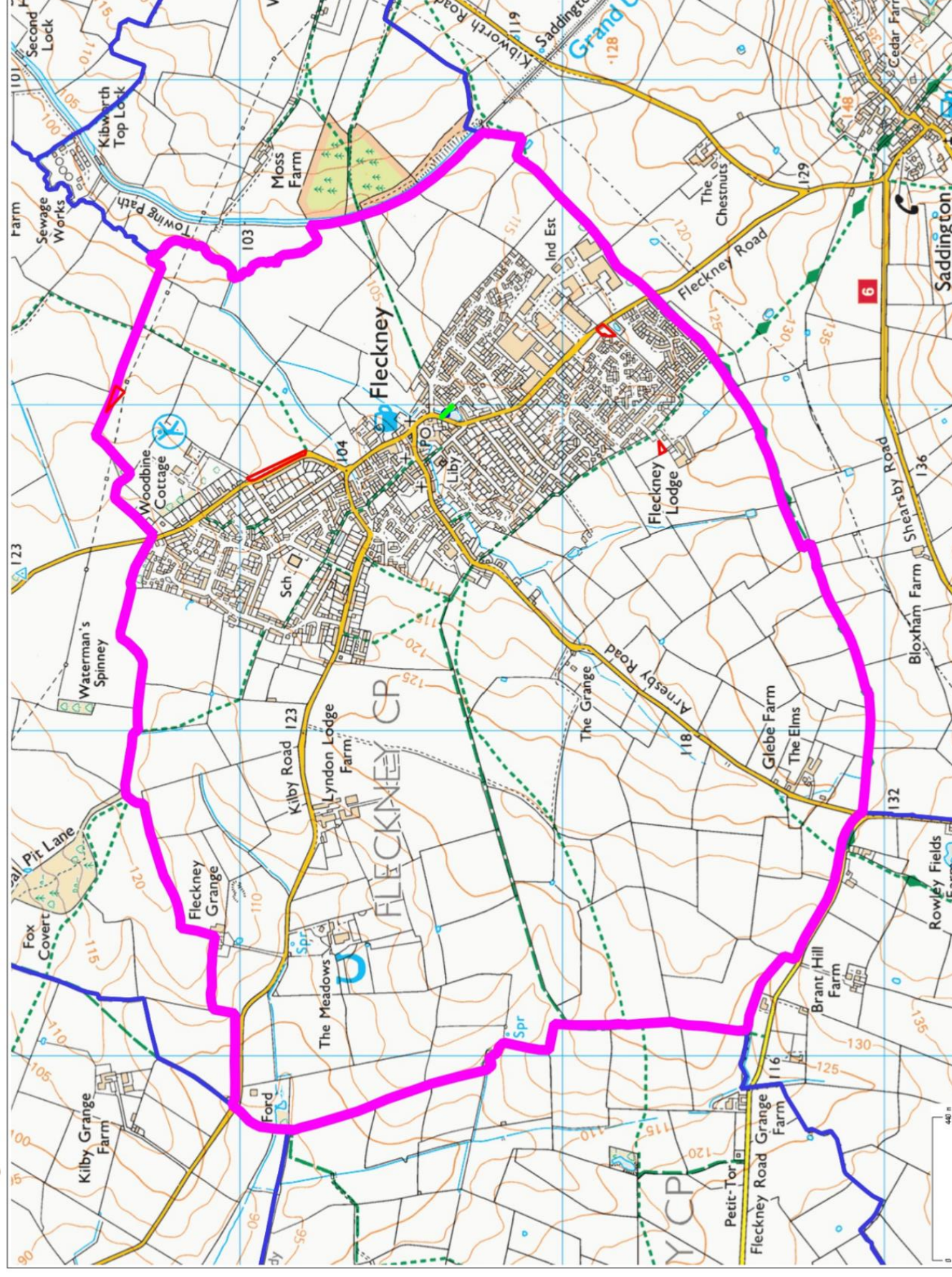
- 1.6 This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15 (2) of Part 5 of the Neighbourhood Planning (General) Regulations 2012.
- 1.7 It should be noted that throughout the process, Fleckney Council has received advice and assistance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

## 2. Neighbourhood Plan Area

### Designation

- 2.1 The whole parish of Fleckney has been designated as a Neighbourhood Area following an application made by Fleckney Parish Council on 21 December 2015, under Part 2, Section 5 of the Neighbourhood Planning (General) Regulations 2012.
- 2.2 Under Regulation 5 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations"), as amended, Harborough District Council received an application from Fleckney Parish Council to designate the whole of the Fleckney Parish Council area as a Neighbourhood Area, for the purposes of neighbourhood planning.
- 2.3 In accordance with Regulation 6, Harborough District Council, on behalf of Fleckney Parish Council, undertook a 6-week public consultation ending on 7 March 2016. This consultation invited the submission of comments as to whether this was an appropriate area to undertake a Neighbourhood Development Plan.
- 2.4 One representation was received to the consultation although no specific comments were made to the application for the designation of a Neighbourhood Area. Accordingly, on 24 March 2016 Harborough District Council designated the whole of Fleckney Parish as a Neighbourhood Plan area in accordance with Regulation 7.





### 3. Neighbourhood Planning Launch Event

<b>Date</b>	4 July 2016
<b>Venue</b>	Sports Centre, Leicester Road, Fleckney
<b>Format</b>	Community Open Drop-In Event
<b>Publicity</b>	Publicity postcard distributed to all households in the parish. A4 Notices were displayed around the village.
<b>Circulation</b>	Parish-wide
<b>Attendees</b>	Over 100

#### Overview

- 3.1 This Launch Event was an opportunity to inform local people about the neighbourhood plan process, and to receive views and opinions on the key issues that the Neighbourhood Plan should address.

#### Who was consulted

- 3.2 The aim was to engage with the local community and raise awareness and profile of the Neighbourhood Plan. Prior to the event, a publicity postcard was distributed to all households and information was displayed on the Fleckney Parish Council website and on A4 posters displayed around the village.

#### How were people consulted

- 3.3 The aim of the meeting was to provide attendees with an introduction to the neighbourhood planning process, an explanation of the benefits of producing a plan and information of the timescale over which it would be produced. In addition to this presentation an exercise was conducted amongst those present to find out what was good about the village, what was bad, what should be retained and what needed changing. Information was displayed around the room and a workshop session followed. Attendees were also encouraged to write any issues they felt to be relevant on post-it notes.
- 3.4 Following the launch, articles were placed in the Fleckney Communicata and a Neighbourhood Plan Newsletter was prepared and delivered to every household, both providing information on the next steps in the Neighbourhood Plan process following the Launch Event.

#### Issues, priorities and concerns raised

- 3.5 The workshop session concentrated on the three questions: -
- What is good about Fleckney? What makes the Village a good place to live and work?



- What is bad about Fleckney?
- What pressures affect the Village now and in the future?
- What needs to be saved or changed?

3.6 A summary of the responses is provided below. The number of responses to each of the issues identified is provided in brackets:

What makes our village a good place to live – 327 responses

- Surrounded by green fields/open space (56)
- Good shops, post office and public houses (49)
- Community spirit (44)
- It is a village (37)
- Good schools/preschools (21)
- Good doctors and dentist (20)
- Community Groups (14)
- It is quiet (13)
- Sports facilities (13)
- Youth/children facilities (10)
- Library (9)
- Churches (6)
- Access to larger towns (5)
- No 'A' roads (5)
- Duck pond and green in centre of village (5)
- Low crime rate (4)
- Free parking (3)
- Near to work (3)
- Buses (2)
- Village Hall (2)
- Diversity of houses (2)
- Responsible Parish Council (1)
- Affordable Housing (1)
- Allotments (1)
- Diversity of people (1)

What makes our village a bad place to live? – 248 responses

- Traffic/Road Safety (42)
- Roads/Infrastructure (31)
- Housing Development (26)
- Public Transport (23)
- Parking (20)
- Size and Condition of Footpaths (16)
- Doctor and Dentist Appointments (16)
- Flooding and Poor Drainage (10)
- Vandalism and Theft/Graffiti (9)

- Youth Facilities (6)
- Community and Play Facilities (6)
- Lack of Shops (5)
- Closure of Post Office (5)
- Dog Fouling (5)
- School Places (5)
- Poor Police Presence (4)
- Risk of losing rural nature (4)
- Over Population (3)
- Scruffy Appearance (3)
- Poor Street Lighting after 1am (2)
- Broadband (1)
- Fly Tipping (1)
- Grass Verges not cut (1)
- Only a few people care (1)
- No Funding for Library (1)
- Lack of Local Centre (1)
- Harborough District Council (1)

What are the pressures experienced as a result of development –  
142 responses

- Traffic, heavy vehicles in village and school (22)
- Preservation of rural land/green spaces (19)
- Saving Post Office and local businesses (15)
- Roads, Pavements Infrastructure (13)
- Size of School (12)
- Congestion in Village Centre (11)
- Population outstripping amenities (11)
- Preservation of character of village (9)
- Public Transport (8)
- Population Increase (8)
- Parking in Village Centre (7)
- Doctor/dentist (5)
- Higher police presence (1)
- Cost of shopping in village (1)

3.7 A number of suggestions were made about what needed changing, and these are summarised below. The number of responses to each of the issues identified is provided in brackets:

- Affordable Housing and bungalows (7)
- One-way system for Batchelor Road and Gladstone Street (2)
- Upgrading of services/facilities (1)
- Upgrading of roads and pavements (1)

- Supporting new business (1)
- Broadband (1)
- Traffic free cycle route (1)
- 20 mph speed limits (1)
- Restrictions to Industrial Estate (1)

How the Issues, Priorities and Concerns have been considered

- 3.8 The results gave a first indication of those matters which are important to residents and which need to be addressed by the Fleckney Neighbourhood Plan.

## 4. Stakeholder Workshop

<b>Dates</b>	6 <sup>th</sup> February 2017 (6pm)
<b>Venue</b>	Fleckney Baptist Church
<b>Format</b>	Stakeholder Workshop
<b>Publicity</b>	Stakeholders, including local landowners, businesses, clubs and societies were invited to the event
<b>Attendance</b>	39

### Overview

4.1 The Rural Communities Council (RCC) was commissioned by Fleckney Parish Neighbourhood Plan Steering Committee to organise and independently facilitate a consultation workshop of key local stakeholders. The aim of the event was to;

- provide background and context to the Fleckney Parish Neighbourhood Plan;
- provide stakeholders with an understanding of the process and the role they could play;
- provide an opportunity to input into the issues and priorities that they considered the Neighbourhood Plan should explore and;
- advise stakeholders of future opportunities to engage in the Neighbourhood Plan process and how to contribute in the preparation of the evidence for the plan.

### Who was consulted

4.2 The RCC developed a comprehensive list of stakeholder contacts who were invited to the event, including statutory consultation bodies, local landowners, developers operating in the area, local businesses, community organisations and public service providers.

### How were people consulted

4.3 Invites were sent to each of the identified stakeholder contacts. The workshop was divided into two parts. The first part consisted of a presentation and provided the background and context to the project. The next part of the workshop was more of an interactive process, with group working and discussions facilitated. The discussion took place within four groups, with each group asked to look at the key issues and opportunities for consideration

within the Fleckney Parish Neighbourhood Plan area. These were grouped under nine headings.

### Issues, priorities and concerns raised

4.4 A total of 39 stakeholders participated in the session.

4.5 The key discussion points recorded under each heading have been summarised and provided below:

#### History and Heritage

- Support for the protection of Fleckney's heritage assets, with specific mention made of industrial heritage, cottage industry, ridge and furrow, Millennium Wood, Leicestershire Round.
- Fleckney Historical Group could assist in the identification of buildings and points of interest
- S106 money could be used to support the Library and Museum

#### Open Spaces and Environment

- Flooding concerns around Kilby Road and Wistow
- Open spaces can be designated as Protected Green Space
- Maintain 'areas of separation' between villages
- Protection and maintenance of footpaths and creation of Cycle path's
- Pedestrianise Village Centre
- Improve village aesthetics and create more of a village centre
- Maintain countryside setting
- Seek net gain in ecology

#### Facilities and Services

- Can medical services cope with housing increases
- Scouts, Guides and Cubs need a new building and facilities
- Sport Centre and recreation need improved and more facilities
- Multi/shared use of community buildings
- Village green and pond is underused
- S106 funding could be provided from developments to provide for facilities and services



#### Traffic and Transport

- Concerns over impact of new housing on A6 which is already over capacity
- No support for development which would increase access to A5199
- Concern over increase in traffic in the village and the loss of car parking
- Support for and objection to a relief or link road to bypass the village
- Speeding traffic and HGVs
- Narrow roads and pavements, especially in the village

#### Employment and Business/Local Economy

- Seek evidence of need for a business innovation centre
- Industry should be located near Churchill Way Industrial Estate
- More shops would generate employment for local people

#### Housing

- Need for bungalows, affordable housing and that with residential care and facilities for elderly and disabled
- Mix of housing types and styles
- Housing should be located nearer the village centre
- Large, edge of village development can create isolated communities

#### Communications

- New development should be enabled for high speed broadband

#### Renewable Energy

- Housebuilders use current regulations
- New builds – a percentage could be ECO homes, incorporate solar panels

#### Vision for Fleckney

- Maintain countryside setting with easy access to the countryside

- Managed growth and positive improvements for the parish
- Safe built environment that takes account of the natural features of the village
- Build a thriving community with a sustainable village centre
- Heritage Trail

### How the Issues, Priorities and Concerns have been considered

- 4.6 The responses from the workshop were used to inform the preparation of the Parish-wide questionnaire.

## 5. Parish Wide Questionnaire

<b>Dates</b>	March – April 2017
<b>Venue</b>	Questionnaire Survey
<b>Format</b>	Questionnaire with supporting information
<b>Publicity</b>	A paper copy of the questionnaire was delivered to every household and business in the Neighbourhood Plan Area. The questionnaire survey was advertised in the Communicata and on the Fleckney Neighbourhood Plan website. Posters and banners were also displayed throughout the village.
<b>Attendance</b>	537 completed questionnaires

### Overview

- 5.1 In March 2017 Fleckney Parish Council distributed a paper copy of the questionnaire to all households and businesses in the Parish, inviting parishioners to set out their views on development in the Parish. The questionnaire was developed by the Neighbourhood Plan Steering Committee in conjunction with the RCC (Leicestershire and Rutland).
- 5.2 The questionnaire was designed to give an opportunity to provide comment and identify views on several matters and issues faced by the Parish including:
- What do you enjoy about living in the village;
  - What features/ facilities would be important for the village to have;
  - What existing features should be protected;
  - Impacts of flooding;
  - Use of public footpaths and bridleways, their quality and need for additional provision;
  - Any particular issues of concern faced by parishioners;
  - The quality and use of existing facilities and services, and demand for further facilities;
  - Quality of mobile reception and broadband;
  - Identification of future housing requirements, including housing type;
  - The amount of housing that should be provided for in the Parish and how the housing growth should be accommodated;

- Features that should be incorporated within new housing development and identification of concerns in relation to further housing development;
- Ranking of potential housing development sites;
- Identification of traffic issues, such as speeding and use of measures to control this, safety, parking and options to manage traffic;
- Quality and current and future potential use of bus services and cycleways;
- Support of the rural economy, employment land allocation and the type of businesses that would be supported;
- Where should Fleckney be in ten years' time

### Who was consulted

- 5.3 A paper copy of the questionnaire was distributed to each resident of Fleckney Parish and to each business within the Parish.

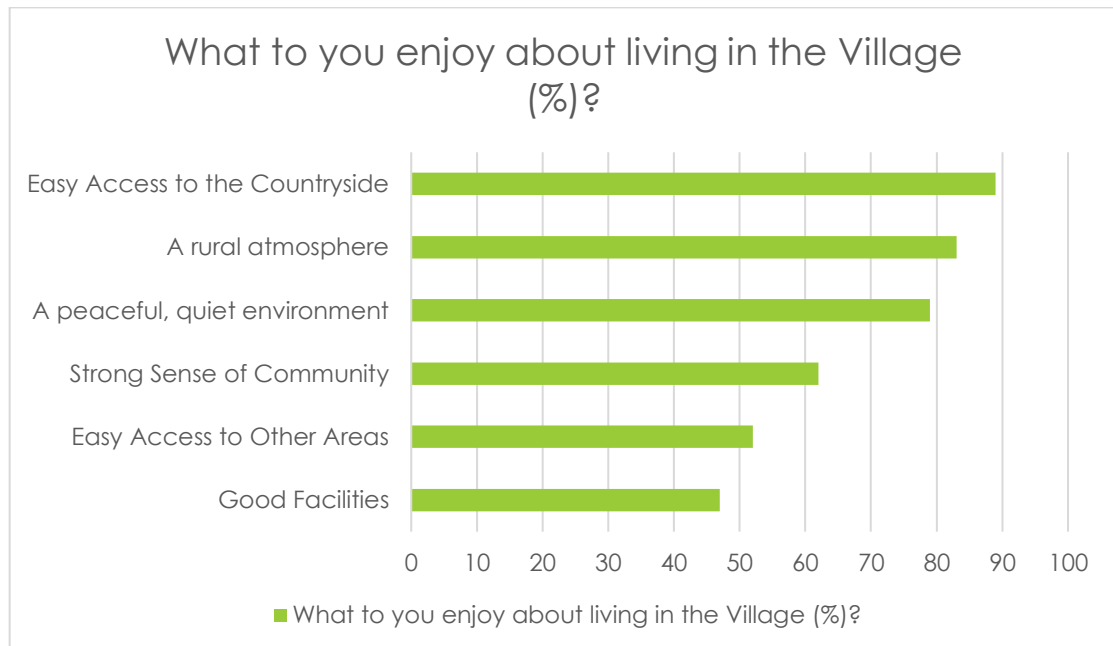
### How were people consulted

- 5.4 The questionnaire was prepared by the Fleckney Neighbourhood Steering Committee, in conjunction with the RCC (Leicestershire and Rutland) on behalf of Fleckney Parish Council. One paper copy of the questionnaire was distributed to every household in Fleckney Parish during March 2017 with the option for additional questionnaires to be provided on request. Paper copies of the questionnaire could be completed and returned to one of the designated drop-off points or completed online. All completed questionnaires had to be returned by 24 April 2017 and were entered into a prize draw. The consultation event was publicised on the Fleckney Neighbourhood Plan website as well as on banners and A4 posters, displayed around the village.

### Issues, priorities and concerns raised

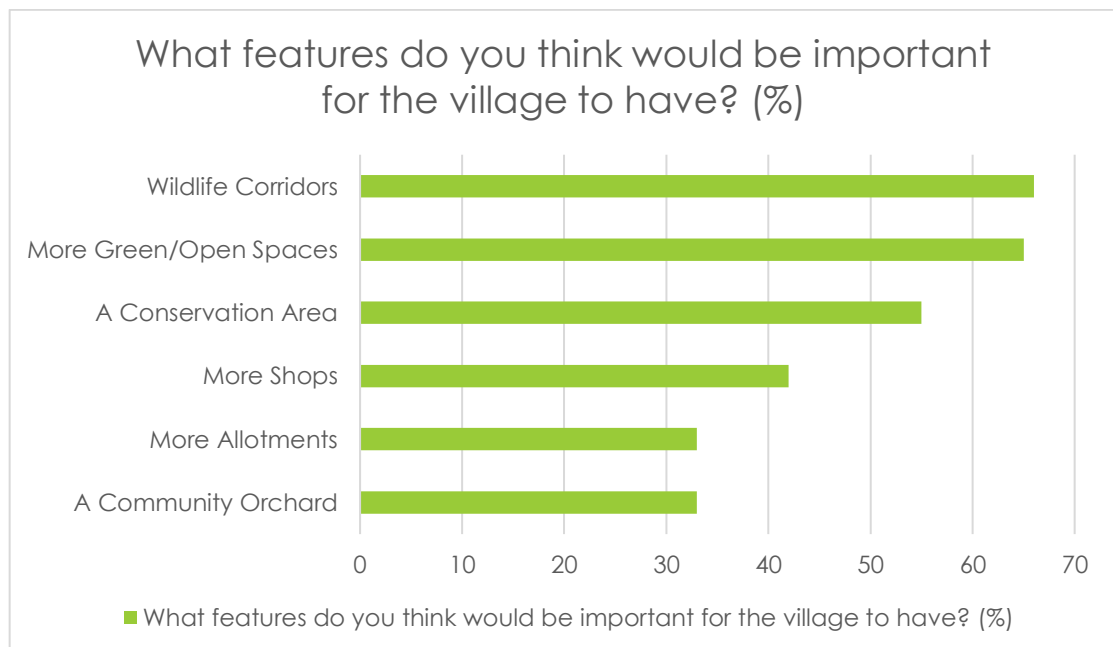
- 5.5 A total of 537 completed questionnaires were received to this survey, representing a response rate of approximately 27%. The results of the survey were made available on the Neighbourhood Plan website. Responses were received from across the parish and covered a broad range of ages and household types. The key issues that came out of the questionnaire are summarised below.
- 5.6 Responses to the questionnaire identified what parishioners enjoyed most about living in the village. Detailed in Table 1 below are the responses received along with the percentage that identified each of the issues:

Table 1:



5.7 Table 2 identifies the features considered to be most important for the village to have:

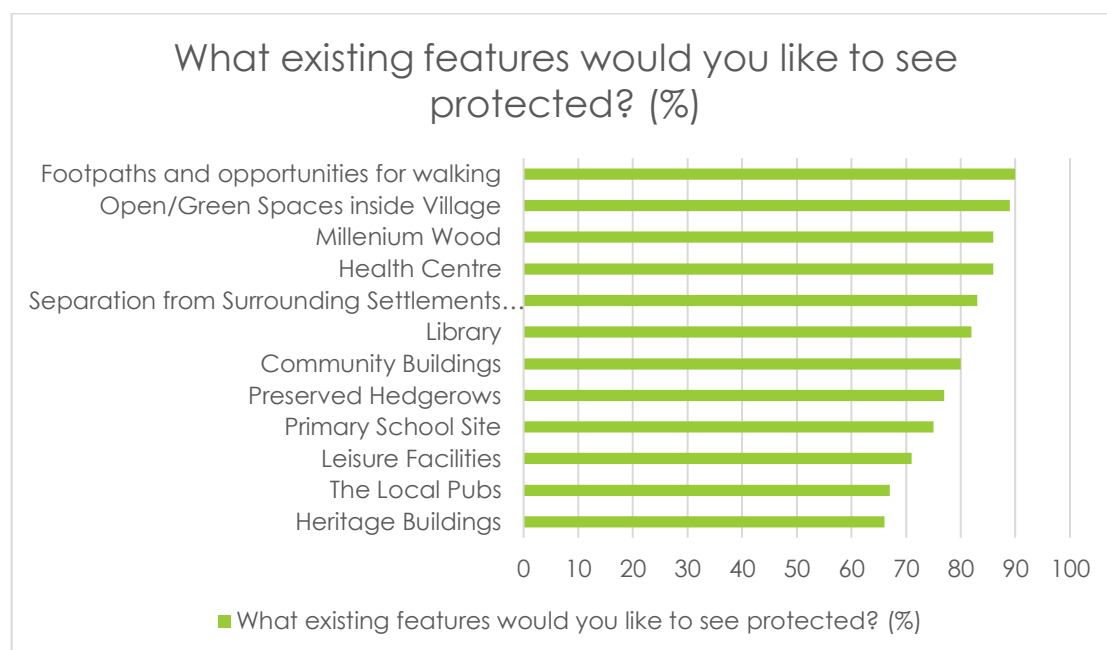
Table 2:



5.8 Table 3 identifies the existing features that parishioners would like to see protected;



Table 3:



5.9 When asked about flooding, most of the responses (91%) replied that they had not been directly affected by flooding in the last 10 years.

5.10 With respect to the frequency of use of public footpaths and bridleways, responses included daily (44%), weekly (36%) and monthly (15%). A total of 167 responses (65%) identified problems with particular footpaths and bridleways and 117 responses (73%) would like to see the creation of new footpaths and cycleways.

5.11 Detailed below are the issues that cause concern within the Village:

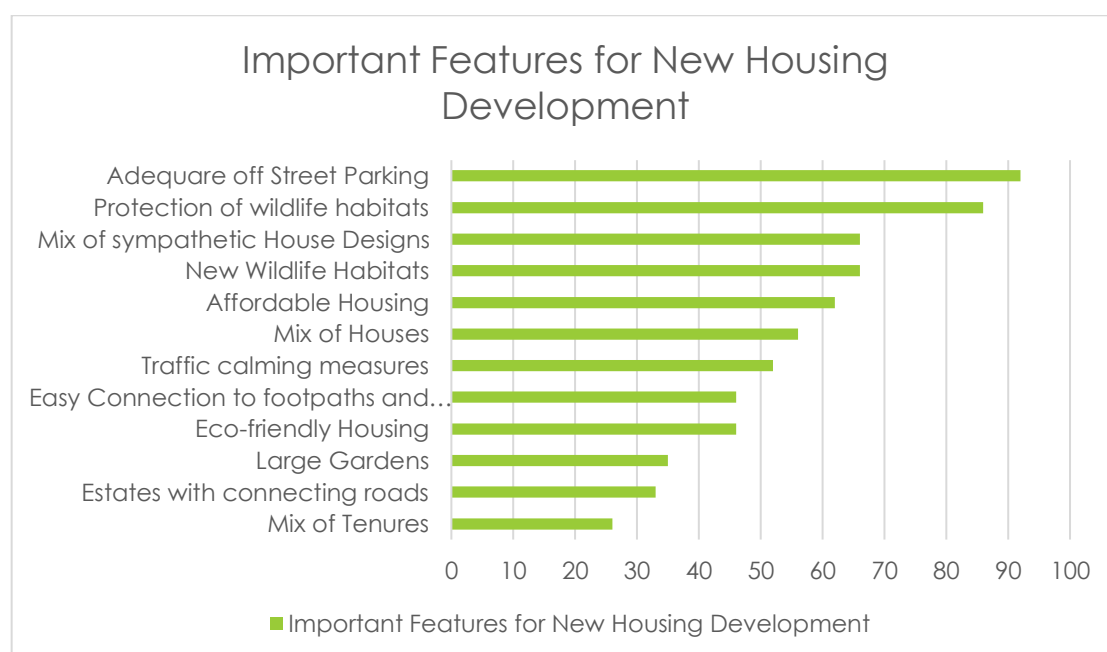
- Dog Fouling(79%)
- Litter (68%)
- Anti-social behaviour (61%)
- Removal of trees and hedges (57%)
- Condition of verges (44%)
- Crime (38%)
- Street Lighting (34%)
- Noise (25%)

5.12 With respect to the Village's facilities and services meeting current and future needs, the majority of responses rated the library, sports centre, sports facilities health centre, shops and the village hall as 'Good', although in all cases the percentage was below 50% for each. Other responses identified that there is a need for an improvement in these facilities. Other services, including childcare

facilities, playgroup and educational facilities, responses were generally a more even mix of 'Good' and 'Adequate'. However, the Post Office was identified as needing improvement.

- 5.13 There was support for additional facilities including a swimming pool, coffee shop, gym and recycling centre. The majority of responses (63%) supported the development of a new facility in the Village to provide accommodation for sports clubs, scouts and guide etc.
- 5.14 Over 50% of the responses considered mobile phone coverage, reliability of mobile phone reception, speed of broadband and reliability of broadband coverage to be 'Excellent' or 'Good'.
- 5.15 With respect to house type there was a need for starter homes (39%), bungalows (34%), 2 or more bedroom family homes (29%), flats/apartments (22%), supported housing (22%), 4+bed executive homes (16%), adapted/easy access homes (12%) and residential nursing care (12%)
- 5.16 Table 4 identifies the features considered to be important for any new housing development in the village:

Table 4:



- 5.17 The next question related to the number of new homes that should be planned for. The percentage of responses that supported each option are summarised below:
- Small groups of up to 20 dwellings spread across a variety of sites (71%)

- Larger groups of up to 50 dwellings spread across suitable sites (29%)
- All required dwellings provided on a number of larger suitable sites (13%)

5.18 There was significant support (91%) for new housing development to be located on brownfield sites. There was however concern that further housing development may have a negative impact on several issues:

- Roads and traffic (98%)
- Parking Issues (96%)
- Pressure on health services (96%)
- Loss of Green Spaces (94%)
- The Village losing its character (88%)
- Surface drainage and flooding (85%)
- Pressure on the school places (85%)

5.19 Views were then sought on the identification of potential sites for future housing development. A total of 10 sites were put forward and support was received to all sites, at varying levels. The most popular sites included Land adjacent to Churchill Way Industrial Estate (35%), Victoria Works, Saddington Road (31%) and Land at Fleckney Road (24%).

5.20 Several questions related to transport issues. There was overall support for vehicle activated radar speed signs with displays and for there to be a 20mph speed limit throughout the Village. Other responses identified concern over the condition, maintenance, safety and width of pavements, as well as the condition of the roads. There was support for alternative routes to be provided to reduce the traffic volume on existing roads through the Village.

5.21 Nearly half of those who responded (48%) said that they used the local bus services. There was a mix of responses relating to the level of service provided in terms of routes, timetable and costs.

5.22 A series of questions were put forward relating to the economy. The majority of those who responded (50%) do not work in the village. Work destinations include locations within Harborough District (22%), Leicester (36%) and other (42%).

5.23 In terms of the type of employment that should be encouraged locally, there was supported for a number of uses with the highest

levels of support for light industrial and manufacturing (63%), pubs, restaurant and cafes (62%), agricultural related uses (58%), community services (58%) and shops/retail uses (57%). However only 35% were of the opinion that more land should be allocated for employment uses. In terms of how any employment allocation should be provided, the most popular responses were for the development of Brownfield Land (85%) and the conversion of existing buildings (83%). Finally, 59% supported the allocation of land to accommodate the provision of a business centre.

### How the Issues, Priorities and Concerns have been considered

- 5.24 The responses from the questionnaire were used to inform and help prepare the (Pre-Submission) Draft Version of the Fleckney Neighbourhood Plan.

## 6. Drop-In Sessions

<b>Dates</b>	9 <sup>th</sup> June 2017, 4.00pm – 6.30pm and 10 <sup>th</sup> June 2017, 10.00am – 12.30pm.
<b>Venue</b>	Fleckney Library
<b>Format</b>	Community Drop In Event
<b>Publicity</b>	Article in the Communicata, Banners and A4 posters displayed around the village. Fleckney Neighbourhood Plan Website
<b>Attendance</b>	37

### Overview

- 6.1 This event was organised, with support from the RCC (Leicestershire and Rutland) so that local people could see the result of the parish-wide residents survey and to discuss the issues and options raised.

### Who was consulted

- 6.2 Prior to the event, banners and posters were displayed around the village, and an article was included within the Communicata, which is delivered to every household in the village. The event was also identified on the Fleckney Parish Neighbourhood Plan website.

### How were people consulted

- 6.3 On arrival, attendees were asked to complete a registration form and they were given the opportunity to provide their details requesting that they be kept updated on the Neighbourhood Plan process or if they wished to help with its preparation. Members of the Neighbourhood Plan Steering Group along with officers from the RCC, introduced the event and provided background information on the Neighbourhood Plan process. A display board was used to provide information outlining the background of the project.
- 6.4 A series of further display boards were also positioned around the room, each of which focused on a different topic related to the headings within the questionnaire as listed below: -
- Why Fleckney
  - Environment
  - Facilities and Services
  - Housing
  - Transport



- Business and the Local Economy
- Your Vision for the future of Fleckney

6.5 Having read each of the displays, attendees were asked to make any comments on the post-it notes provided. Attendees were also provided with blank slips to enable them to put forward any additional comments relevant to the project.

#### Issues, priorities and concerns raised

6.6 A report detailing the consultation results of the two drop in events was prepared and a summary of the responses received to each of the topics is provided below:

##### Environment – 8 responses

- Regular flooding to the bottom of Kirby Road
- Fly Tipping
- Speeding traffic
- Blocked drains
- Parking issues

##### Facilities and Service – 9 responses

- Support services such as garage (fuel), youth centre, external cash machine
- Difficult to book at doctors
- Mobile and Broadband operators

##### Housing – 7 responses

- Shortage of terraced housing
- Need more Eco homes
- Need adequate parking
- Housing should be centrally located

##### Transport – 9 responses

- Suggestions included, one way system, additional parking, improved bus service, cycleways

##### Business and the Local Economy – 2 responses

- Could Parish help with start up grants

##### Your Vision for the Future of Fleckney – 3 responses

- No support for a bypass
- Retain Fleckney as a village
- Daytime social facility would be good

How the Issues, Priorities and Concerns have been considered

- 6.7 The responses from the questionnaire were used to inform and help prepare the (Pre-Submission) Draft Version of the Fleckney Neighbourhood Plan.

## 7. Pre-Submission Consultation on the Draft Fleckney Neighbourhood Plan and Drop-In Sessions

<b>Consultation Date</b>	14 June 2018 – 16 July 2018
<b>Drop-in Sessions</b>	Friday 15 June 2018 (5pm to 8pm) and Saturday 16 June 2018 (10am to 12.30pm)
<b>Venue</b>	Fleckney Library
<b>Publicity</b>	Leaflet publicising the, and providing a summary of, the Pre-Submission Draft of the Plan delivered to all premises in the village. Advertised on the Neighbourhood Plan webpage with a copy of the Pre-Submission Draft of the Plan available to download. Documentation was made available at various locations throughout the Parish, namely the Library, and the Parish Council Office. Statutory consultees informed.
<b>Responses</b>	23 responses and 50 attended the Drop-In Sessions

### Overview

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

### Who was consulted

- 7.3 Fleckney Council publicised the draft neighbourhood plan to all those that live, work, or do business within the Parish and provided a variety of mechanisms to both view the plan and to make representations.
- 7.4 Fleckney Parish Council also formally consulted the statutory consultation bodies identified within Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012. (Appendix 1)
- 7.5 Representations from 23 individuals or organisations were received within the consultation period. A summary of these representations is attached in Appendix 3.

### How were people consulted

- 7.6 A leaflet publicising the Pre-Submission Draft of the Plan was delivered to all premises (household and businesses) within the Parish. A copy of the Pre-Submission Draft of the Neighbourhood Development Plan was made available to download, along with supporting documentation, on the Fleckney Parish Council Neighbourhood Plan website. A paper copy of the Draft Neighbourhood Plan was made available at the library and the Parish Council Office.
- 7.7 In addition, a Drop-In Sessions was held on Friday 15<sup>th</sup> June and Saturday 16<sup>th</sup> June 2018 at Fleckney Library. This provided an opportunity to examine the contents of the Plan and to discuss in detail with members of the Neighbourhood Plan Steering Committee.
- 7.8 Representations on the draft plan were invited using a comment form, which was also available on the website. Comments could also be returned by post or by email.

### Issues, priorities and concerns raised

- 7.9 The representations received have been reviewed and the detailed summary of representations (Appendix 3) provided an explanation of why changes have or have not been made to the Neighbourhood Plan.
- 7.10 Several comments gave rise to changes to the Draft Neighbourhood Plan in relation to a range of issues. These have been incorporated into the Submission version of the Neighbourhood Plan. Most of the changes have been minor and have not required major amendments to Plan policies or

proposals. The changes made can be summarised as amendments to policies, supporting paragraphs and mapping to provide detail, clarification or flexibility.

How the Issues, Priorities and Concerns have been considered

- 7.11 All comments received were considered by the Fleckney Parish Council and the Steering Committee and used to develop and improve the Neighbourhood Plan and the changes made have been incorporated into the Submission Version of the Neighbourhood Plan.

## 7. Conclusion

- 8.1 The publicity, engagement and consultation undertaken to support the preparation of the Fleckney Neighbourhood Plan has been open and transparent, with many opportunities provided for those that live, work, and do business within the Neighbourhood Area to contribute to the process, make comment, and to raise issues, priorities and concerns.
- 8.2 All statutory requirements have been met and a significant level of additional consultation, engagement, and research has been completed.
- 8.3 This Consultation Statement has been produced to document the consultation and engagement process undertaken and are considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012.

## Appendix 1: Pre-submission Draft Fleckney Neighbourhood Plan – Consultees

DCLG

Harborough District Council

Leicestershire County Council

Neil O'Brien MP

District Councillor Stephen Bilbie

District Councillor Charmain Wood

County Councillor Blake Pain

Wistow and Newton Harcourt Parish Meeting

Kibworth Beauchamp Parish Council

Saddington Parish Meeting

Shearsby Parish Council

Arnesby Parish Council

Kilby Parish Council

The Coal Authority

Homes England

Natural England

Environment Agency

Historic England

Highways England

Network Rail

Health and Safety Executive

Mobile Operators Association

NHS East Leicestershire And Rutland CCG

National Grid

Anglian Water

Severn Trent Water

Fleckney Primary School

Two Shires Medical Practice

Fleckney Medical Centre

Voluntary Action South Leicestershire

Voluntary Action Leicester

Leicestershire and Rutland Wildlife Trust

Churches Together (Harborough)

Seven Locks Housing

Leicestershire Diocesan Board of Finance

Age UK Leicester Shire & Rutland

Action for Blind People

Federation of Muslim Organisations Leicestershire (FMO)

International Punjab Society (Midlands)

Action Deafness

GATE (Gypsy and Traveller Equality)

Leicestershire Ethnic Minority Partnership

Ancient Monuments Society  
CPRE (Leicestershire)  
National Farmers Union  
Country Land and Business Association  
Sport England  
Leicester-Shire & Rutland Sport  
Federation of Small Businesses  
Local Policing Body  
Harborough North Local Policing Unit  
Bellway Homes East Midlands  
David Wilson Homes East Midlands  
Persimmon Homes  
Gladman Developments  
Wheatcroft Properties Ltd  
Besh Limited t/a Shire Homes  
Everards Brewery Ltd C/O APB Leicester Chartered Surveyor  
Local businesses  
Churches  
Recreation bodies  
Fleckney History Group  
Fleckney Community Library  
Fleckney Village Hall Management Committee  
Co-op supermarket  
Post Office  
Owners of Local Green Spaces  
Owners of heritage sites  
Arriva Midlands  
Centrebus Midlands  
Beaver Bus



## Appendix 2: Pre-submission Draft Fleckney Neighbourhood Plan – Representors

D Parlby  
Persimmon Homes  
Sport England  
Historic England  
Shire Homes  
Police Commissioner  
Federation of Small Businesses  
National Farmers Union  
Highways England  
National Grid  
Severn Trent  
M A Wardle  
K M Eastbury  
Harborough District Council  
Natural England  
Arnesby Parish Council  
N & G Holman  
Catesby Estates  
Environment Agency  
Gladman Developments  
S Wavat  
Leicestershire County Council  
Anglian Water

## Appendix 3: Pre-submission Fleckney Neighbourhood Plan – Summary of Consultation Responses

**Fleckney Neighbourhood Plan Consultation Working Document**

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
<b>General</b>	Sharen Ravat	I write (belatedly) to offer my support for your well thought out neighbourhood plan.	Noted	No change
<b>General</b>	Mrs M A Wardle	<p>Having read through both copies of proposed plans and "Summary of Policies" sent with the Fleckney Communication I wish to comment on the following:</p> <p>1. I agree with all sections F1-F20. Thank you 'planning committee' you have done a great comprehensive coving of all aspects of our village life.</p> <p>Thank you for taking time to consider my thoughts. I appreciate your time.</p>	Noted	No change
<b>General</b>	D Parlby	A good joined up plan. Significant development will take place so I think priorities should be: Ensuring design and layout reflects the existing village, development of a footpath network around the village.	Noted	No change
<b>General</b>	Arnesby Parish Council	Arnesby Parish Council generally supports the Fleckney Parish Council Neighbourhood Plan. However, Arnesby Parish Council would appreciate being alerted to any development proposal on Arnesby Road as this would have a serious impact on local roads and road junctions.	Noted. Responsibility for consultation on planning applications lies with Harborough District Council.	No change

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
<b>General</b>	Federation of Small Businesses	Thank you very much for this information John. While we are not able to comment on individual neighbourhood plans, I attach out Best in Class document which we use for discussions with local councils, which contains elements on Planning as a key issue.	Noted	No change
<b>General</b>	Environment Agency	Thank you for giving the Environment Agency the opportunity to comment on your Draft Neighbourhood Plan. The (lack of) environmental constraints within the defined Limits of Development are such that we have no bespoke comment to make on the Draft Plan as submitted.	Noted	No change
<b>General</b>	Natural England	<p>Thank you for your consultation on the above dated 4 June 2018.</p> <p>Natural England is a non departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p>	Noted. The Neighbourhood Plan has drawn on evidence provided by the Leicestershire & Rutland Environmental Records Centre. The Plan also uses the 2007 Harborough District Landscape Character Assessment to provide information about the landscape character of the area. Agricultural Land Quality will be a consideration if sites are allocated for development.	No change

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>For any further consultations on your plan, please contact: <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a></p> <p>Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities</p> <p>Natural environment information sources</p> <p>The Magic 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 <a href="#">here</a>.</p> <p>Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found <a href="#">here</a><sup>3</sup>. Most of these will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Your</p>		

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<p>local planning authority should be able to supply you with the locations of Local Wildlife Sites.</p> <p>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 <a href="#">here</a>.</p> <p>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.</p> <p>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.</p>		

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<p>General mapped information on soil types and Agricultural Land Classification is available (under 'landscape') on the Magic website and also from the LandIS website<sup>6</sup>, which contains more information about obtaining soil data.</p> <p>Natural environment issues to consider</p> <p>The National Planning Policy Framework sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance sets out supporting guidance.</p> <p>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.</p> <p>Landscape</p> <p>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.</p>		

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<p>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.</p> <p>Wildlife habitats</p> <p>Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here), such as Sites of Special Scientific Interest or Ancient woodland<sup>10</sup>. 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.</p> <p>Priority and protected species</p> <p>You'll also want to consider whether any proposals might affect priority species (listed here) or protected species. To help you do this, Natural England has produced advice here to help understand the impact of particular developments on protected species.</p>		



Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<p>Best and Most Versatile Agricultural Land</p> <p>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.</p> <p>Improving your natural environment</p> <p>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:</p> <p>Providing a new footpath through the new development to link into existing rights of way.</p> <p>Restoring a neglected hedgerow.</p>		

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<p>Creating a new pond as an attractive feature on the site.</p> <p>Planting trees characteristic to the local area to make a positive contribution to the local landscape.</p> <p>Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.</p> <p>Incorporating swift boxes or bat boxes into the design of new buildings.</p> <p>Think about how lighting can be best managed to encourage wildlife.</p> <p>Adding a green roof to new buildings.</p> <p>You may also want to consider enhancing your local area in other ways, for example by:</p> <p>Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.</p> <p>Assessing needs for accessible green space and setting out proposals to address any deficiencies or enhance provision.</p>		

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<p>Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this).</p> <p>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).</p> <p>Planting additional street trees.</p> <p>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.</p> <p>Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).</p>		
<b>General</b>	Shire Homes	<p>My clients, Besh Limited T/A Shire Homes own approximately 2.6 hectares of land at High Street, Fleckney which includes land which is referred to in the draft Neighbourhood Plan(NP) as the site of the proposed Fleckney Plaza (policy F20 refers).</p> <p>The NP also refers to my client's planning application (reference 17/02146/FUL) for residential development together with a three storey building accommodating shops and flats, a new public</p>	Noted	No change

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		plaza, replacement car parking and a location for a new scout hut. The application has been the subject of discussion with the Neighbourhood Plan Group and the wider Parish Council.		
<b>General</b>	Leicestershire County Council	<p>The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and also makes decisions on mineral and waste development.</p> <p>Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations or any future development planned for your neighbourhood.</p> <p>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</p>	There are no mineral or waste safeguarding areas in Fleckney Parish.	No change

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		areas or if any proposed neighbourhood plan policies may impact on minerals and waste provision.		
<b>General</b>	Leicestershire County Council	The County Council through its Environment Strategy and Carbon Reduction Strategy is committed to reducing greenhouse gas emissions in Leicestershire and increasing Leicestershire's resilience to the predicted changes in climate. Neighbourhood Plans should in as far as possible seek to contribute to and support a reduction in greenhouse gas emissions and increasing the county's resilience to climate change.	Noted	No change
<b>General</b>	Leicestershire County Council	<p>The NPPF encourages the effective use of brownfield land for development, provided that it is not of high environmental/ecological value. Neighbourhood planning groups should check with DEFRA if their neighbourhood planning area includes brownfield sites. Where information is lacking as to the ecological value of these sites then the Neighbourhood Plan could include policies that ensure such survey work should be carried out to assess the ecological value of a brownfield site before development decisions are taken.</p> <p>Soils are an essential finite resource on which important ecosystem services such as food production, are dependent on. They therefore should be enhanced in value and protected from adverse effects of unacceptable levels of pollution. Within the governments "Safeguarding our Soils" strategy, DEFRA have</p>	Noted	No change

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<p>produced a code of practice for the sustainable use of soils on construction sites which could be helpful to neighbourhood planning groups in preparing environmental policies.</p> <p>High quality agricultural soils should, where possible be protected from development and where a large area of agricultural land is identified for development then planning should consider using the poorer quality areas in preference to the higher quality areas. Neighbourhood planning groups should consider mapping agricultural land classification within their plan to enable informed decisions to be made in the future. Natural England can provide further information and Agricultural Land classification.</p>		
<b>General</b>	Leicestershire County Council	<p>While we cannot comment in detail on plans, you may wish to ask stakeholders to bear the Council's Equality Strategy 2016-2020 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:</p> <p><a href="http://www.leicestershire.gov.uk/sites/default/files/field/pdf/2017/1/30/equality-strategy2016-2020.pdf">www.leicestershire.gov.uk/sites/default/files/field/pdf/2017/1/30/equality-strategy2016-2020.pdf</a></p>	The Neighbourhood Plan will be the subject of an Equalities Impact Assessment.	An Equalities Impact Assessment of the Neighbourhood Plan be undertaken.
<b>Vision</b>	Persimmon	The comment within Vision that states, 'The impact on traffic on village life has been reduced' is by nature contradictory to the comment also in the Vision that says, 'Fleckney has met its	Agreed. The scale of development now planned for Fleckney will lead to increased traffic flows	The Neighbourhood Plan Vision (traffic) be amended to: "The impact of traffic on

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		strategic and housing and employment requirements.’ The two approved sites (and proposed infill sites) within Fleckney that are allocated within the Neighbourhood Plan – Kirby Road and Fleckney Road – will inevitably create a change in the level of traffic impacts.	through the village. Nonetheless, traffic issues remain a significant concern for local people and it is important that this is reflected in the Plan’s objectives	village life has been minimised.”
<b>Countryside General</b>	National Farmers Union	<p>Thank you for consulting the NFU about the neighbourhood development plan. Our general comments on the neighbourhood plan are as follows:-</p> <p>The NFU has 4,800 farmer members out of the 6,000 farmers in the East Midlands region who are commercial farmers. About 70 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:-</p> <ul style="list-style-type: none"> <li>- 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).</li> <li>- Farm and rural diversification. Some farmers will be in a good position to diversify into equine businesses, on farm leisure</li> </ul>	Noted. Provision for the re-use and adaptation of rural buildings and rural worker accommodation is addressed by Policy F10.	No change

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<p>and tourism and in other sectors which will help boost the local economy and support the farm business.</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> </ul> <p>Fast broadband and mobile connectivity. Rural businesses depend on these but so often these are not provided and planning can be an obstacle to their provision rather than the enabler that it should be.</p> <p>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</p>		



Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		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		
<b>F1</b>	HDC	<p>Policy F1 Countryside - Policies map shows the Limits to Development extending beyond the designated NDP area in 2 places. NDP policies can only apply to the neighbourhood area.</p> <p>F1 – Countryside: it would be useful to have the map showing limits to development close to this policy text</p>	The map on Neighbourhood Plan page 26 makes it clear that the Limits to Development outside the Neighbourhood Area are indicative only.	No change
<b>F1</b>	Leicestershire County Council	The County Council would like to see the inclusion of a local landscape assessment taking into account Natural England's Landscape character areas; LCC's Landscape and Woodland Strategy and the Local District/Borough Council landscape character assessments. 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' Advisory Document (2006) published by English Heritage.	Policy F1 seeks to protect the countryside for the sake of its intrinsic character, beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Policy F7 expects new development to contribute positively to the creation of well-designed buildings and spaces.	No change

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
<b>F1</b>	Gladman	<p>Policy F1: Countryside</p> <p>This policy seeks to protect the countryside for the sake of its intrinsic character, its beauty, the diversity of its landscapes, its heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. This does not accord with the Framework which seeks for these attributes to be recognised and be a consideration in the planning balance when considering a development proposal but not explicitly protected.</p> <p>Gladman object to the use of rigid settlement limits if these would preclude otherwise sustainable development from coming forward. The Framework is clear that development which is sustainable should go ahead without delay. The use of Limits to Development to arbitrarily restrict suitable development from coming forward on the edge of settlements does not accord with the positive approach to growth required by the Framework.</p> <p>Further, the approach to using Limits to Development is in direct conflict with the proposed approach in the emerging Local Plan which favours a flexible criterion based approach. The proposed Local Plan approach whilst being flexible will ensure development proposals are suitable and sustainable in relation to the settlement concerned, allowing the Local Plan to adapt to rapid</p>	<p>Policy F1 recognises the intrinsic character and beauty of the countryside in accordance with the NPPF.</p> <p>The policy itself has been carefully-crafted to allow sustainable development to take place in the context of the character and appearance of the Plan area. It focuses new development to areas within defined limits to development.</p> <p>Paragraph 2.6 makes it clear that the whole of the area of separation lies within Saddington parish and the protection of this area is addressed by the Saddington Neighbourhood Plan.</p>	No change

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<p>change. To minimise conflict Gladman suggest that this approach is revisited to support the direction of the emerging Local Plan.</p> <p>Gladman also note that reference is made to the area of separation between Fleckney and Saddington and that there are outstanding objections to this designation in the Saddington Neighbourhood Plan. Gladman suggest that pending the outcome of the Saddington Neighbourhood Plan examination that this reference is deleted from the FNP.</p>		
<b>F2</b>	HDC	<p>Policy F2 – the ‘Fleckney Round’ project is one supported by DC policy for Greenways.</p> <p>Policy Map – Housing - See comment at Policy F1 (Countryside). NDP policies for Fleckney can't propose / show anything beyond the designated NDP area.</p>	<p>Comments on Policy F2 are noted.</p> <p>The map on Neighbourhood Plan page 26 makes it clear that the Limits to Development outside the Neighbourhood Area are indicative only.</p>	No change
<b>F2</b>	Leicestershire County Council	<p>Green infrastructure (GI) is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities, (NPPF definition). As a network, GI includes parks, open spaces, playing fields, woodlands, street trees, cemeteries/churchyards allotments and private gardens as well</p>	<p>The Grand Union Canal should be recognised as a Sub-Regional Green Infrastructure Corridor.</p>	<p>Paragraph 2.8 be amended to: “Fleckney has an extensive network of footpaths and bridleways both within the village and outside it into the surrounding</p>

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<p>as streams, rivers, canals and other water bodies and features such as green roofs and living walls.</p> <p>The NPPF places the duty on local authorities to plan positively for a strategic network of GI which can deliver a range of planning policies including: building a strong, competitive economy; creating a sense of place and promote 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 environment. Looking at the existing provision of GI networks within a community can influence the plan for creating &amp; enhancing new networks and this assessment can then be used to inform CIL (Community Infrastructure Levy) schedules, enabling communities to potentially benefit from this source of funding.</p> <p>Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for their community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy. Through the Neighbourhood Plan and discussions with the Local Authority Planning teams and</p>		<p>countryside. This includes a link to the Grand Union Canal- part of the Sub-region's Strategic Green Infrastructure network. The village footpaths are well used by dog walkers and people moving around the village to shop, go to school and to visit friends and families."</p>

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		potential Developers communities are well placed to influence the delivery of local scale GI networks.		
<b>F3</b>	Shire Homes	<p>Policy F3 refers to the policies map. It is unclear which map is referred to.</p> <p>Shires have acknowledged the Brook and the tree preservation orders to be included in their development.</p> <p>The policy should be supported by evidence demonstrating the ecological value of each of the identified features and habitat to allow a decision maker to apply policy effectively and with confidence.</p> <p>The wording of the policy should be amended to accord with the Framework that says planning authorities should only refuse planning permission where any significant harm resulting from a development cannot be avoided, adequately mitigated or as a last resort compensated for.</p>	<p>Ecology features and habitats are shown on the map at page 13. Nonetheless, the inclusion of Policy Maps showing all policies could be a useful addition.</p> <p>The Neighbourhood Plan has drawn on evidence provided by the Leicestershire &amp; Rutland Environmental Records Centre to identify habitats and notable species that have been recorded locally. Nonetheless, the Fleckney PC Website should be updated to include the Neighbourhood Plan evidence base.</p> <p>The NPPF does not state that planning authorities should 'only' refuse planning permission where</p>	<p>Policy Maps be added to clearly illustrate all plan policies.</p> <p>The Parish Council website be amended to include the Neighbourhood Plan evidence base.</p>

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
			any significant harm resulting from a development cannot be avoided, adequately mitigated or as a last resort compensated for.	
<b>F3</b>	Shire Homes	<p>My clients support the preparation of this Plan and the formulation of policy F3 which includes the identification of Fleckney Brook as a linear ecology feature/habitat. Part of Fleckney Brook passes through my clients land at High Street. Policy F3 refers to the Policies Map. It is unclear whether this is the Ecology and Biodiversity Plan or another Plan elsewhere within the NP.</p> <p>Fleckney Brook has no recognized ecological status, however, it is assessed in the ecological appraisal that accompanies the above referenced planning application as being a 'potentially important habitat feature for faunal species'. Accordingly, the development proposal referred to includes for the retention and enhancement of the water feature within the residential development layout as advocated by policy F3.</p> <p>Paragraph 2.23 This paragraph records the current Tree Preservation Orders in the village, which include an Order at High Street dating from 1995. My clients are aware of the Order and the trees the subject of it have been assessed in an Arboricultural</p>	<p>Ecology features and habitats are shown on the map at page 13. Nonetheless, the inclusion of Policy Maps showing all policies could be a useful addition.</p> <p>Comments concerning Fleckney Brook and TPOs noted.</p>	Policy Maps be added to clearly illustrate all plan policies.

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		Assessment that was submitted with the above referenced planning application. The trees the subject of the Order are proposed to be retained within the residential development layout.		
<b>F3</b>	Gladman	<p>Recognising the intentions of this policy, Gladman suggest that the wording of the policy is amended to accord with the Framework which seeks for any impacts on ecological features to be minimised. Paragraph 118 of the Framework states that when determining applications, local planning authorities should aim to conserve and enhance biodiversity and only refuse planning permission where any significant harm resulting from a development cannot be avoided, adequately mitigated or as a last resort compensated for.</p> <p>This policy should also be supported by evidence demonstrating the ecological value of each of the identified features and habitats to allow a decision maker to apply the policy effectively and with confidence.</p>	<p>The Neighbourhood Plan has drawn on evidence provided by the Leicestershire &amp; Rutland Environmental Records Centre to identify habitats and notable species that have been recorded locally. Nonetheless, the Fleckney PC Website should be updated to include the Neighbourhood Plan evidence base.</p> <p>The NPPF does not state that planning authorities should 'only' refuse planning permission where any significant harm resulting from a development cannot be avoided, adequately</p>	The Parish Council website be amended to include the Neighbourhood Plan evidence base.

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
			mitigated or as a last resort compensated for.	
<b>F3</b>	Leicestershire County Council	<p>The Natural Environment and Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their duties, to the purpose of conserving biodiversity. The National Planning Policy Framework (NPPF) clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment 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 on enhancing biodiversity and habitat connectivity such as hedgerows and greenways.</p> <p>The Leicestershire and Rutland Environmental Records Centre (LRERC) can provide a summary of wildlife information for your Neighbourhood Plan area. This will include a map showing nationally important sites (e.g. Sites of Special Scientific Interest); locally designated Wildlife Sites; locations of badger setts, great crested newt breeding ponds and 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</p>	<p>The Neighbourhood Plan has drawn on evidence provided by the Leicestershire &amp; Rutland Environmental Records Centre to identify habitats and notable species that have been recorded locally. Nonetheless, the Fleckney PC Website should be updated to include the Neighbourhood Plan evidence base.</p>	<p>The Parish Council website be amended to include the Neighbourhood Plan evidence base.</p>



Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		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.		
<b>Water Management</b>	Severn Trent	<p>Severn Trent has provided site specific comments to the planning applications. We would however, advise that all the site is designed and constructed in line with current best practice, in particular the use of Sustainable Drainage Systems (SuDS) to manage surface water flows and the drainage hierarchy which is specified in paragraph 80 of the Planning Practice Guidance (PPG)(Reference ID: 7-080-20150323).</p> <p>The use of the above principles supports sustainable development and enable appropriate growth to occur.</p> <p>For your information we have set out some general guidelines that may be useful to you.</p> <p>Position Statement</p> <p>As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site</p>	Noted	<p>Policy F5 be deleted.</p> <p>An additional sentence to be added to paragraph 2.25:</p> <p>“SuDS should ensure that the peak rate of run-off over the lifetime of the development, allowing for climate change, is no greater for the developed site than it was for the undeveloped site.”</p>

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<p>specific locations are confirmed by local councils we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.</p> <p>Sewage Strategy</p> <p>Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.</p> <p>Surface Water and Sewer Flooding</p> <p>We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets</p>		

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<p>out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.</p> <p>We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.</p> <p>To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system.</p> <p>More details can be found on our website <a href="https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/">https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/</a></p>		

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		<p>Water Quality</p> <p>Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.</p> <p>Water Supply</p> <p>When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts. We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.</p>		

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		<p>Water Efficiency</p> <p>Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.</p> <p>We recommend that in all cases you consider:</p> <ul style="list-style-type: none"> <li>•Single flush siphon toilet cistern and those with a flush volume of 4 litres.</li> <li>•Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.</li> <li>•Hand wash basin taps with low flow rates of 4 litres or less.</li> <li>•Water butts for external use in properties with gardens.</li> </ul>		
<b>Water Management</b>	Anglian Water	Thank you for the opportunity to comment the Fleckney Neighbourhood Plan. The following response is submitted on behalf of Anglian Water.	Noted	No change

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		It would appear that Fleckney Parish is located outside of our area of responsibility. (We serve part of Harborough District but not Fleckney Parish). Therefore we have no comments relating to the Neighbourhood Plan.		
<b>Water Management</b>	Leicestershire County Council	<p>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.</p> <p>The LLFA is not able to:</p> <ul style="list-style-type: none"> <li>• Prevent development where development sites are at low risk of flooding or can demonstrate appropriate flood risk mitigation.</li> </ul>	Noted	<p>Policy F5 be deleted. Paragraphs 2.25-2.26 be replaced with the following:                      ‘The Plan area is almost entirely situated on a bedrock of mudstone with superficial glacial till (‘boulder clay’) on the higher ground and alluviums of clays silts sands and gravels, in the lowland. The effect of predominantly clay bedrock is poorly draining soil on which, at times of high rainfall, surface water either accumulates in puddles or runs off</p>

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<ul style="list-style-type: none"> <li>• Use existing flood risk to adjacent land to prevent development.</li> <li>• Require development to resolve existing flood risk.</li> </ul> <p>When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points:</p> <ul style="list-style-type: none"> <li>• Locating development outside of river (fluvial) flood risk (Flood Map for Planning (Rivers and Sea)).</li> <li>• Locating development outside of surface water (pluvial) flood risk (Risk of Flooding from Surface Water map).</li> <li>• Locating development outside of any groundwater flood risk by considering any local knowledge of groundwater flooding.</li> <li>• 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.</li> <li>• Watercourses and land drainage should be protected within new developments to prevent an increase in flood risk.</li> </ul> <p>All development will be required to restrict the discharge and retain surface water on site in line with current government policies. This should be undertaken through the use of</p>		<p>quickly. The result is a propensity to localised surface water flooding. Therefore, developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). SuDS should ensure that the peak rate of run-off over the lifetime of the development, allowing for climate change, is no greater for the developed site than it was for the undeveloped site.</p> <p>Flood Zones refer to the probability of river flooding, ignoring the presence of defences. Most of the Parish is in Flood Risk Zone 1. Land and property in Flood</p>

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		<p>Sustainable Drainage Systems (SuDS). Appropriate space allocation for SuDS features should be included within development sites when considering the housing density to ensure that the potential site will not limit the ability for good SuDS design to be carried out. Consideration should also be given to blue green corridors and how they could be used to improve the bio-diversity and amenity of new developments, including benefits to surrounding areas.</p> <p>Often ordinary watercourses and land drainage features (including streams, culverts and ditches) form part of development sites. The LLFA recommend that existing watercourses and land drainage (including watercourses that form the site boundary) are retained as open features along their original flow path, and are retained in public open space to ensure that access for maintenance can be achieved. This should also be considered when looking at housing densities within the plan to ensure that these features can be retained.</p> <p>LCC, in its role as LLFA will not support proposals contrary to LCC policies.</p>		<p>Zone 1 have a low probability of flooding. However, Flood Risk Zones 2 and 3 are identified to east of village centre around Fleckney Brook.</p> <p>There have also been incidents of sewer flooding in the village, including Badcock Way, Kilby Road, Lamplighters, Manor Road, Orchard Street and School Street.</p> <p>There are well-established national and local policies that manage development and flood risk, so there is no need for the Neighbourhood Plan to duplicate them. In particular, emerging Local Plan Policy CC3 concerns the</p>



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				management of flood risk, while Policy CC4 concerns sustainable drainage.'
<b>F5</b>	HDC	F5 – Water Management: The reference to feasibility assessments is not entirely clear what it refers to. Suggest instead replacing with text to explain that SUDS will be expected to be incorporated into developments, where necessary to ensure that the peak rate of run-off over the lifetime of the development, allowing for climate change, is no greater for the developed site than it was for the undeveloped site. This wording (mirroring LP Policy CC4) recognises the main purpose of SUDs and that not all development will require their use.	Agree	Policy F5 be deleted. Paragraphs 2.25-2.26 be replaced with the following: 'The Plan area is almost entirely situated on a bedrock of mudstone with superficial glacial till ('boulder clay') on the higher ground and alluviums of clays silts sands and gravels, in the lowland. The effect of predominantly clay bedrock is poorly draining soil on which, at times of high rainfall, surface water either accumulates in puddles or runs off quickly. The result is a propensity to

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				<p>localised surface water flooding. Therefore, developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). SuDS should ensure that the peak rate of run-off over the lifetime of the development, allowing for climate change, is no greater for the developed site than it was for the undeveloped site.</p> <p>Flood Zones refer to the probability of river flooding, ignoring the presence of defences. Most of the Parish is in Flood Risk Zone 1. Land and property in Flood Zone 1 have a low probability of</p>

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				<p>flooding. However, Flood Risk Zones 2 and 3 are identified to east of village centre around Fleckney Brook. There have also been incidents of sewer flooding in the village, including Badcock Way, Kilby Road, Lamplighters, Manor Road, Orchard Street and School Street. There are well-established national and local policies that manage development and flood risk, so there is no need for the Neighbourhood Plan to duplicate them. In particular, emerging Local Plan Policy CC3 concerns the management of flood risk, while Policy CC4</p>

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				concerns sustainable drainage.'
<b>F6</b>	Historic England	<p>Thank you for consulting Historic England about your Neighbourhood Plan.</p> <p>The area covered by your Neighbourhood Plan encompasses the Grand Union Canal in Harborough Conservation Area and includes a number of important designated heritage assets including G11* Church of St Nicholas and G11s Wolsey House and The manor House and Flanking wall. 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.</p> <p>If you have not already done so, we would recommend that you speak to the planning and conservation team at Harborough District Council together with the staff at Leicestershire 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 (<a href="http://www.heritagegateway.org.uk">www.heritagegateway.org.uk</a>).</p>	<p>Fleckney History Group have supported the identification of Features of Local Heritage Interest set out in Appendix 1 of the Neighbourhood Plan.</p> <p>Designated heritage assets, including the Grand Union Canal are not currently shown.</p>	Policy Maps be added to identify designated heritage assets.

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<p>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.</p> <p>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:-</p> <p>&lt;<a href="https://historicengland.org.uk/advice/planning/planmaking/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/planmaking/improve-your-neighbourhood/</a>&gt;</p>		
<b>F7</b>	Shire Homes	<p>This policy seeks to ensure that only development that reflects local buildings that have a distinctive and traditional will be supported. Five additional criteria are also listed. My clients support the intention of the policy and the design of the houses proposed as part of their planning application have sought to reflect features from houses such as the one shown in Figure 4 of the NP. It should be noted, however, that when major developments are being designed, developers typically use 'house types' rather than bespoke designs for each plot. My clients propose nearly fifty dwellings (excluding the flats proposed) by utilizing six house types which take design cues from the older, more attractive houses in the village (with variations to take account of particular locations on the site or relationships with existing or proposed dwellings). This is</p>	<p>Fleckney has been subjected to standard, 'identikit' homes that typify new developments built by some house builders. Some of our housing looks the same as developments elsewhere and could be anywhere in the country. Too often new developments are dominated by the same, identikit designs that bear no resemblance to local character.</p>	No change

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		considered an appropriate design response to the site which takes account of the need to try to improve distinctiveness in new development.	We want to ensure new developments reflect Fleckney's distinctive and traditional character.	
<b>F7</b>	Gladman	<p>The criterion regarding increased traffic volume does not accord with the Framework. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. When considering traffic impacts in the FNP, paragraphs 6.8-6.10 refer to the results of Cumulative Development Traffic Impact Study which found that there is available capacity at each of the links or junctions considered in Fleckney.</p> <p>Current evidence suggests that there is highway capacity through Fleckney and it is not clear how it would therefore be determined that a development proposal has significantly increased the volume of traffic. This criterion should therefore be removed from the policy.</p>	<p>There are strong local concerns about and increase in transport movements and their effect on the local highway network. These impacts were considered during a recent planning inquiry (APP/F2415/W/17/318240 9). The independent Inspector concluded that a comprehensive assessment of the potential effects of the proposal on highway safety shows that, subject to mitigation, that development would not result in any unacceptable impacts within Fleckney. There was no substantive evidence to the contrary. Nonetheless, it is important that local</p>	<p>Criterion 4 of Policy F7 be amended to: "have no significantly detrimental impact on the road network following the implementation of the proposal."</p>

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
			concerns are addressed by new development.	
<b>F7</b>	Persimmon	The comment within Vision that states, 'The impact on traffic on village life has been reduced' is by nature contradictory to the comment also in the Vision that says, 'Fleckney has met its strategic and housing and employment requirements.' The two approved sites (and proposed infill sites) within Fleckney that are allocated within the Neighbourhood Plan – Kirby Road and Fleckney Road – will inevitably create a change in the level of traffic impacts. This contradiction is illustrated further in policy F7: Design that states development must, 'Not significantly increase the volume of traffic through Fleckney Village Centre'. The same is applied to the employment land allocated also within the Neighbourhood Plan off Saddington Road. Instead, it would be more logical to reword the former statement to read, 'The impact of traffic on village life is sufficiently mitigated as a result of future development'.	Agree.	Criterion 4 of Policy F7 be amended to: "have no significantly detrimental impact on the road network following the implementation of the proposal."
<b>F7</b>	HDC	The first sentence may be difficult to implement. Not all development will be capable of reflecting such buildings, or could reasonably be expected to reflect them (e.g. industrial buildings). The specific buildings or their features are not defined, making it difficult to know exactly which buildings are referred to, or which features of those buildings should be reflected. The reference to local bricks in 3.14 is really useful. Could this be expanded to	Agree. It is not intended for the design of all new buildings to reflect the traditional features of Fleckney. Paragraph 3.14 could usefully be expanded to give further examples of materials and design	The first sentence of Policy 7 be amended to: "Only development that reflects the distinctive and traditional character of Fleckney will be supported, unless it

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		include other features which are particularly locally distinctive (e.g. roofing materials, detailing of eaves, or use of gable ends etc?) If these are outlined in the supporting information, the policy could then require the design of new houses (if this is the focus of this policy) to be inspired by local character and distinctiveness, including the features described. Criteria 4 may be difficult to implement, because it would be difficult to define what a significant increase is, and also because a significant increase in itself may not be problematic (i.e. if it was mitigated through appropriate measures).	<p>features that we would wish to see.</p> <p>There are strong local concerns about and increase in transport movements and their effect on the local highway network. These impacts were considered during a recent planning inquiry (APP/F2415/W/17/318240 9). The independent Inspector concluded that a comprehensive assessment of the potential effects of the proposal on highway safety shows that, subject to mitigation, that development would not result in any unacceptable impacts within Fleckney. There was no substantive evidence to the contrary. Nonetheless, it is important that local concerns are addressed by new development.</p>	<p>would be out of keeping with its surroundings.”</p> <p>The Fleckney History Group be invited to identify further examples of locally distinctive design features and materials.</p> <p>Criterion 4 of Policy F7 be amended to: “have no significantly detrimental impact on the road network following the implementation of the proposal.”</p>



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<b>F8</b>	HDC	LGS: It may be helpful to explain what the very special circumstances may relate to (e.g. community benefit in some way?) or to briefly include details of the special features that make the Local Green Spaces particular significant to the community . Spelling - Polices Map	Agreed.	<p>Last paragraph of Policy F8 be amended to:  “Development that would harm the openness or special character of a Local Green Space (as designated on the Policies Map) or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space, such as:</p> <ul style="list-style-type: none"> <li>• Provision of appropriate facilities to service a current use or function; or</li> <li>• Alterations or replacements to existing building(s) or structure(s) provided that these do not</li> </ul>

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
				significantly increase the size and scale of the original building(s) or structure(s)."
<b>F8</b>	Gladman	<p>This policy seeks to designate numerous parcels of land as Local Green Space (LGS). In order to designate land as LGS, the Steering Group must ensure that the designations are supported by robust evidence to meet national policy requirements set out in the Framework. The Framework makes clear in paragraph 76 that the role of local communities seeking to designate land as LGS should be consistent with the local planning of sustainable development for the wider area.</p> <p>Whilst noting that Appendix 2 of the plan considers the importance of the proposed LGS designations, Gladman have seen no assessment of whether these parcels constitute an extensive tract of land. To support the designation of LGS, this needs to be a consideration. The evidence base supporting this policy will therefore need updating before the FNP is submitted to the Council for Regulation 16 consultation.</p>	Agreed.	<p>Fleckney Neighbourhood Plan Steering Committee prepare evidence to support the designation of Local Green Spaces.</p> <p>The Parish Council website be amended to include the Neighbourhood Plan evidence base.</p>
<b>Housing General</b>	Sharen Ravat	The developments proposed pose a considerable risk to the character and identity of the village. We are now entering an era where villages are becoming sub-towns and the pressure being put upon this part of Leicestershire is totally overwhelming.	Our Neighbourhood Plans is in general conformity with the strategic policies of the new Harborough Local Plan.	No change

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		Developments here need to be staged and preserve character and services therefore bungalows in the style of garden villages would be better than the mass housing which is being proposed. Villages are not towns and that must be a key factor. The sheer volume of traffic through our narrow streets is already a problem made worse by the high rate of speeding through the village. Please keep me posted on future developments.	A minimum of 295 dwellings is planned for Fleckney which includes the allocation of land off Arnesby Road for the development of about 130 dwellings.	
<b>Housing General</b>	N & G Holman	<p>Having carefully considered the Plan which has obviously taken much time and thought to produce, we feel it necessary to express our concern that the excessive housing developments about to take place will negate many of your excellent policy proposals.</p> <p>Following the Persimmon Appeal it would seem that any Neighbourhood Plans will be ignored.</p>	<p>Our Neighbourhood Plans is in general conformity with the strategic policies of the new Harborough Local Plan.</p> <p>A minimum of 295 dwellings is planned for Fleckney which includes the allocation of land off Arnesby Road for the development of about 130 dwellings.</p> <p>At the time of the Persimmon appeal, the Fleckney Neighbourhood Plan had not made enough progress to be a material consideration.</p>	No change
<b>Housing General</b>	K M Eastbury	I have previously objected to development in Fleckney that I have considered intrusive or harmful to the village but am generally in	Our Neighbourhood Plans is in general conformity	No change

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<p>an agreement with the FNP. What I object to is the upsurge in the numbers of houses and development being proposed and the use of green field sites - once built on they and their use for food production and leisure are gone forever. One site that should be used is the old Byron's upholstery works which became derelict years ago and is definitely a "blot on the landscape". Apart from the increasing pressure on the local services my main concern is about traffic. Problems already exist, especially through the High Street by the Post Office and Co-op, and by increased on street vehicle parking including Main Street, Kilby Rd, Leicester Rd; and even Saddington Road is becoming a hazard - and I do not think the proposed plaza will be a great help!</p>	<p>with the strategic policies of the new Harborough Local Plan.</p> <p>A minimum of 295 dwellings is planned for Fleckney which includes the allocation of land off Arnesby Road for the development of about 130 dwellings.</p> <p>The Fleckney Neighbourhood Plan facilitates the redevelopment of the former upholstery works. Traffic impacts were considered during a recent planning inquiry (APP/F2415/W/17/318240 9). The independent Inspector concluded that a comprehensive assessment of the potential effects of the proposal on highway safety shows that, subject to mitigation, that development would not result in any unacceptable impacts within Fleckney.</p>	

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<b>Housing General</b>	Gladman	<p>Gladman recognises the Government’s ongoing commitment to neighbourhood planning and the role that such Plans have as a tool for local people to shape the development of their local community. However, it is clear from national guidance that the FNP must be consistent with national planning policy and the need to take account of up-to-date housing needs evidence and the direction of growth outlined in the emerging Local Plan.</p> <p>Gladman are concerned with the lack of evidence to support many of the policy choices and even more so with the supporting text stating that the proposed Local Plan allocation is no longer necessary due to the approval of the Persimmon Homes scheme. The emerging Local Plan target is set out as a minimum and the Persimmon Homes scheme was approved at a time when the district could not demonstrate a five-year supply of housing. This approval should be considered as well as the proposed Local Plan allocation, not instead of.</p> <p>With the FNP currently not supporting the emerging Local Plan direction there is a real risk that the plan will be found not to meet the basic conditions if the plan proceeds as drafted.</p> <p>We have submitted land off Arnesby Road, Fleckney for allocation within the FNP as a site that is suitable for development in a sustainable location and are disappointed that the FNP has not supported the draft allocation of the emerging</p>	See separate report.	See separate report.

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		Local Plan. There is no technical reason why this allocation should not be supported in the FNP.		
<b>F9</b>	Catesby Estates	<p>Catesby Estates is a residential land promotion business based in Warwick. Working on behalf of landowners, Catesby Estates seek to secure outline planning permission, prior to arranging the sale of sites to housebuilders, who then build the approved homes. Whilst Catesby Estates is not a housebuilder, our proposals establish principles which deliver high quality, attractive developments, maximising benefits for local communities.</p> <p>We commend the Neighbourhood Plan Group on the production of the Pre-Submission Draft of the Neighbourhood Plan. As discussed at our meeting on 11 June 2018, Catesby Estates is promoting a 7 hectare site to the south of Kilby Road, Fleckney for the development of new homes (Site Location Plan enclosed). The site is sustainable, free from significant constraints, well related to the village and benefits from close proximity to the facilities and services available. Accompanying these representations is a Vision Framework articulating our proposals for the land south of Kilby Road, Fleckney. The Vision Framework demonstrates that the 7 hectare site is deliverable and capable of appropriately accommodating up to 150 dwellings.</p> <p>It is noted that as a consequence of recent residential planning approvals in Fleckney, the minimum target for new homes in the</p>	The emerging Local Plan already provides an additional 20% contingency in the supply of housing land to provide flexibility. Further flexibility is built into the Fleckney Neighbourhood Plan which, subject to the consideration of other representations, allocates a mixed-use development incorporating about 50 dwellings on land off the High Street.	No change

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		<p>village identified in the emerging Harborough Local Plan has already been exceeded. It is therefore acknowledged that the pre Submission Draft of the Neighbourhood Plan is in general conformity with the current strategic policies contained in the emerging Harborough Local Plan.</p> <p>Notwithstanding this, it is important to note that a Neighbourhood Plan can allocate additional sites to those in a Local Plan. Policies in a Neighbourhood Plan may become out of date, for example if they conflict with policies in a Local Plan that is adopted after the making of the Neighbourhood Plan. In such cases, the more recent plan policy takes precedence. In this respect it is noted that the Harborough Local Plan has yet to be adopted and amendments to the District's housing requirement may be required following its examination. It is also likely that on adoption the Harborough Local Plan will require an immediate review to cater for the unmet housing need arising from Leicester and from Oadby and Wigston, which may need to be accommodated in Harborough District. The identification of an increased housing requirement for the District could be a material consideration which may be given greater weight in planning decisions as the evidence base for the neighbourhood Plan would be less robust. As a Neighbourhood Plan Group, you will be all too aware of the consequences that can arise in terms</p>		

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<p>of speculative development, when the District Local Plan becomes out of date.</p> <p>To ensure that the policies in the Neighbourhood Plan are not overridden by a future review of the Harborough Local Plan, we consider that the Neighbourhood Plan should allocate the proposed site south of Kilby Road as a reserve allocation for up to 150 homes.</p> <p>The policy for the reserve allocation would make clear that development would only be considered in the circumstances whereby an increased housing requirement had been identified for the District (and Fleckney). The identification of a reserve allocation would ensure that the Neighbourhood Plan does not quickly become out of date, should the Local Plan Review identify an increased housing requirement, potentially as early as in two years' time.</p> <p>We therefore object to draft Neighbourhood Plan Policy F9 (Housing Provision), as drafted, on the basis that it is not sufficiently flexible to deal with changing circumstances. To rectify our objection, we recommend that the Neighbourhood Plan identifies the land south of Kilby Road as a reserve allocation for the development of up to 150 homes.</p>		



Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
<b>F9</b>	HDC	The Arnesby Road allocation is proposed in the submission version Local Plan and is therefore a strategic allocation. The Inspector for the Local Plan will determine whether the Arnesby Road site is a sound allocation. If the Arnesby Road proposal is found to be sound then it will be allocated in the Local Plan and any subsequent Neighbourhood Plan will need to be in general conformity with this policy. In due course the Fleckney NDP Examiner will assess the Fleckney Plan against the currently adopted Local Plan and if policies are found to be not in general conformity they will be recommended for amendment or deletion by the Examiner. It is noted that the text 'It also makes the proposed Local Plan allocation at Arnesby Road (Harborough Local Plan Policy F1) for at least 130 homes unnecessary' is outside the policy, however it may ultimately be in conflict with the adopted Local Plan for the District.	See separate report.	See separate report.
<b>F9</b>	Shire Homes	Policy F9 of the draft NP advises that housing provision will be made by way of two existing commitments (at Kilby Road and Saddington Road) together with infill development within the Fleckney Limits to Development. It is unclear whether these Limits are shown on the plan on page 26, however, the indication of the extent of the Neighbourhood Plan Area on this plan confirms that a large part of the Saddington Road site is outside of the Parish.	The map on Neighbourhood Plan page 26 makes it clear that the Limits to Development outside the Neighbourhood Area are indicative only. The Fleckney and Saddington Parish boundary dissects the Saddington Road site. Neither the Harborough	No change

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			Core Strategy or emerging Local Plan makes reference of the need to consider parish boundaries when considering their spatial strategy. The Saddington Road site lies immediately adjacent to the development boundary of Fleckney and despite the distance to the centre of each village being roughly the same, the appeal site has no notable physical relationship with Saddington. On this basis, it is entirely appropriate to consider the proposed development against the development policies relevant to Fleckney.		
<b>F9</b>	Gladman	The proposed approach to housing provision does not demonstrate positive planning. This policy should be supporting the Council's emerging Local Plan allocation. It is inappropriate to not include the site allocation at Arnesby Road following approval of the Persimmon Homes scheme. The Gladman Developments Ltd. Fleckney Neighbourhood Plan Regulation 14 Consultation 13 proposed housing target for Fleckney is a minimum target and	See separate report.	See separate report.	

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		<p>the Persimmon Homes scheme should not be seen as meeting the full housing requirement of Fleckney. This approval will instead be additional to the proposed Local Plan allocation.</p> <p>The proposed Local Plan allocation at Arnesby Road is not unnecessary as Paragraph 4.9 suggests. It has been determined through the various stages of Local Plan preparation that the allocation at Arnesby road is a sustainable location suitable for residential development.</p> <p>Whilst the Persimmon Homes scheme has permission, this was approved at a time when the Council could not demonstrate a five year supply of housing and therefore the site fulfilled an unmet need for housing arising in previous years. This scheme was approved to help boost housing supply in the District and therefore this is not justification for deviating from the emerging Local Plan allocation. The Local Plan, by contrast allocates land for housing which meets a future housing need across the plan period. There is therefore a critical need to ensure the future housing needs of Fleckney can be met and the Local Plan has recognised that the site at Arnesby Road, Fleckney fulfils that local need.</p>		

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		<p>A failure to support the emerging Local plan allocation could mean there is a real risk that the plan will not meet the basic conditions when examined independently.</p> <p>Gladman Developments Ltd. is promoting land off Arnesby Road, Fleckney for residential development. The 10.09 ha site lies adjacent to existing residential development on the edge of Fleckney. It presents an ideal opportunity to create a sustainable, high quality residential development in a sought-after location. A location plan can be found at Appendix 1 of this submission.</p> <p>Residential development on the site would incorporate 150 dwellings, 30% of which would be affordable housing (of a variety of types, from affordable rented properties to discounted sale properties to help key workers and first-time house buyers). This will help to meet the identified need for affordable housing and starter homes.</p> <p>Gladman consider that the site should be included in the FNP as it provides a sustainable location for future growth on the edge of Fleckney. More information regarding the site proposals can be found on the Harborough District Council website under planning application reference 18/00579/OUT.</p> <p>Our conclusions are supported by the identification of this site in the new Local Plan as a suitable location for sustainable</p>		

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		residential development which can be delivered to meet the future housing needs of the district.		
<b>F10</b>	HDC	<p>The 2001 LP does define limits to development, but this policy will not be carried forward in the Local Plan 2011 to 2031; this perhaps needs clarifying. The Submission LP has GD4 instead, which would appear to be less restrictive than the approach of the Fleckney NDP on LtoD.</p> <p>The LtoD should not be shown outside the Neighbourhood Area as this is beyond the scope of the Fleckney NDP.</p> <p>Proposed LtoD look very tight to the existing built-up area, rationale / evidence behind them not explained. This appears quite restrictive.</p> <p>F1 – Countryside and F10 – Limits to Development: These policies overlap, which could cause difficulties with their implementation. It may be neater to only refer to what is acceptable outside the LtoD in F1 and only refer to what is acceptable inside the LtoD in F10. Alternatively, the 2 policies could be merged into one.</p>	<p>The map on Neighbourhood Plan page 26 makes it clear that the Limits to Development outside the Neighbourhood Area are indicative only. The Limits to Development have been prepared using a methodology that ensures that, generally, open areas of countryside-agricultural land, paddocks, meadows, woodland, rivers and lakes, and other greenfield land (except for residential curtilages)- will continue to lie outside Limits to Development with the exception of existing housing/employment commitments. The Limits to Development continue to provide for infill housing development within the village but further flexibility is built into the Fleckney</p>	No change

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
			Neighbourhood Plan which allocates a mixed-use development incorporating about 50 dwellings on land off the High Street. Policies F1 and F10 are consistent and complimentary.	
<b>F10</b>	Shire Homes	<p>This policy repeats the encouragement for housing development within the Fleckney Limits to Development, as defined on the Policies Map. Again, it is unclear whether the plan proposed on page 26 is the Policies Map referred to. It is clear, however, the limits shown on this Plan reflect those which were devised in the late 1990s as part of the preparation of the Harborough District Local Plan (with the exception of the addition of the Kilby Road and Saddington Road commitments). Such a restrictive approach would not provide the necessary flexibility to allow positive opportunities to meet the housing and other needs of the village, such as my client's proposal for a mixed use development at High Street. Retaining the previous defined Limits and allowing only sites within the limits for 'infill development' is opposed for a numbers of reasons:</p> <ul style="list-style-type: none"> <li>- the vast majority of obvious infill opportunities have already been taken;</li> </ul>	<p>The Limits to Development have been prepared using a methodology that ensures that, generally, open areas of countryside- agricultural land, paddocks, meadows, woodland, rivers and lakes, and other greenfield land (except for residential curtilages)- will continue to lie outside Limits to Development with the exception of existing housing/employment commitments. The Limits to Development continue to provide for infill housing development within the village but further flexibility is built into the Fleckney Neighbourhood Plan which</p>	<p>The Shire Homes development off High Street be identified as a mixed-use allocation and the Fleckney Limits to Development be amended accordingly.</p>

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		<p>-other policies and designations of the draft NP seek to restrict development on the remaining sites by designating them as Local Green Space;</p> <p>-the approach is inconsistent with the planning balance set out in the National Planning Policy Framework and the adopted Core Strategy, which is part of the Development Plan for the area. Policy CS2 of the adopted Core Strategy states that that Limits to Development around settlements will be used to shape their development and, inter alia, that housing development will not be permitted outside of Limits unless there is less than a five year supply of deliverable housing sites and the proposal is in keeping with the scale and character of the settlement concerned. The Council acknowledges that it can not presently demonstrate the requisite five year supply. The Council's latest Annual Monitoring work indicates that current position is that approximately 4.53 years supply is available. Accordingly, the first part of the second bullet point of criterion a) of policy CS2 is engaged and the principle of developing sites outside of limits is accepted. Policy CS2 is a strategic policy. The approach taken by the draft NP is therefore is not in general conformity with the strategic policies for the local area;</p> <p>-the Limits are very tightly drawn to the rear of High Street and could be extended to the north east to reflect the extent of the Burton Way (Bellway Homes development, referred to in paragraph 5.6 of the NP). Expanding the village Limits in this direction would not give rise to the merging of settlements given the relationship of the village with nearby villages nor would it</p>	<p>allocates a mixed-use development incorporating about 50 dwellings on land off the High Street. Policies F1 and F10 are consistent and complimentary. The need for residential development to support the viability of the retail element of the scheme is noted.</p>	

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		<p>significantly erode its identity or location in the landscape. The scale of new development envisaged by my clients would not give rise to any significant detriment to the character of the village;</p> <p>-The expansion of the Limits to Development to include my client's land (the site of application reference 17/02146/FUL) would provide the necessary support and certainty to the proposals, which include the new Fleckney Plaza which is referred to in policy F20. Funding is required from the residential part of the proposed development at High Street to deliver the new retail facilities and new public plaza that are desired in the village as detailed later in the NP.</p>		
<b>F10</b>	Gladman	<p>This policy seems to be a repeat of Policy FP1 under a different heading and Gladman raise the same objections to this policy as the comments made in response to that policy. We reiterate that the use of Limits to Development directly conflicts with the emerging Local Plan policy approach and this should be revisited to align with the emerging Local Plan.</p>	<p>The Limits to Development have been prepared using a methodology that ensures that, generally, open areas of countryside-agricultural land, paddocks, meadows, woodland, rivers and lakes, and other greenfield land (except for residential curtilages)- will continue to lie outside Limits to Development with the exception of existing housing/employment commitments. The Limits to Development continue</p>	No change



Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan	
			to provide for infill housing development within the village but further flexibility is built into the Fleckney Neighbourhood Plan which allocates a mixed-use development incorporating about 50 dwellings on land off the High Street. Policies F1 and F10 are consistent and complimentary.		
<b>Employment</b>	Leicestershire County Council	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.	This addressed by paragraphs 4.12-4.15.	No change	
<b>Paras 4.12 and 4.13</b>	HDC	<p>Employment – para 4.12 Reference to proposed policy BE3.1. of the LP could be included here.</p> <p>The NDP isn't adding anything for KEA's by way of explanation than the Submission LP.</p> <p>Para 4.13 - Reference to proposed policy BE3.2. of the LP could be included here.</p>	Paragraphs 4.12-4.15 provide a useful overview of employment opportunities in Fleckney.	The last sentence of paragraph 4.12 be amended to: “Churchill Way Industrial Estate is identified as a Key Employment Area in the emerging Harborough Local Plan (Policy BE3) and	

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		The NDP isn't adding anything / says less on GE's by way of explanation than the Submission LP.		is to be retained for business.” The last sentence of paragraph 4.13 be amended to: “This area is identified as a General Employment Area in the emerging Harborough Local Plan (Policy BE3) and is to be retained mainly for business uses.”
<b>F11</b>	HDC	<p>Question the necessity for this policy, as it merely repeats Policy F2 of the Submission LP (but with less detail) and doesn't add anything new.</p> <p>This approach is inconsistent with that of the Housing chapter which doesn't include a policy for the Arnesby Road site (allocated by Policy F1 of Submission LP), perhaps due to Para 4.9 statement about it being unnecessary (from an NP perspective).</p> <p>Para 4.15 (reads “On 7 November 2017, Harborough District Council’s Planning Committee decided to approve an outline planning application for up to 8,550sq m of B1 (Business)/B2 (General Industrial) and B8 (Storage or Distribution) employment</p>	<p>Agreed that Policy 11 provides unnecessary duplication of new Local Plan Policy F2.</p> <p>The status of the Marlborough Drive planning application (Ref: 16/02030/OUT) remains correctly stated at paragraph 4.15.</p>	Policy F11 be deleted.

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<p>land off Marlborough Drive, subject to the completion of a Planning Obligation regarding transport improvements (Ref: 16/02030/OUT)".</p> <p>The S106 for this application still has not been agreed, therefore no decision notice has been issued (correct at 03/07/18) – so technically it's not permitted yet &amp; doesn't register as a commitment in the employment monitoring for 2017/18. It is a proposed allocation site in the Submission LP though, Policy F2.</p> <p>The wording of para 4.15 isn't wrong, but if F11 is kept it could usefully refer specifically to the proposed Marlborough Drive employment allocation, rather than 'an employment allocation'.</p> <p>Policy F11 - switch text in F11 to read 'Key and General' as the former is more protected than the latter (via the Submission LP)</p>		
<b>F12</b>	HDC	<p>Could the supporting text be made slightly more explicit here to explain why smaller family houses and bungalows are required? Para 5.8 could perhaps be expanded to explain what the local housing needs are and to make the point that recent developments have tended to provide for, on average slightly larger houses than is needed, and that now the focus should be on trying to provide those smaller houses to meet identified</p>	Agreed	<p>Paragraph 5.7 be amended to:</p> <p>"In common with recent development in Fleckney, the proposed mix will provide for a higher proportion of 3/4 bed market properties and a</p>

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		needs. (I had to do quite a bit of scrolling between tables at 5.2 and 5.6 to fully see the issue).  Para 5.7 Bungalows not bungalow		lower proportion of smaller 1/2 bed market homes than is needed locally. On the whole development of 290 dwellings there will be just 19 bungalows all of which will be affordable housing."
<b>F12</b>	Leicestershire County Council	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.	This is addressed by Section 5 of the Neighbourhood Plan. However, we are keen to ensure that the accommodation needs of older people are met.	Section 5 be supplemented by additional text concerning the Accommodation for Older People: 'The older person population of Leicestershire is projected to increase significantly. The Leicestershire Joint Strategic Needs Assessment (JSNA) predicted that between 2015 and 2030 the number of people aged over 75 years is expected to

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				increase by 39.74% (from 59,900 in 2015 to 94,400 in 2030). With no Care Homes, Residential Homes or Nursing Homes in Fleckney, it is important that new developments help increase the availability of lifetime homes and bungalows. This will enable more people having homes that can meet their needs as they get older and experience changes to their health and social circumstances, so delaying the need for them to move to alternative accommodation.'
<b>F13</b>	HDC	Affordable Housing: para 5.10 reference from the Local Plan to 30% should read 40%.	Agreed	Paragraph 5.10 be amended by replacing '30%' with '40%'.

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		Local Plan Employment map - Legend for this is hard to distinguish from KEA / GEA.		The employment designations on page 30 be made clearer.
<b>Transport General</b>	Highways England	<p>Thank you for consulting Highways England on the Draft Fleckney Neighbourhood Plan.</p> <p>We have reviewed the plan and found that there will be no impact on the Strategic Road Network therefore we have no comments to make.</p>	Noted	No change
<b>Transport General</b>	Mrs M A Wardle	<p>Having read through both copies of proposed plans and "Summary of Policies" sent with the Fleckney Communication. I wish to comment on the following:</p> <p>My concerns (as with many others in Fleckney) for future developments are:</p> <ul style="list-style-type: none"> <li>a. How will all the extra traffic get through the village? Difficulties are occurring NOW.</li> <li>b. Could 'feeder roads' to new sites be built in to the developments? e.g. A5199 and A6</li> <li>c. What about a by-pass or ring road?</li> </ul>	Traffic impacts were considered during a recent planning inquiry (APP/F2415/W/17/318240 9). The independent Inspector concluded that a comprehensive assessment of the potential effects of the proposal on highway safety shows that, subject to mitigation, that development would not result in any unacceptable impacts within Fleckney.	No change

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		<p>d. With so many applications by contractors, their applications being sorted before October 2018 Neighbourhood Plan this could be built into their plans.</p> <p>e. Market Harborough planning council: why can't you help with the safety of our village? Extra revenue - via council tax - will come to you!</p> <p>3 Still on Safety of Fleckney - two issues:</p> <p>a. Pavements through the village are so narrow ( I know nothing can be done about this) BUT this enforces the above reasons for alternative routes.</p> <p>b. A 20 mile an hour speed limit through the centre; say from the Duck pond to mini island at Kilby Road. (I know there is a 30 mile restriction) but an enforceable 20 mile would help with the dangers along this stretch of road. Could lead to prosecutions to Inconsiderate Drivers putting people's lives in danger!</p> <p>Thank you for taking time to consider my thoughts. I appreciate your time.</p>		
<b>Transport General</b>	Leicestershire County Council	The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be	Noted	No change

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		<p>exacerbated by increased traffic due to population, economic and development growth.</p> <p>Like very many local authorities, the County Council's budgets are under severe pressure. It must therefore prioritise where it focuses its reducing resources and increasingly limited funds. In practice, this means that the County Highway Authority (CHA), in general, prioritises its resources on measures that deliver the greatest benefit to Leicestershire's residents, businesses and road users in terms of road safety, network management and maintenance. Given this, it is likely that highway measures associated with any new development would need to be fully funded from third party funding, such as via Section 278 or 106 (S106) developer contributions. I should emphasise that the CHA is generally no longer in a position to accept any financial risk relating to/make good any possible shortfall in developer funding.</p> <p>To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems.</p>		



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		<p>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 provide as a commuted sum.</p> <p>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.</p> <p>The current financial climate means that the CHA has extremely limited funding available to undertake minor highway improvements. Where there may be the prospect of third party funding to deliver a scheme, the County Council will still normally expect the scheme to comply with prevailing relevant national and local policies and guidance, both in terms of its justification and its design; the Council will also expect future maintenance costs to be covered by the third party funding. Where any measures are proposed that would affect speed 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</p>		

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		resources, the availability of full funding and the satisfactory completion of all necessary Statutory Procedures.		
<b>F14</b>	Leicestershire County Council	Developer contributions are regulated by various national Acts and Regulations. Aside from complying with such requirements, any consideration as to whether it would be appropriate for the planning authority to seek a contribution would need to reflect on whether a bus service has any realistic prospect of being financially viable/sustainable in the longer term (i.e. after the developer contribution has been spent).	The Neighbourhood Plan already recognises at paragraphs 7.19 and 7.20 that the developments identified in the Plan should not be subject to such a scale of obligations and burdens that their viable implementation is threatened. Contributions are governed by the provisions of the Community Infrastructure Regulations 2010. There are also circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small-scale and self-build development. The Plan is correct to identify and pursue	No change

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			opportunities to promote walking, cycling and public transport use.	
<b>F14</b>	HDC	<p>Policy F14 Bus Services - Submission LP Sustainability Appraisal appraised sites on the basis of 800m being 'promotes sustainable growth (Stage 2 Appraisal Criteria H10). Accompanying notes explain rationale, as below;</p> <p>400m is considered a desirable walking distance to encourage use of public transport. However, the Manual for Streets suggest that 800m is more appropriate for rural areas.</p> <p>Regular is considered more than 3 stops per hour.</p> <p>Low frequency is considered less than 3 stops per hour.</p> <p>By comparison Policy F14 appears restrictive.</p> <p>F14 – Bus Services: policy wording “will only be supported” may be considered too restrictive. Developments may be sustainable but still have some dwellings that are more than 400m from a bus stop. The frequency of bus services is also outside the control of developers. It should be considered whether the policy text could be more positively written e.g.</p>	<p>The Neighbourhood Plan already recognises at paragraphs 7.19 and 7.20 that the developments identified in the Plan should not be subject to such a scale of obligations and burdens that their viable implementation is threatened. Contributions are governed by the provisions of the Community Infrastructure Regulations 2010. There are also circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small-scale and self-build development. The Plan is correct to identify and pursue</p>	No change

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		<p>New development proposals should provide, where possible and practical to do so, access to regular weekday public transport within 400m of the development</p> <p>Where necessary, new developments will be required to contribute to improvements to bus services to ensure these standards are met as well as the provision of bus shelters.</p>	opportunities to promote walking, cycling and public transport use.	
<b>F15</b>	Persimmon	<p>The policy regarding car parking and new housing development is not consistent with adopted policy that dictates the following;</p> <p>2 bedroom or less with communal parking = 3 spaces per 2 dwellings</p> <p>3 bedroom or less = 2 spaces</p> <p>4+ bedroom = 3 spaces</p> <p>Once again, the Neighbourhood Plan does not provide justification for such standards, and therefore the policy should either be amended to reflect adopted policy or supporting evidence should be noted within the plan.</p>	<p>In some parts of the village e.g. Kilby Road and Albert Street, there are many Victorian terraced properties with no off-street parking, so on-street parking can be a necessity. In relation to further housing development, 96% of respondents to our 2017 Questionnaire had concerns about parking. To avoid exacerbating the problem further, new housing developments should include adequate car parking provision to minimise the need for on-street car parking.</p>	No change

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<b>Community Services and Facilities</b>	Leicestershire County Council	<p>Consideration of community facilities is a positive facet of Neighbourhood Plans that reflects the importance of these facilities within communities and can proactively protect and develop facilities to meet the needs of people in local communities. Neighbourhood Plans provide an opportunity to;</p> <ol style="list-style-type: none"> <li>1. Carry out and report on a review of community facilities, groups and allotments and their importance with your community.</li> <li>2. Set out policies that seek to; <ul style="list-style-type: none"> <li>• protect and retain these existing facilities,</li> <li>• support the independent development of new facilities, and,</li> <li>• identify and protect Assets of Community Value and provide support for any existing or future designations.</li> </ul> </li> <li>3. Identify and support potential community projects that could be progressed.</li> </ol> <p>You are encouraged to consider and respond to all aspects community resources as part of the Neighbourhood Planning process. Further information, guidance and examples of policies and supporting information is available at <a href="http://www.leicestershirecommunities.org.uk/np/useful-information">www.leicestershirecommunities.org.uk/np/useful-information</a>.</p>	These matters are addressed by Section 7 of the Neighbourhood Plan.	No change

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<b>F16</b>	HDC	Community Services and Facilities: It may be too stringent to require developments to meet all of these criteria, as such it is suggested that “and” is replaced by “or” between each criteria.	The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship is a key Neighbourhood Plan objective.	No change
<b>F16</b>	Shire Homes	<p>Policy F16 details a number of facilities that the NP seeks to protect as their loss would not be supported without three criteria being met. One of the facilities listed is the Fleckney Scout Hut.</p> <p>The existing scout hut building is quite old and not an attractive structure. My client’s planning application proposed to replace it with a new building at the rear of the land that Besh Limited own.</p> <p>This proposal has been the subject of positive discussions with the local scout group who are excited at the prospect of a new facility sited in an area of open space within the new development. The policy requires that all three of the criteria are met in order to be compliant. This requirement appears onerous in the circumstances where criterion 3 applies.</p>	The retention and development of accessible local services and community facilities, such as the Scout Hut is a key Neighbourhood Plan objective.	No change

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<b>Sport and Recreation</b>	Sport England	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 73 and 74. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p><a href="http://www.sportengland.org/playingfieldspolicy">http://www.sportengland.org/playingfieldspolicy</a></p>	<p>The Harborough Playing Pitch Strategy forecasts the future needs for pitch sports up to 2031 and takes into account the housing requirements identified in the emerging Local Plan. It also considers the current and future provision needs of outdoor tennis and outdoor bowls. The Playing Pitch Strategy follows the Sport England methodology set out in their Playing Pitch Strategy Guidance 2013. Its production has involved the local clubs and leagues, Sport England, the Football Association at both regional and county level (Leicestershire and Rutland County FA), the England and Wales Cricket Board, Leicestershire County Cricket Community team, the Rugby Football Union, England Hockey, Rounders</p>	No change

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		<p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p><a href="http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/">http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</a></p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a</p>	<p>England, and Harborough District Council.</p> <p>While, no specific need has been identified in Fleckney, Policy f17 will ensure that all approved new development provides the necessary sports provision.</p>	



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		<p>proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p> <p><a href="http://www.sportengland.org/planningtoolsandguidance">http://www.sportengland.org/planningtoolsandguidance</a></p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p><a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a></p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with</p>		

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		<p>priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a></p>		

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		PPG Health and wellbeing section: <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a>		
<b>Infrastructure</b>	National Grid	<p>National Grid has appointed Wood to review and respond to development plan consultations on its behalf.</p> <p>We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p>About National GridNational Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.</p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment,</p>	Noted	No change

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		<p>National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.</p> <p>Specific Comments An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also NationalGrid Gas Distribution's Intermediate and High Pressure apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area. Key resources / contacts National Grid has provided information in relation to electricity and transmission assets via the following</p> <p>internet link <a href="http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/">http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</a></p> <p>The electricity distribution operator in Harborough Council is Western Power Distribution.</p> <p>Information regarding the transmission and distribution network can be found at: <a href="http://www.energynetworks.org.uk">www.energynetworks.org.uk</a> Please remember to consult National Grid on any Neighbourhood Plan Documents or site -specific proposals that could affect our infrastructure.</p>		
<b>Infrastructure</b>	Leicestershire County Council	Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local Authority will look	Noted	No change

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		<p>to the availability of school places within a two mile (primary) and three mile (secondary) distance from the development. If there are not sufficient places then a claim for Section 106 funding will be requested to provide those places.</p> <p>It is recognised that it may not always be possible or appropriate to extend a local school to meet the needs of a development, or the size of a development would yield a new school. However, in the changing educational landscape, the Council retains a statutory duty to ensure that sufficient places are available in good schools within its area, for every child of school age whose parents wish them to have one.</p>		
<b>Infrastructure</b>	Leicestershire County Council	<p>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.</p> <p>All new developments (including community facilities) should have access to superfast broadband (of at least 30Mbps)</p> <p>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. Developers are only responsible for putting in place broadband infrastructure for developments of 30+ properties. Consideration for developers to</p>	Fleckney has good access to high-speed broadband infrastructure.	No change

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		make provision in all new houses regardless of the size of development should be considered.		
<b>Infrastructure</b>	Leicestershire County Council	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.	This is addressed by Policy F17.	No change
<b>Infrastructure</b>	Leicestershire County Council	Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district area and the Leicestershire County Council. The County's Waste Management team considers proposed developments on a case by case basis and when it is identified that a proposed development will have a detrimental effect on the local civic amenity infrastructure then appropriate projects to increase the capacity to off-set the impact have to be initiated. Contributions to fund these projects are requested in accordance with	Noted	No change

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
		Leicestershire's Planning Obligations Policy and the Community Infrastructure Legislation Regulations.		
<b>Para 8.3 &amp; 8.19</b>	Shire Homes	It is recognised that the opportunities for expanding the extent of the village centre are limited. My client's land at High Street does however represent a very real opportunity for this to occur. The planning application referenced above includes new retail provision (approximately 285 square metres of new retail floorspace), together with a new public plaza. It is likely that three new shop units could be developed if planning permission is granted. Support for the mixed use proposals in the draft NP would assist with the granting of planning permission.	In February 2019, a full planning application (Ref: 17/02146/FUL) was granted planning permission for 44 dwellings, a three-storey building (containing 8 flats and approximately 285 square metres of retail floor space), a new public plaza, replacement car parking and a location for a new scout hut at land off the High Street.	Policy F18 be deleted and the Plan's text be modified accordingly.
<b>Para 8.9</b>	Shire Homes	The suggestion that the draft NP contains a different, lower threshold for the preparation of a retail impact assessment is not supported. Not only would such an approach be inconsistent with the strategic policies contained within the emerging Local Plan, it would also put my client to unnecessary expense and delay in preparing an assessment for a proposal that would appear to be supported by the NP and by local people.	In February 2019, a full planning application (Ref: 17/02146/FUL) was granted planning permission for 44 dwellings, a three-storey building (containing 8 flats and approximately 285 square metres of retail floor space), a new public plaza, replacement car parking and a location for a	Policy F18 be deleted and the Plan's text be modified accordingly.

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			new scout hut at land off the High Street.	
<b>Village Centre figure p49</b>	Shire Homes	The Village Centre plan details the area that the NP Group feel constitutes the retail centre of the village and provides an extent for the proposed 'Fleckney Plaza'. As indicated previously, my clients own the majority of the land and have submitted a mixed use application which includes its creation. The area shown dotted as the Fleckney Plaza area broadly accords with the area that my client's application devotes to the plaza, retail development and car parking.	In February 2019, a full planning application (Ref: 17/02146/FUL) was granted planning permission for 44 dwellings, a three-storey building (containing 8 flats and approximately 285 square metres of retail floor space), a new public plaza, replacement car parking and a location for a new scout hut at land off the High Street.	Policy F18 be deleted and the Plan's text be modified accordingly.
<b>Para 8.11</b>	Shire Homes	This paragraph details my client's application for residential development, the proposed shops and flats, public plaza and car parking. The application is noted as being undetermined but the Parish Council's 'in principle' support for the application is not recorded. The Parish Council's position on the application should be detailed and the site allocated for mixed use development.	In February 2019, a full planning application (Ref: 17/02146/FUL) was granted planning permission for 44 dwellings, a three-storey building (containing 8 flats and approximately 285 square metres of retail floor space), a new public plaza, replacement car parking and a location for a	Policy F18 be deleted and the Plan's text be modified accordingly.



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			new scout hut at land off the High Street.	
<b>F18</b>	Shire Homes	As indicated above, the positive policy for the improvement of the Village Centre should be supplemented by an allocation of my client's site for a mixed-use development scheme that includes residential development, the proposed shops and flats, public plaza and car parking.	In February 2019, a full planning application (Ref: 17/02146/FUL) was granted planning permission for 44 dwellings, a three-storey building (containing 8 flats and approximately 285 square metres of retail floor space), a new public plaza, replacement car parking and a location for a new scout hut at land off the High Street.	Policy F18 be deleted and the Plan's text be modified accordingly.
<b>F19 &amp; Para 8.13</b>	Shire Homes	The draft NP should record, in paragraph 8.13, that the High Street car park referred to is owned by my client and that they are not obliged to provide free parking on this land. There is no agreement with the District or Parish Council to maintain the area. The application referred to above provides replacement car parking including additional spaces for the shops and flats. This is in accordance with policy F19 as it provides additional off-street car parking to serve the Village Centre	Agreed	The first sentence of paragraph 8.13 be amended to: 'There is a free, private car park adjacent to the Baptist church capacity for 22 spaces plus two blue badge holders.'
<b>Para 8.19 8.20 &amp; F20</b>	Shire Homes	To re-iterate, my clients are committed to, and propose a public plaza, as part of the submitted mixed use planning application	In February 2019, a full planning application (Ref: 17/02146/FUL) was	Policy F18 be deleted and the Plan's text be modified accordingly.

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		reference 17/02146/FUL. The amount of new retail floorspace has been limited to less than 300 square metres as suggested by criterion 1 of policy F20. The remainder of this criterion and criteria 2 and 3 are also met. A further six criteria are required to be complied with in order that the NP will support the proposals. All of these criteria, except criterion 5 (relating to the provision of access to Cedars Courtyard) are met. Criterion 5 requires my client to make provision onto third party land and this would require further investigation.	granted planning permission for 44 dwellings, a three-storey building (containing 8 flats and approximately 285 square metres of retail floor space), a new public plaza, replacement car parking and a location for a new scout hut at land off the High Street.	
<b>F20</b>	N & G Holman	May we please request that you reconsider the name 'Plaza' for the new village development. Such a name is out of keeping with a village especially Fleckney. We know it is difficult to choose suitable names which haven't been used before but perhaps 'the Square' or 'Courtyard' would be more appropriate.	Agreed	Fleckney Neighbourhood Plan Steering Committee reconsider the name for Fleckney Plaza.
<b>F20</b>	HDC	Fleckney Plaza - is this an NDP allocation? This should be clarified. The level of detail in this policy is considerably more than in other policies.	In February 2019, a full planning application (Ref: 17/02146/FUL) was granted planning permission for 44 dwellings, a three-storey building (containing 8 flats and approximately 285 square metres of retail floor space), a new public plaza, replacement car	Policy F18 be deleted and the Plan's text be modified accordingly.

Policy Paragraph	Representor	Comment/ Representation	Response	Proposed Revision to Plan
			parking and a location for a new scout hut at land off the High Street.	

