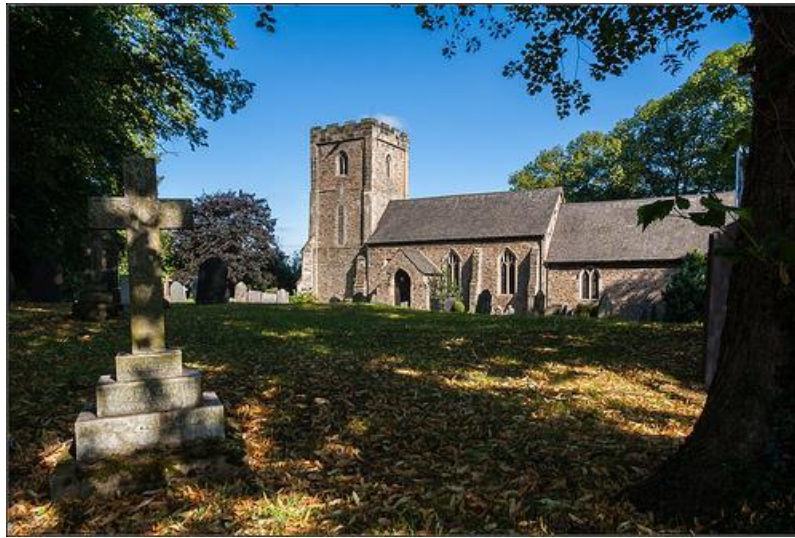


Thurcaston and Cropston Neighbourhood Plan



CONSULTATION STATEMENT

Part 5, Section 15
The Neighbourhood Planning (General) Regulations 2012



Produced by: RCC (Leicestershire & Rutland)

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SECTION 1: INTRODUCTION

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 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 plan.*

1.2 Throughout the process of producing the Thurcaston and Cropston Neighbourhood Plan a more in depth consultation process has been undertaken than required within the Neighbourhood Planning (General) Regulations 2012.

The aims of the consultation process were:

- *To ensure that the Thurcaston and Cropston Neighbourhood Plan was fully informed by the views and priorities of local residents, businesses, and key local stakeholders.*
- *To ensure that detailed consultation took place at all stages of the process, especially where key priorities needed to be set.*
- *To engage with as broad a cross section of the community as possible, using a variety of consultation and communication techniques.*
- *To ensure all consultation results were made publically available and utilised to inform subsequent stages of the Neighbourhood Planning process.*

1.3 Consultation was undertaken by Thurcaston and Cropston Neighbourhood Plan Steering Group on behalf of Thurcaston and Cropston Parish Council with independent professional support from the RCC (Leicestershire & Rutland) and Yourlocale.

1.4 The programme of consultation completed is detailed below.

Programme of consultation completed:

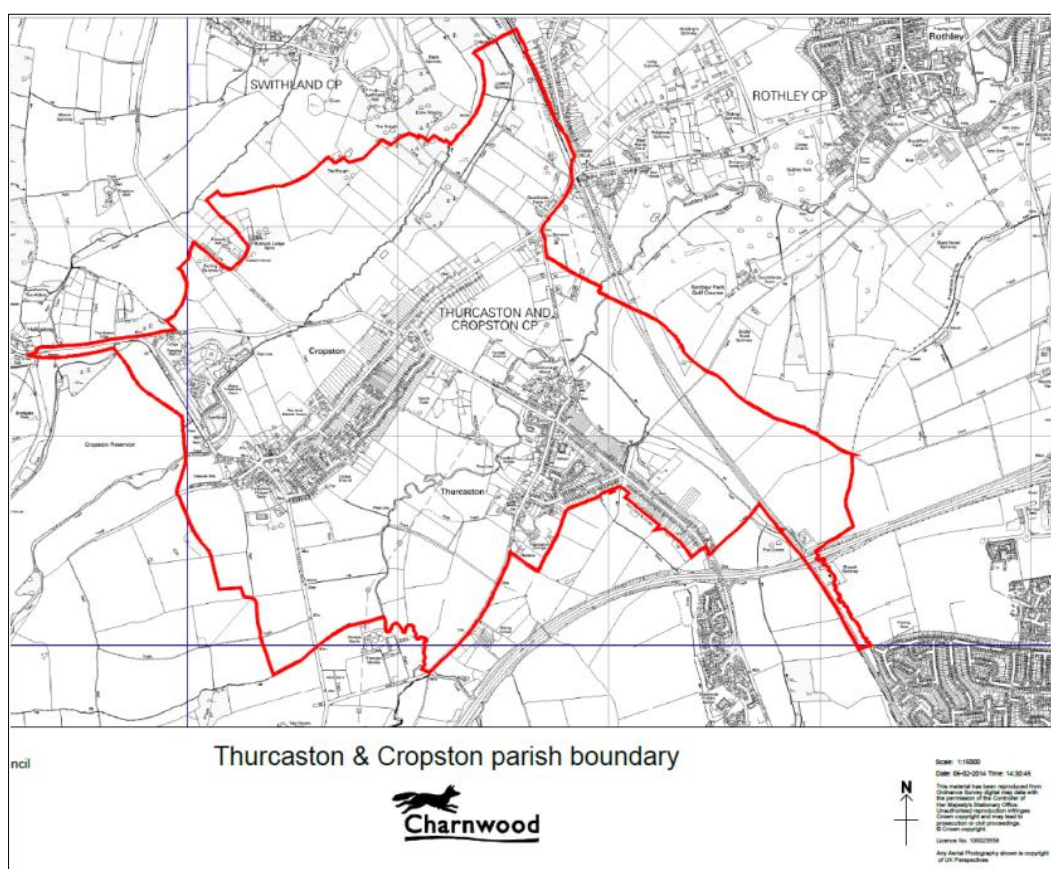
Date	Activity
19 th & 26 th September 2014	Community Engagement Drop-in Events
1 st December 2014	Stakeholder Meeting Consultation
6 th July 2015	Children & Young People Consultation
6 th & 12 th November 2015	Community Engagement Drop-in Events
11 th January – 21 st February 2016	Pre-submission Consultation

1.5 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.

SECTION 2: NEIGHBOURHOOD AREA

- 2.1 The whole parish of Thurcaston and Cropston has been formally designated as a Neighbourhood Area through an application made by Thurcaston and Cropston Parish Council on 21st February 2014 under Part 2, Section 5 of the Neighbourhood Planning (General) Regulations 2012.
- 2.2 The Neighbourhood Plan area was officially approved by Charnwood Borough Council on 9th May 2014, following a 6 week period of public consultation as required within Part 2, Section 6 of the Neighbourhood Planning (General) Regulations 2012.
- 2.3 The designated 'Thurcaston and Cropston Neighbourhood Area' is illustrated below.

Map of Thurcaston and Cropston Neighbourhood Area



SECTION 3: COMMUNITY ENGAGEMENT DROP-IN EVENTS

3.1 An overview of the two events is provided below.

Overview of Drop-in Events

Date	19 th September 2014:	26 th September 2014:
Venue	Cropston Evangelical Free Church	Memorial Hall, Thurcaston
Facilitator	RCC (Leicestershire & Rutland)	
Format	Public Open Drop-in Event	
Publicity	Flyers (all premises); Posters; Parish Website; Articles in Your Local Magazine and Borough Council Bulletin; Stand at Village Horticultural Event.	
Attendance	132 (<i>Combined</i>)	

3.2 This was the first public consultation event held as part of the process to develop the Thurcaston and Cropston Neighbourhood Plan. The aim of these two events were as follows:

- *To inform the community about Neighbourhood Planning, detail the steps required to produce the plan, and to outline planned consultation.*
- *To identify local issues, priorities and the communities key aspirations for the future of Thurcaston and Cropston.*

WHO WAS CONSULTED

3.3 The aim of this initial meeting was to engage and consult with as many members of the local community as possible. The meeting was open to all, and was publicised via: Flyers distributed to all premises; Posters on notice boards, within the village centre, residential areas, and community buildings; articles in local news letters and updates on the Thurcaston and Cropston Parish Council website.

3.4 The Drop-in Events were held both Thurcaston and Cropston in order to engage the two settlement areas.

3.5 A total of 132 people signed in over the two events.

HOW PEOPLE WERE CONSULTED

3.6 A presentation, outlining the Neighbourhood Planning process, what it is, what it can achieve, why it is important, and the steps required to produce a plan was provided by the RCC through a display stand.

3.7 All attending were invited to visit a series of display boards that gave factual information about the parish under topic areas such as heritage, environment, housing etc and asked to put forward any initial comments and to highlight issues, priorities, and concerns via post it notes. Attendees were also able to place coloured dots on a large scale map of the parish to highlight green spaces within the parish that they valued most for leisure and recreation and for their visual amenity.

3.8 The RCC and representatives from Thurcaston and Cropston Neighbourhood Plan Steering Group were on hand to introduce themselves and answer any questions.

ISSUES, PRIORITIES AND CONCERNS RAISED

3.9 The following areas (*in order of priority*) arose from comments recorded at the two events.

1. **Traffic & Transport**
2. **Important Green Spaces**
3. **Facilities & Services**
4. **Employment/Business/Economy**
5. **Housing**
6. **History & Heritage**

HOW THE ISSUES, PRIORITIES AND CONCERNS HAVE BEEN CONSIDERED

3.10 All issues, priorities, concerns and comments put forward at the two events were collated and presented in the form of a report (see Appendix 1) and used by Thurcaston and Cropston Neighbourhood Plan Steering Group to:

- a) *Inform the development of the overall vision and objectives for the plan making process within Thurcaston and Cropston.*
- b) *Identify key issues and priority areas for further exploration.*
- c) *Guide the structure, format, and content of subsequent consultation and engagement.*



SECTION 4: STAKEHOLDER MEETING CONSULTATION

4.1 An overview of the stakeholder meeting consultation is provided below.

Overview of Stakeholder Meeting Consultation:

Date	1 ST December 2014
Facilitator	RCC (Leicestershire & Rutland)
Format	Presentation & Workshops
Publicity	Invitation
Attendance	39

4.2 The meeting was held in order to:

- *Raise awareness of the Thurstaston and Cropston Neighbourhood Plan among key local stakeholders and feedback results of the initial public drop-in events held in September.*
- *Identify opportunities and constraints related to the future development and delivery of services, facilities and infrastructure within the parish.*
- *Contribute to the core evidence base for the Neighbourhood Plan.*
- *Identify and explore key issues that the Neighbourhood Plan will need to consider*
- *Help to inform the ongoing consultation and engagement process required to produce the plan.*

WHO WAS CONSULTED

4.3 The aim of this meeting was to engage and consult with all key stakeholders relevant to the development of the Neighbourhood Plan. Working in liaison with Thurstaston and Cropston Neighbourhood Plan Steering Group, the RCC developed a comprehensive list of stakeholder contacts for consultation and engagement throughout the neighbourhood planning process. All identified stakeholders were officially invited to this meeting.

4.4 A total of 39 people attended the event including representatives from the organisations/ departments listed in table 4.

Table 4 – Organisations Represented at the Stakeholder Consultation Event:

Organisation	Department / Role
Thurstaston & Cropston Parish Council Neighbourhood Plan Working Group	Group members
Anstey Parish Council	Councillor
Anstey Parish Council	Clerk
Leicestershire County Council	Highways
Leicestershire County Council	Transport
Thurstaston and Cropston Parish Council	Councillors
Latimer Players	Community Organisation Members
Thurstaston and Cropston Heritage	Warden
Cropston Garage	Business Owner

Thurcaston & Cropston Gardening Club	Community Organisation Members
Charnwood Borough Council	Planning Officer
Charnwood Borough Council	Councillor
Thurcaston & Cropston Local History Society	Community Organisation Members
All Saints Church	Member
NML Print Solutions	Business Owner
All Saints Anstey & Thurcaston with Cropston	Vicar
Landowner	Owner
Landowner	Owner
Landowner	Owner
Environment Agency	Planning Specialist
Cropston Cricket Club	Community Organisation Member
Thurcaston Early Learning Pre-School	Business Owner
Cropston Chapel	Member
YourLocale	Consultant
RCC (Leicestershire & Rutland)	Consultants

HOW PEOPLE WERE CONSULTED

- 4.5 A short presentation was given by Charnwood Borough Council Planning Officer on the role of the Borough Council in the Neighbourhood Planning Process, including an overview of what a plan can and cannot do, along with an outline of the key steps to produce a plan. Thurcaston and Cropston Neighbourhood Plan Steering Group then presented on the background to the project including an outline of the steps taken and work completed to date. Finally the RCC (Leicestershire & Rutland) gave an overview of the wider consultation programme and the key issues to date prior to introducing the Issues and Opportunities workshop.
- 4.6 Hard copies of the presentation and the report from the previous Public Consultation Drop-in Events detailing the issues highlighted were made available for reference along with maps of the Neighbourhood Area.
- 4.7 **Workshops** – Attendees were split into 2 workshop groups (Green Group/Blue Group) to complete a facilitated discussion on the key issues and opportunities for consideration within the neighbourhood Plan around the following themes:
- a) *Traffic & Transport*
 - b) *Public Rights of Way*
 - c) *Local Economy*
 - d) *Housing*
 - e) *History & Heritage*
 - f) *Green Spaces & Environment*
 - g) *Facilities & Services*
 - h) *Energy, Water*
 - i) *Communication*

ISSUES, PRIORITIES AND CONCERNS RAISED

4.8 The following key issues arose from the discussion among key stakeholders:

Traffic & Transport:

- *Speeding*
- *Rat runs*
- *Local congestion hot spots*
- *Buses – viability schedule*
- *Congestion - building in the wrong place*
- *Parking*

Public Rights of Way:

- *Dog mess*
- *Footpaths to be maintained to a much better standard*
- *Cycle paths and village links via paths*

Local Economy:

- *Infrastructure (Broadband etc)*
- *Home working*

Housing:

- *Suitable housing based on demographics*
- *Infrastructure*
- *Recognise impact on wider area - lack of services - doctors etc.*

History & Heritage:

- *Maintain interest in local history; ensure that new houses match current designs/look et*
- *Preservation of our historical buildings and artefacts*
- *Safeguard rural nature of the village*

Green Spaces & Environment:

- *Protection of asset (fields in trust)*
- *Flood plain*
- *Retain green wedge*
- *Maintain historic features*
- *Flood zones*
- *Sequential planning*
- *Look for alternative land options*
- *Preference for infill – Linear village*

Facilities & Services:

- *Bus service needed*
- *Bus service to shops in Mountsorrel*
- *Improve local primary care*

Energy & Water:

- *No wind farms*
- *LED street lighting would enable some street lights to be on all night*
- *Can existing infrastructure cope with further development?*

Communications:

- *Better broadband facilities – fibre optic?*
- *Mobile phone reception poor*
- *Can the pub be expanded to provide a post office?*

HOW THE ISSUES, PRIORITIES AND CONCERNS HAVE BEEN CONSIDERED

4.9 All issues, priorities, concerns and comments raised within each workshop group were collated and presented in report format (see Appendix 1) and were used by Thurcaston and Cropston Neighbourhood Plan Steering Group to:

- Build on information collected at the 'Public Drop-in Events' to further inform the development of the overall vision and objectives of the plan.*
- Further define the key issues and priorities for consideration and further exploration throughout the plan process.*
- Provide a focus for subsequent community consultation and engagement.*
- Help to define the contents and guide the development of the core evidence base required to back up and inform the Neighbourhood Plan*



SECTION 5: YOUTH CONSULTATION

5.1 An overview of this consultation is provided below.

Overview of Youth Consultation

Date	6 th July 2016
Venue	Richard Hill C of E Primary School
Facilitator	RCC (Leicestershire & Rutland)
Format	Youth Questionnaire and Workshops
Publicity	Internally via schools
Participants	Pupils 8 -11 Years

5.2 This youth consultation was undertaken to:

- *Raise awareness of the Thurcaston & Cropston Neighbourhood Plan among children and young people who reside within the parish and what the plan aims to achieve.*
- *To identify children and young people's local issues, priorities and their aspirations for the future of the Parish.*

HOW CHILDREN AND YOUNG PEOPLE WERE CONSULTED

- 5.3 Working with the local primary school, a date and time was agreed with the Head Teacher in order to engage with pupils in Years 3 - 6 within the school timetable.
- 5.4 Pupils in Years 3 & 4 took part in a small group discussion designed to identify their likes, dislikes and ideas for where they lived and completed a Community Survey Sheet writing down their likes, dislikes and ideas for improving the community.
- 5.5 Pupils in Years 5 & 6 took part in a small group discussion and then completed a Youth Questionnaire which asked for their likes and dislikes about the parish and their views on traffic and transport, landscape and buildings, facilities, activities and ideas for improving the parish.

ISSUES, PRIORITIES AND CONCERNS RAISED

5.6 The following key issues and ideas were identified from the children and young people's consultation.

Years 3 & 4:

Likes:	Dislikes:	Ideas:
<ul style="list-style-type: none">• <i>People / Place</i>• <i>Open Spaces</i>• <i>Park/Play</i>• <i>School</i>• <i>Leisure / Recreation</i>	<ul style="list-style-type: none">• <i>Traffic</i>• <i>Dogs / Pets</i>• <i>Park/Play</i>• <i>Shops</i>• <i>Litter</i>	<ul style="list-style-type: none">• <i>Park/Play</i>• <i>Shops</i>• <i>Traffic</i>• <i>Leisure</i>• <i>School</i>

Years 5 & 6 Youth Questionnaire:

Likes: <ul style="list-style-type: none">• <i>Open Spaces</i>• <i>Friendly</i>• <i>Quite</i>• <i>Recreation</i>• <i>School</i>	Dislikes: <ul style="list-style-type: none">• <i>Shops</i>• <i>Highways</i>• <i>Park / Recreation</i>• <i>Dog Mess</i>• <i>Crime</i>
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Issues:

Traffic & Transport:

- Parking
- Speeding
- Congestion

Landscape & Buildings:

- Shops
- Recreation areas
- Services

Facilities:

- Shops
- Park
- Recreation /Sport

Activities:

- Sport
- Events
- Clubs

Thurcaston and Cropston in the Future:

- The top 5 things that participants thought would improve Thurcaston & Cropston in the future included:

- | |
|--|
| <ul style="list-style-type: none">• More shops• Better parking• Maintain Open Spaces• Safer highways• Better park facilities |
|--|

HOW THE ISSUES, PRIORITIES AND CONCERNS HAVE BEEN CONSIDERED

- 5.7 All issues, priorities, concerns and comments raised through the Youth Consultation were collated and presented in the form of a report (see Appendix 1) and used by Thurcaston and Cropston Neighbourhood Plan Steering Group to:
- *Further define the key issues and priorities for consideration and further exploration throughout the plan process.*
 - *Guide the structure, format, and content of subsequent consultation and engagement.*

SECTION 6: COMMUNITY ENGAGEMENT DROP-IN EVENTS

6.1 An overview of the two events is provided below.

Overview of Drop-in Events

Date	6 th November 2015	12 th November 2015
Venue	Memorial Hall, Thurstaston	Cropston Evangelical Free Church
Facilitator	RCC (Leicestershire & Rutland)	
Format	Public Open Drop-in Event	
Publicity	Flyers (all premises); Posters; Parish Website; Article in Your Local Magazine	
Attendance	63 (Combined)	

6.2 This was the second public consultation event held as part of the process to develop the Thurstaston and Cropston Neighbourhood Plan. The aim of these two events was as follows:

- *Inform the community on the emerging Neighbourhood Plan Draft Policies developed by the Working Party through previous consultations and through the detailed work of the Working Party Sub-groups.*
- *To gain some initial feedback from residents.*

WHO WAS CONSULTED

6.3 The aim of this event was to engage and consult with as many members of the local community as possible. The meeting was open to all, and was publicised via: Flyers distributed to all premises; Posters on notice boards, within the village centre, residential areas, and community buildings; articles in local news letters and updates on the Thurstaston and Cropston Parish Council website.

6.4 The Drop-in Events were held both Thurstaston and Cropston in order to engage the two settlement areas.

6.5 A total of 63 people signed in over the two events.

HOW WERE PEOPLE CONSULTED

6.6 Information outlining the background of the project was provided to attendees via an information leaflet. Key points covered included: *What is a Neighbourhood Plan, why produce one, what a plan can and cannot do what the plan can look at and the NDP Area.*

6.7 All attending were invited to visit a series of display boards each of which focused on a different topic area and their related Draft Policies as listed below:

- *Sustainable Development*
- *Transport*
- *Housing*
- *Community Facilities*
- *Design and Layout*
- *Natural Environment*

- 6.8 The RCC and representatives from Thurcaston and Cropston Neighbourhood Plan Steering Group and *Yourlocal* (Consultant) were on hand to introduce themselves and answer any questions.

ISSUES, PRIORITIES AND CONCERNS RAISED

- 6.9 **Policies** – The policy areas receiving the most comments/feedback were as follows:
- *Transport*
 - *Sustainable Development*
 - *Natural Environment*
 - *Housing*
 - *Design & Layout*
 - *Community Facilities*
- 6.10 **Sustainable Development** – Agreement, particularly with policy T&C3: Thurcaston Limits to development and Policy T&C4: Development in the Countryside.
- 6.9 **Transport** – Agreement, particularly with Community Action 1: Traffic Management and Community Action 2: Congestion, Speeding and Parking.
- 6.10 **Housing** – Agreement, particularly with T&C8: Affordable Housing Exception Sites.
- 6.11 **Community Facilities** – No objections or comments recorded.
- 6.12 **Design & Layout** – Agreement.
- 6.12 **Natural Environment** – Agreement, particularly with T&C18: Areas of Local Separation.

HOW THE ISSUES, PRIORITIES AND CONCERNS HAVE BEEN CONSIDERED

- 6.13 All issues, priorities, concerns and comments put forward at the two events were collated and presented in the form of a report (see Appendix1) and used by Thurcaston and Cropston Neighbourhood Plan Steering Group to:
- *Refine and justify the Neighbourhood Plan policy statements focussing on the identified key local issues and priorities.*
 - *Develop the pre-submission draft of the Thurcaston & Cropston Neighbourhood Plan.*



SECTION 7: PRE-SUBMISSION CONSULTATION

- 7.1 As required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, Thurcaston and Cropston Parish Council with the support of RCC (Leicestershire & Rutland) completed a 6 week Pre-Submission Consultation on the Draft Neighbourhood Plan between 11th January and 21st February 2016.

Within this period Thurcaston and Cropston Parish Council in conjunction with RCC (Leicestershire & Rutland):

- a) *Publicised the draft neighbourhood plan to all that live, work, or do business within the parish.*
 - b) *Outlined where and when the draft neighbourhood plan could be inspected.*
 - c) *Detailed how to make representations, and the date by which these should be received.*
 - d) *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 plan.*
 - e) *Sent a copy of the proposed neighbourhood plan to the local planning authority.*
- 7.2 An overview of the Neighbourhood Plan Pre-Submission Consultation is provided below.

Consultation Period	11 th January – 21 st February 2016
Format	Hard Copy / Online
Publicity	Letters; E-mails; Posters; Parish Website; Newsletter.
Respondents	16

WHO WAS CONSULTED

- 7.3 Thurcaston and Cropston Parish Council in conjunction with RCC (Leicestershire & Rutland) 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 RCC (Leicestershire & Rutland) formally consulted all statutory consultation bodies identified within Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012.
- 7.5 A total of 16 representations were received within the 6 week consultation period.

HOW WERE PEOPLE CONSULTED

- 7.6 The draft neighbourhood plan was published on Thurcaston and Cropston Parish Council website on 11th January 2016 and was available for a 6-week period up to 21st February. Paper copies were also available to view at the Parish Council office, via the Parish Clerk.
- 7.7 Statutory consultation bodies were contacted individually by e-mail and / or letter and invited to make representations on the draft Neighbourhood Plan via an online submission, by e-mail or by returning a standard written comments form.
- 7.8 Representations on the draft Plan were also invited via standard written comments forms or via e-mail / letter to the Parish Clerk.

ISSUES, PRIORITIES AND CONCERNS RAISED

- 7.9 Details of all comments / representations made in relation to the draft Neighbourhood Plan can be found at (Appendix 2)

HOW THE ISSUES, PRIORITIES AND CONCERNS HAVE BEEN CONSIDERED

- 7.10 All representations received were collated independently by the RCC (Leicestershire & Rutland), grouped according to which section of the draft Plan they concerned and inserted into a detailed response & action template (see Appendix 2).
- 7.11 Members of the Thurcaston and Cropston Neighbourhood Plan Steering Group and *Yourlocale* (Consultant) independently reviewed the comments received to ensure that the analysis was subjective, fair and not subject to personal perception.
- 7.12 Once reviewed Thurcaston and Cropston Neighbourhood Plan Steering Group and *Yourlocale* (Consultant) utilised the comments received to inform and guide a series of amendments and additions to the Draft Neighbourhood Plan, with justification for action taken documented in the response and action template provided at (Appendix 2)

SECTION 8: CONCLUSION

- 8.1 The publicity, engagement and consultation completed throughout the production of 'The Thurcaston and Cropston Neighbourhood Plan' has been open and transparent, with many opportunities provided for those that live, work, and do business within the Neighbourhood Area to feed into the process, make comment, and to raise issues, priorities and concerns.
- 8.2 This Consultation Statement and the supporting consultation reports detailed in the Appendices have 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: Consultation Results / Reports

Full copies of all of the consultation results and reports referred to within this Consultation Statement are available as follows:

COMMUNITY ENGAGEMENT DROP-IN EVENTS 2014 - REPORT OF RESULTS

Hard Copy: Thurcaston and Cropston Parish Clerk

STAKEHOLDER MEETING CONSULTATION 2014 – REPORT OF RESULTS

Hard Copy: Thurcaston and Cropston Parish Clerk

YOUTH CONSULTATION 2015 - REPORT OF RESULTS

Hard Copy: Thurcaston and Cropston Parish Clerk

COMMUNITY ENGAGEMENT DROP-IN EVENTS 2015 - REPORT OF RESULTS

Hard Copy: Thurcaston and Cropston Parish Clerk

PRE-SUBMISSION CONSULTATION 2016 – COMMENTS & REPRESENTATIONS

Hard Copy: Thurcaston and Cropston Parish Clerk

Appendix 2: Pre-submission Consultation – Representations, Responses, and Amendments

Thurcaston and Cropston Neighbourhood Plan Pre-Submission Consultation – Response / Action Template

General Comments

General Comments		
Total Respondents	12	
Comments	Response	Proposed Amendment
<p>Respondent 1 – Fisher German</p> <p>The overall thrust of the Neighbourhood Plan, as currently drafted, is to restrict any new development from coming forward other than the smallest of infill schemes. Whilst the reasons for this are understood, it is not considered that such an approach will assist in achieving some of the objectives identified by the local community in respect of retaining, enhancing and expanding the range of services and facilities within the Parish. Furthermore, this approach will not lead to any sufficient diversification of the Parish's housing stock, and will fail to deliver even the minimum amount of market and affordable homes identified in the Neighbourhood Plan's own evidence base.</p> <p>Through taking a more positive approach which seeks to allocate suitable residential development sites, it is considered that the Neighbourhood Plan could retain control over future development in the Parish, and ensure that new housing also delivers benefits to the wider area in terms of meeting specific local needs.</p> <p>In order to achieve this, it is considered that the Neighbourhood Plan should seek to allocate sites to be developed for housing, with any policies setting out the benefits which the developments will be expected to deliver. Such allocation policies must take account of the requirements of the NPPF, but if drafted correctly would enable the Parish to shape the delivery of appropriate levels of new development. The identification of site allocations should be informed by an objective review of all potential options, by way of a Sustainability Appraisal, followed by an additional round of public consultation.</p>	<p>The policies in the Plan direct small scale development towards the main settlements (Thurcaston and Cropston) in the Parish. This is also in accordance with the Core Strategy which also considers that only small scale development, including infill, is generally appropriate for the main settlements in the Parish.</p> <p>Furthermore, the sites are not considered as suitable or sustainable location for major housing development.</p> <p>The general support for, and the absence of, any significant objections to the amount of development proposed, indicates general support for the approach set out in the Plan.</p>	<p>No change is proposed.</p>

<p>It is considered that the sites identified in the Neighbourhood Plan as sites 6-06 and 6-08 would represent excellent opportunities for the delivery of development to meet these local needs. The sites are sustainably located in relation to the services and facilities found in both Thurcaston and Cropston, and are of a scale that could ensure the delivery of a range of uses to the benefit of the existing community. For example, alongside the delivery of market and affordable housing to meet identified local needs, the sites would also enable a new shop to be created, alongside the potential to establish a new country park which incorporates Lanesborough Wood (ref 6-10 and 6-14), increasing the accessibility and biodiversity of this area of the Parish. The landowner is keen to ensure that any development is of a suitable scale for the location, and that it can secure the provision of additional facilities to address the issues identified in the Neighbourhood Plan.</p>		
<p>Respondent 4 – Leicester City Council I would firstly like to express the Councils disappointment that as a large land owner in the parish and the adjacent planning authority we have not been formally consulted on the development of the plan prior to this stage. I reserve our position on this.</p>	<p>We are disappointed that you do not consider that Leicester CC were not formally consulted on the development of the Plan. We have checked and can confirm that Leicester City Council were formally consulted both at this stage and early stage of the Plan's development.</p>	<p>No change is proposed.</p>
<p>Respondent 5 – Charnwood Borough Council Pre-Submission Thurcaston and Cropston Draft Neighbourhood Plan Charnwood Borough Council Comments Thank you for providing an opportunity for Charnwood Borough Council to comment upon the pre-submission consultation of the Thurcaston and Cropston Draft Neighbourhood Plan 2015–2018 (December 2015). This paper provides the response by the Council and comprises a series of conformity issues we wish to raise, and, a separate section which provides comments only which are intended to be helpful to the plan making process.</p> <p>Charnwood Local Plan Conformity Issues The Thurcaston and Cropston Neighbourhood Plan must be in general conformity with the strategic policies of the development plan if it is to meet the basic condition test. The Charnwood Local Plan 2011 to 2028 Core Strategy was adopted on the 9th November 2015 and provides the strategic policies for delivering growth in the Borough. The Neighbourhood Plan must be in general conformity with this document as well as the National Planning Policy Framework and Planning Practice Guidance.</p> <p>The following points have been identified as areas where this general conformity has not been met and would result in objection from Charnwood Borough Council on this basis.</p>	<p>It is acknowledged that the proposed development 'Broadnook' north of Birstall will have major implications for the Plan.</p> <p>At the time the draft Plan was being developed the precise boundary of the Broadnook was still uncertain. It has since become clearer, including that part of the site which falls within the Neighbourhood Plan area.</p> <p>It is recognised that as a 'strategic site' this limits the extent to which the Neighbourhood Plan can shape the core element of the proposal. It is considered that the Plan can make an important contribution is shaping the non-strategic aspects of the development. This will enable the community to shape the outcome of the development that will have</p>	<p>The Plan is to include a discrete policy and support this with regard to the Broadnook development focusing on the non-strategic elements of the proposal, in support of the Core Strategy.</p>

<p>North of Birstall SUE - Broadnook</p> <p>You will be aware of the proposed development to the North of Birstall which will have implications for the Neighbourhood Plan. This should be acknowledged in the plan through a dedicated section.</p> <p>The Charnwood Local Plan 2011 to 2028 Core Strategy proposes a direction of growth for approximately 1,500 homes to the north of Birstall as part of its development strategy through Policy CS1. This strategic development is detailed further in Policy CS20: North of Birstall Direction of Growth and the supporting text. It is described as being situated to the north of the A46, west of the A6, east of the Great Central Railway line and to the south and west of the Broadnook Spinney. The Great Central Railway line crosses the Thurcaston and Cropston parish boundary to the East with a small section of the parish situated to the east of the railway line.</p> <p>The principal landowners of the site, in association with two housebuilding companies, are now looking to take forward this strategic site to provide a sustainable urban extension in the form of a garden suburb, which is being called Broadnook. To bring forward the development a “Broadnook Garden Suburb Masterplan” has been produced, including an indicative site layout plan. This plan shows development on three fields which currently fall within Thurcaston and Cropston parish (identified as 7-04, 8-04 and 8-05 on the Environmental Proposals Map).</p> <p>The Thurcaston and Cropston Neighbourhood Plan should recognise the strategic policies contained in the Charnwood Local Plan, including the development proposed to the North of Birstall in order to be in general conformity. As written, the Neighbourhood Plan would be attempting to apply a number of policies to this development; for example Policy T&C4: Development in the Countryside and Policy T&C12: Design. It appears as though many of the issues which they seek to address are dealt with through Core Strategy Policy CS20 but given the differences between the policy wording and the need for strategic policies to have primacy, the Neighbourhood Plan should identify Policy CS20 and defer to it for the land to the east of the railway.</p> <p>PROPOSED ACTION: To resolve this potential conflict with the Core Strategy the area of the proposed development could be identified on the proposals map and a policy included which would take into account this proposal, for example: Policy T&C* : BROADNOOK – This Neighbourhood Plan shall not provide policy for the development identified in the Charnwood Local Plan 2011 to 2028 Core Strategy as the North of Birstall Direction of Growth to be located on land within the parish, situated to the East of the Great Central Railway line and indicated on the proposals map. In this location Policy CS20 and other relevant policies of the Core Strategy will</p>	<p>a major effect on the Parish (likely to be the biggest development in the Parish for many years). Developers will also benefit by being able to identify local issues of concern, which may help them to revise their proposals.</p>	
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<p>be applied.</p> <p>We would be more than happy to explain further any of the comments made above and consider alternative wording to overcome the conformity issues raised.</p>		
<p><u>Respondent 6 – Leicestershire Police</u> Thanks for consulting Leicestershire police on this plan and I have read through and comment as follows.</p> <p>LP have been engaged in the preparation of the recently adopted Core Strategy for Charnwood and our main concern has been to ensure that additional major housing development on greenfield sites makes provision to mitigate the additional impacts it brings to policing. We find that this is an approach that enjoys widespread support and particularly by communities facing major housing development and with a concern that this does not overburden local services. I am pleased to say that the Core Strategy has planning policies and content which in the main supports our approach and that this is reflected in NPPF.</p> <p>The Neighbourhood document places these settlements within Charnwood hierarchy and has policies to prevent major additional development. Only in Thurcaston might small infill developments, below 5 units, or small affordable sites, be considered.</p> <p>Understandably the local group are concerned to retain community buildings and assets. Referring to the above we would hope that local policing, albeit delivered from elsewhere is a service similarly valued.</p> <p>I note the emphasis on good design and mention the Police Secured by Design website which offers invaluable advice for the security of buildings and their occupiers.</p> <p>I also note the measures the parish will take to deal with through traffic, speed, safety and public transport.</p> <p>Overall I think the document reads well and should be a credit to the local people who prepared it. On behalf of LP I wish them success with it.</p>	<p>The support for the Plan is noted and welcomed.</p>	<p>No change is proposed.</p>
<p><u>Respondent 8 – Severn Trent Water</u> Thank you for the opportunity to comment on your emerging Neighbourhood Plan. We currently have no specific comments to make, but please keep us informed when your plans are further developed when we will be able to offer more detailed comments</p>	<p>We note you have no specific comments to make, and the general information and advice provided is welcomed.</p>	

and advice.

We have however set out some general information and advice below.

Position Statement

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 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.

Sewage Strategy

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.

Surface Water and Sewer Flooding

We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets 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.

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.

Water Quality

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.

Water Supply

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. Once detailed plans are available we can provide further comments on water supplies in specific areas.

Water Efficiency

Building Regulation requirements 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>We recommend that in all cases you consider:</p> <ul style="list-style-type: none"> • Single flush siphon toilet cistern and those with a flush volume of 4 litres. • Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute. • Hand wash basin taps with low flow rates of 4 litres or less. • Water butts for external use in properties with gardens. <p>We hope this provides you with useful information. We look forward to providing you with more comprehensive comments when more detailed plans and geographical locations of developments become available.</p>		
<p><u>Respondent 9 – Leicestershire County Council</u> Leicestershire County Council is supportive of the Neighbourhood plan process and is pleased to be consulted on Thurgate & Cropston’s Neighbourhood Plan.</p> <p><u>Transport</u></p> <p>Community Action 4: Public Transport: The County Council’s Medium Term Financial Strategy suggests a saving of £2.0m from the local bus service support budget by March 2018. Against this background there will be no financial support for local bus services. We will continue to suggest sustainable transport solutions for new development as part of the planning process.</p> <p><u>Flooding Authority</u></p> <p>No Comments Received</p> <p><u>Education</u></p> <p>No Comments Received</p> <p><u>Planning</u></p> <p>There There is no policy on developer contributions within the draft Thurgate & Cropston NP. If new development was to come forward there might be a requirement for developer contributions to mitigate the impacts of the new development, particularly on local services and infrastructure. A policy therefore, might be prudent</p>	<p>The general support of the County Council, both at the officer and member level, is welcomed.</p> <p>The implications of the reduction in local bus service support budget is noted, as is the suggestion the flood zones should be identified in Policy 3.</p> <p>With regard to Policy 11 it is agreed that the phrase ‘will not be permitted’ in Policy 11 is too restrictive and the suggestions with regard to the phrase “adverse impact” noted.</p> <p>In respect of a policy with regard to developer contributions, initially it was considered that this was not required, as it was unlikely that the scale of development proposed would be of a scale to trigger such a contribution. In view of comments received, and confirmation that part of the major Broadnook development falls within the Parish, it is considered that this may be appropriate based on the examples you provided.</p>	<p>That</p> <p>(i) the text to Community Action 4 be amended to make reference to the potential impact of reduction in bus service support budget;</p> <p>(ii) the flood zones should be identified in the text supporting Policy 3;</p> <p>(iii) Policy 11 be amended to read “will not be supported” and the text amended to clarify how adverse impact is determined and;</p> <p>(iv) a new policy be introduced concerning developer contributions.</p>

to be included within the (draft) NP made along similar lines to the examples shown in the Draft North Kilworth and Great Glen NPs albeit adapted to the specific circumstances at Thurcaston & Cropston.

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

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

Property

No Comments Received

Mineral & Waste Planning

No Comment

Economic Development

No Comments Received

Communities

We welcome the consideration of community facilities in the Neighbourhood Plan. It is a positive feature of the Plan that community facilities are recognised and valued and that the Plan seeks to protect and retain existing facilities and to support the development of new facilities. Community facilities provide a venue for social, recreational and educational activity and a place where people can meet and access local services.

In terms of the specific wording I suggest that policy 11 may need to be reconsidered as I am not sure that the Neighbourhood Plan can stipulate that certain forms of development “will not be permitted” – also how is “adverse impact” to be determined and by whom – I would think it is matter for the District Council and only if planning permission is required.

County Councillor

Firstly I would like to congratulate the Thurcaston and Cropston Neighbourhood Plan Steering Group and the Parish Council for bringing this Draft Neighbourhood Plan

<p>forward for consultation. It is welcomed by me as the first in my County Council Division. I would like to thank all concerned in producing such a comprehensive plan.</p> <p>I believe this draft plan encompasses the areas that contribute to the wellbeing of both communities within the Parish. This especially provides a balanced approach to new housing, sustainable transport and importantly the areas of green wedge and separation. This, along with recognising the National Planning Policy Framework playing a major part in the planning process, also mirroring the Charnwood Core Strategy, adding value with additional local detail.</p> <p>I am pleased it is recorded that the community was disappointed to see Thurcaston identified as ‘other settlements’ in the hierarchy. I would suggest this should be reviewed with Charnwood Borough Council before the final document is produced, especially to review current and future public transport services.</p> <p>Just two observations about Policy T&C3: Should flooding zones within the Parish be incorporated in this policy, it would be helpful to include a map of Zones 1,2,3. This is a major consideration when applying for new development.</p> <p>Should it be stated that new development protects significant visual harm to the character and appearance of the area.</p>		
<p><u>Respondent 10 – Highways England</u> Highways England welcomes the opportunity to comment on the Thurcaston and Cropston Neighbourhood Plan, which is located within Charnwood Borough and covers the period up to 2028. It is noted that the document provides a vision for the future of these two villages and sets out a number of key planning objectives.</p> <p>It is the role of Highways England to maintain the safe and efficient operation of the strategic road network whilst acting as a delivery partner to national economic growth. In relation to the Thurcaston and Cropston Neighbourhood Plan, Highways England’s principal interest is safeguarding the operation of the A46, the nearest junction of which is located approximately 3 miles from the villages.</p> <p>Highways England understands that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for Thurcaston and Cropston is required to be in conformity with the Charnwood Local Plan 2011. Highways England notes that Charnwood Borough Council has identified a hierarchy of settlements to guide the distribution of</p>	<p>Highways England general support for the Plan is welcomed.</p>	<p>No change is proposed.</p>

<p>development.</p> <p>With regard to Thurcaston and Cropston, it places Thurcaston in the category of “Other Settlements” in terms of development potential, which means that “it may be suitable for some small scale infill development to meet local needs”. Cropston was placed in the lowest tier of settlement – “Small Villages and Hamlets” which means that it has few or no services and facilities and is therefore considered as a “poor location for new development”.</p> <p>In this regard, Highways England notes that the Neighbourhood Plan proposes only very limited development in Thurcaston and no development in Cropston, and considers that this level of development would have no impacts on the operation of the strategic road network.</p> <p>Highways England has no further comments to provide in relation to the Thurcaston and Cropston Neighbourhood Plan and trusts that the above is useful in its progression.</p>		
<p><u>Respondent 11 – Natural England</u> Planning Consultation: Thurcaston & Cropston Neighbourhood Plan Pre-Submission Consultation</p> <p>Thank you for your consultation on the Pre-Submission Draft of the Thurcaston & Cropston Neighbourhood Plan, 2015-2028 which was received by Natural England on 11 January 2015.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England welcomes the opportunity to comment on the Pre-Submission Draft of the Thurcaston & Cropston Neighbourhood Plan. We have the following observations to make on specific aspects of the draft.</p>	<p>Natural England’s thanks for giving the opportunity to comment on the Plan is noted.</p>	<p>No change is proposed.</p>
<p><u>Respondent 12 – Sport England</u> Thank you for consulting Sport England on the above Neighbourhood Consultation.</p>	<p>Sport England’s general support and guidance is noted.</p>	<p>No change is proposed.</p>

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

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

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

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

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

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

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

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

<p>guidance notes.</p> <p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p>		
<p>Respondent 13 – Health and Safety Executive</p> <p>Thank you for your request to provide a representation on the above consultation document. When consulted on land use planning matters, HSE where possible will make representations to ensure that compatible development within the consultation zones of major hazard establishments and major accident hazard pipelines (MAHPs) is achieved. HSE acknowledges that early consultation can be an effective way of alleviating problems due to incompatible development at the later stages of the planning process.</p> <p>HSE gives advice on neighbourhood plans with reference to the condition that neighbourhood plans or Orders must be in general conformity with the strategic policies of the Local Plan, and that neighbourhood plans or Orders must be compatible with European Union obligations, as incorporated into UK law (Planning Practice Guidance – Neighbourhood Planning – Para 065). Our advice therefore is given with consideration to the following.</p> <ol style="list-style-type: none"> 1. The National Planning Policy Framework (Para. 172) requires that planning policies should be based on up-to-date information on the location of major accident hazards and on the mitigation of the consequences of major accidents 2. Regulation 10(1)(b) of the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended¹ requires that in local plans and supplementary planning documents, regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents for human health and the environment by pursuing those objectives through the controls described in Article 13 of Council Directive 2012/18/EU (Seveso III)². Regulation 10(c)(i) requires that regard also be had to the need, in the long term, to maintain appropriate safety distances between establishments and residential areas, buildings and areas of public use, recreational areas, and, as far as possible, major transport routes 	<p>The HSE's general support and guidance is noted.</p>	<p>No change is proposed.</p>

Scope of Advice

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

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

Encroachment of Local Plan Allocations on Consultations Zones

We have concluded that there is the potential for land allocated in your plan to encroach on consultations zones, namely
HSE Reference Number- 14033,
TRANSCO Index Number - 2762,
Pipeline Operator - National Grid Gas PLC,
Pipeline / Location Name - Ashby Folville – Thurstaston

Compatibility of Development with Consultation Zones

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

Housing Allocations

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

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

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

Workplace Allocations

Inner Zone – Workplaces (predominantly non-retail) providing for less than 100 occupants in each building and less than 3 occupied storeys are compatible with the

inner zone. Retail developments with less than 250m² total floor space are compatible with the inner zone.

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

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

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

This is a general description of the compatibility for housing and workplaces. Detail of other development types, for example institutional accommodation and education, and their compatibility with consultation zones can be found in the section on *Development Type Tables of HSE's Land Use Planning Methodology*, which is available at: <http://www.hse.gov.uk/landuseplanning/methodology.pdf>

Mixed-Use Allocations

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

Verification of Advice using the Web App

The potential for encroachment is being brought to your attention at an early stage so that you can assess the actual extent of any incompatibility on future developments. Information on the location and extent of the consultation zones associated with major hazard establishments and MAHPs can be found on HSE's extranet system along with advice on HSE's land use planning policy. Lists of all major hazard establishments and MAHPs, consultation zone maps for establishments, and consultation distances for MAHPs are included to aid planners. All planning authorities should have an authorised administrator who can access HSE's Planning Advice Web App; further information is available on HSE's website: <http://www.hse.gov.uk/landuseplanning/padhi.htm> . When sufficient information on the location and use class of sites becomes available at the pre-planning stages of your local plan, the use of the Web App could assist you in making informed planning decisions about development compatibility.

Identifying Consultation Zones in Local Plans

<p>HSE recommends that where there are major hazard establishments and MAHPs within the area of your local plan, that you mark the associated consultation zones on a map. This is an effective way to identify the development proposals that could encroach on consultation zones, and the extent of any encroachment that could occur. The proposal maps in site allocation development planning documents may be suitable for presenting this information. We particularly recommend marking the zones associated with any MAHPs, and HSE advises that you contact the pipeline operator for up-to-date information on pipeline location, as pipelines can be diverted by operators from notified routes. Most incidents involving damage to buried pipelines occur because third parties are not aware of their presence.</p> <p>Identifying Compatible Development in Local Plans The guidance in HSE's Land Use Planning Methodology, available at http://www.hse.gov.uk/landuseplanning/methodology.pdf will allow you to identify compatible development within any consultation zone in the area of your local plan. HSE recommends that you include in your plan an analysis of compatible development type within the consultation zones of major hazard establishments and MAHPs based on the methodology. The sections on <i>Development Type Tables</i> and the <i>Decision Matrix</i> are particularly relevant, and contain sufficient information to provide a general assessment of compatible development by use class within the zones.</p> <p>There are a number of factors that can alter a Web App decision, for example where a development straddles 2 zones. These factors are outside the scope of the general advice in this letter. <u>HSE's final advice on development compatibility can only be determined through use of the Web App.</u></p>		
<p><u>Respondent 14 – Anstey England</u> Anstey parish Council considered the plan at their meeting on the 2nd February and would like to congratulate Thurcaston and Cropston parish Council for all the work they have submitted and for getting the plan to this stage. This is a great achievement for Thurcaston and Cropston Parish Council and we wish you all the best for the next stages of the plan.</p> <p>Anstey Parish Council thought the plan looked sound and have no further comments they would like to make but would like to be kept up to date on the progress the plan makes.</p>	<p>The congratulations of Anstey Parish Council on the Plan is welcomed.</p>	<p>No change is proposed.</p>
<p><u>Respondent 15 – Historic England</u> Thank you for consulting us on the Draft Thurcaston & Cropston Neighbourhood Plan. On this occasion we would refer you to our letter dated 15 October 2014 and have no further comments to make.</p>	<p>Historic England's general support and guidance is noted.</p>	<p>No change is proposed.</p>
<p><u>Respondent 20 – National Grid</u> 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</p>	<p>We note that no overhead Powerlines interact with any of the proposed</p>	<p>No change is proposed.</p>

<p>gas pipelines and also National Grid Gas Distribution's Intermediate / High Pressure apparatus. National Grid has identified the following High Voltage Overhead Powerline as falling within the Neighbourhood area boundary. 4YZ Route 400kV from Enderby substation in Blaby to Ratcliffe-on-Soar substation in Rushcliffe.</p> <p>From the consultation information provided, the above Overhead Powerline does not interact with any of the proposed development sites</p>	development sites	
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SECTION SPECIFIC COMMENTS:

SECTION 3: How the Neighbourhood Plan fits in to the Planning System

Total Respondents	2
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	Comments	Response	Proposed Amendment
	<p><u>Respondent 5 – Charnwood Borough Council</u> 5th paragraph (pg6) – <i>“the most significant planning document is the Charnwood Local Plan 2011”</i> The full title of the plan should be used in the first reference which is the “Charnwood Local Plan 2011 to 2028 Core Strategy”.</p>	The text will be amended to include the full title of the Core Strategy	The text in Section 3 to be amended to include the full title of the Core Strategy.
	<p><u>Respondent 11 – Natural England</u> How the Neighbourhood Plan fits in to the Planning System - We note that the Neighbourhood Plan has been prepared in conformity with the Charnwood Local Plan 2011 which provides the overarching strategic framework with which the Thurcaston & Cropston Neighbourhood Plan is required to comply.</p>	The acknowledgement that the Plan has been prepared in conformity with the Charnwood Local Plan is welcomed.	No change is proposed.

SECTION 4: The Neighbourhood Plan, its Vision, Objectives and what we want it to achieve

Total Respondents	2
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	Comments	Response	Proposed Amendment
1	<p><u>Respondent 1 – Fisher German</u> We support the need for the Neighbourhood Plan to sit alongside the Core Strategy, and would emphasise that the purpose of Neighbourhood Planning is for designated areas to assist in the delivery of the wider District’s strategy, including the delivery of new housing. The Neighbourhood Plan must reflect paragraph 4.51 of the Core Strategy, which states: <i>“We expect Neighbourhood Plans to take a strong lead on meeting and managing the local housing needs of the neighbourhood they are prepared for. We will provide a framework for these developments in our Site Allocations and Development Management Development Plan Document.”</i></p> <p>We support the need for the Plan to be kept under review, and updated in response to new and changing needs and requirements. In addition the 5 yearly reviews proposed, and reviews coinciding with any review of Charnwood Borough’s Core Strategy, the Neighbourhood Plan should also be reviewed in response to any new evidence, for example in relation to housing requirements.</p>	<p>The support for the Plan’s vision, objectives, and that it should be kept under review, is welcomed.</p>	<p>No change is proposed.</p>
	<p><u>Respondent 11 – Natural England</u> We welcome the commitment to “maintain and enhance the good quality of life, community spirit and attractive natural and built environment in Thurstaston and Cropston Parish now and for future generations” and the key policy issues identified by the community as being of special importance to them. We particularly welcome policies to ensure good access to the surrounding countryside, protect open spaces that are important to the community and/or wildlife and improve pedestrian and cycle connections within the Plan area and into the surrounding areas.</p> <p>The provision of natural greenspace is an integral part of the creation of sustainable communities. One important function of Green Infrastructure (GI) is the provision of new opportunities for access to open space. Natural England’s ‘standards for accessible natural greenspace’ (ANGSt) can be used to ensure new and existing housing has appropriate access to nature. More information can be found in Natural England’s publication ‘Nature Nearby, Accessible Greenspace Guidance’ (March 2010). The CABI Space Guidance ‘Start with the Park’ (2005) outlines the importance of planning around green spaces, with consideration being given to the context of local landscape character and contribution to the wider GI network. The provision of new GI should be considered at an early stage to ensure it is deliverable at the planning stage.</p>	<p>Natural England’s support for the aims and objectives of the Plan are welcomed.</p>	<p>No change is proposed.</p>

SECTION 5: About Thurcaston and Cropston

Total Respondents	2
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	Comments	Response	Proposed Amendment
	<p><u>Respondent 1 – Fisher German</u> We support the recognition given to consideration of services and facilities in the Parish as a whole, which reflects the complimentary roles played by the two settlements. This is considered to be in accordance with paragraph 55 of the NPPF, which states: <i>“To promote sustainable development in rural areas, housing should be located where it will maintain or enhance the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.”</i></p>	<p>The support for that part of Section 5, dealing with services and facilities, is welcomed.</p>	<p>No change is proposed.</p>
	<p><u>Respondent 11 – Natural England</u> We welcome the reference to the two conservation areas based on the historic cores of the Villages of Thurcaston and Cropston. Two nationally designated nature conservation sites also fall partly within the parish boundaries, namely Buddon & Swithland Reservoir Site of Special Scientific Interest (SSSI) and Bradgate Park & Cropston Reservoir SSSI which are protected under the Wildlife & Countryside Act 1981 (As Amended). Although outside Thurcaston and Cropston, a number of SSSIs are located within close proximity of the parish boundaries and could be affected by development within Thurcaston and Cropston. These include Beacon Hill, Hangingstone & Outwoods, Benscliffe Wood, Ulverscroft Valley, Loughborough Meadows, Groby Pool & Woods, Swithland Wood & The Brand, Sheet Hedges Wood, Roecliffe Manor Lawns, Charnwood Lodge and Barrow Gravel Pits SSSIs.</p> <p>The following Local Wildlife Sites are also located within the Parish, namely Swithland Hall Estate, Crow Wood, Rothley Brook and Great Central Railway, Thurcaston to Birstall.</p>	<p>The support for that part of Section 5, dealing with the built and natural, is welcomed. The reference to SSSIs and wildlife sites within and close to the Parish is noted.</p>	<p>That Section 5 be amended to make specific reference to the important conservation sites in, or close to, the Parish.</p>

SECTION 6: A Sustainable Thurcaston and Cropston Parish

Total Respondents	1
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	Comments	Response	Proposed Amendment
	<p><u>Respondent 1 – Fisher German</u> The Neighbourhood Plan must recognise the role played by the settlements in the Parish, as identified in the Core Strategy. Core Strategy Policy CS1 identifies a need for at least 500 dwellings to be delivered within settlements classified at “Other Settlements”, within limits which are to be set in the forthcoming Site Allocations and Development Management Policies Plan. See comments below in relation to Policy T&C3.</p>	<p>The comment that the Neighbourhood Plan must recognise the role played by the settlements in the Parish, as identified in the Core Strategy, is noted.</p>	<p>No change is proposed.</p>

SECTION 6.1: A Presumption in Favour of Sustainable Development

Total Respondents	1
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	Comments	Response	Proposed Amendment
Policy T&C1	<p><u>Respondent 1 – Fisher German</u> We welcome the positive approach which will be taken to supporting sustainable development, as defined in national and Borough-level policies.</p>	<p>The welcome for the positive approach taken by the Plan in supporting sustainable development is welcomed.</p>	<p>No change is proposed.</p>

SECTION 6.2: Directing Development to the most Sustainable Locations

Total Respondents	1	
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	Comments	Response	Proposed Amendment
	<p>Respondent 5 – Charnwood Borough Council Final para (pg13) – “<i>The community . . . considers it to be more similar in functions and the facilities and services with Small Villages and Hamlets category than the Other Settlements hierarchy in which it has been placed.</i>” The settlement hierarchy, and Thurcaston’s position within it, was robustly assessed using an evidence based approach with direct reference to a set of criteria. The settlement hierarchy was scrutinised by the Secretary of State’s independent Planning Inspector through the Core Strategy examination and has been adopted by the Council as part of the development plan. This statement disputes what has been determined through the Core Strategy examination process and the contents of an adopted statutory development plan. As a result, the Borough Council is unable to agree with it. PROPOSED ACTION: The statement in the Neighbourhood Plan should be changed to reflect the adopted Core Strategy Policy CS1 hierarchy of settlements and the definition of Other Settlements as suitable locations for some development within the settlement boundaries.</p>	<p>The settlement hierarchy and Thurcaston’s position within it has been the subject of detailed discussions. While the community still has concerns with regard to the final outcome of this process in respect of Thurcaston, it recognises that the hierarchy has been the subject of independent examination.</p>	<p>Proposed Amendment: That the Plan be amended, so that it reflects adopted Core Strategy Policy CS1 hierarchy of settlements and the definition of Other Settlements as suitable locations for some development within the settlement boundaries.</p>

SECTION 6.3: Thurcaston Limits to Development

Total Respondents	3	
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	Comments	Response	Proposed Amendment
	<p>Respondent 11 – Natural England We welcome the proposal to designate a Limit to Development for the village of Thurcaston.</p>	<p>The support for the Limit to Development for the village of Thurcaston is welcomed</p>	<p>No change is proposed.</p>
Policy T&C3	<p>Respondent 1 – Fisher German The development limits proposed for Thurcaston do not allow for any new housing sites to be brought forward, other than infill developments. As discussed in relation to Section 7.2 and Policy T&C6, the scope of Policy T&C3 should be broadened to take a more positive approach to the delivery of new housing. The very restrictive approach currently proposed will not enable the delivery of affordable housing, or the diversification of housing stock to any</p>	<p>The policies direct development in Thurcaston towards providing small scale housing sites. The approach is supported by evidence, consultation and the Core Strategy. Thurcaston is not considered a</p>	<p>No change is proposed.</p>

	meaningful extent, both of which are clearly identified as areas of need within the Parish. Additional growth and development would also help to support and sustain local services and facilities. A pro-active approach in the Neighbourhood Plan will ensure that the local community retains control over the scale and location of such growth, and as such the development limits should be extended to incorporate additional land allocated for residential development – see further comments in the following section.	suitable and sustainable location for major new housing development.	
Policy T&C3	Respondent 4 – Leicester City Council Policy T&C 3: Thurcaston limits to development. Policy T&C 4: Development in the countryside. I would take issue with these policies in particular as they relate to field 8-05 in the plan which is in Council ownership and fields 8-04 and 7-04 which are all included within the larger Broadnook development which has been subject to recent consultation. This land is separated from Thurcaston by the railway line and I would contend should be accepted within the Neighbourhood Plan for development accordingly.	As mentioned earlier, at the time the draft Plan was being developed the precise boundaries of the Broadnook development were uncertain. These have now been confirmed. The Policy will be amended to reflect the Broadnook development.	That the Plan and the supporting text and Proposals should be amended to reflect the Broadnook development as a major strategic housing site.

6.4: Development in the Countryside

Total Respondents	4
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	Comments	Response	Proposed Amendment
	Respondent 5 Charnwood Borough Council 3rd para (pg16) – The approach to focus development on more sustainable settlements refers to “prevents the visual and physical separation of Thurcaston and Cropston”. It would be more appropriate and reflect the Core Strategy more accurately if this was re-worded to say “preserves the visual and physical separation of Thurcaston and Cropston”.	The proposed revised wording is noted and welcomed.	The policy will be amended to include the word ‘preserves’ rather than ‘prevents’.
	Respondent 7 – Sue Graham 1st paragraph :helps ensure that development is focussed on more sustainable settlements, protects the countryside for its own sake as an attractive, accessible and non-renewable natural resource and prevents the visual and physical separation of Thurcaston and Cropston Replace ‘prevents’ with preserves /conserves/maintains	The proposed revised wording is noted and welcomed.	The policy will be amended to include the word ‘preserves’ rather than ‘prevents’.
	Respondent 11 – Natural England We welcome Policy T&C4 to the effect that in areas designated as Countryside, development will only be allowed in exceptional circumstances in accordance with national and Borough-wide planning policies.	The support for Policy T&C4 is welcomed.	No change is proposed.

SECTION 7.2: New House Building

Total Respondents	3
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	Comments	Response	Proposed Amendment
	<p>Respondent 1 – Fisher German</p> <p>The Neighbourhood Plan states that the evidence base identified a need for 4 affordable homes at Thurcaston, and a further 3 market dwellings. However, the Neighbourhood Plan must reflect that this need is in fact split across both Cropston and Thurcaston, and is not restricted solely to Thurcaston. Furthermore, given the nature of this need, and the requirements of Core Strategy Policy CS3 which sets a target for 30% affordable housing delivery on schemes of more than 5 dwellings in Thurcaston, the Neighbourhood Plan should recognise that there will need to be a single development of at least 14 dwellings brought forward just to meet the affordable housing requirements of the Parish. These needs will not be met through infill developments which deliver only one or two dwellings at a time, and make no contribution towards the delivery of affordable housing.</p> <p>The scale of development being proposed in the Parish, and the overall approach being taken in the Neighbourhood Plan, is not sufficient to deliver any meaningful change to the housing stock in the Parish which would assist in attracting and retaining young people and families, or providing dwellings such as bungalows which would enable those wishing to downsize to remain in the Parish. A more positive approach to the delivery of new housing should be embraced, recognising the benefits that a more diverse population would bring to the Parish.</p>	<p>The evidence gathered through the housing needs survey, coupled with that gathered as part of the development of the Plan, has provided a clear picture of housing needs. The policy position in respect of affordable homes is seeking 30% of homes on sites of 5 or more dwellings to be affordable and in special circumstances the release of exception sites. It is considered that this is sufficient to meet identified affordable housing needs.</p> <p>In terms of scale of development, since the draft Plan was prepared it has been confirmed that the major Broadnook development straddles the Parish. This is a major housing scheme which will see up to 500 new homes built in the Parish, which will have a major impact on housing provision in the Parish, including affordable.</p>	<p>No change is proposed.</p>

	<p>Respondent 11 – Natural England We welcome the statement that development if not sensitively undertaken can have an adverse impact on the character of the area. Reference could be made here or in Section 9 (Design) to the National Character Areas (NCAs) which divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment. Thurcaston & Cropston fall within NCA 93: Charnwood. Key facts and data on this area can be found at the attached website link – http://publications.naturalengland.org.uk/publication/4612848?category=587130.</p>	<p>The support for the statement “that development if not sensitively undertaken can have an adverse impact on the character of the area” is welcomed. The text will also be amended to make reference to the National Character Areas as suggested.</p>	<p>That the text be amended to make reference to the National Character Areas.</p>
Policy T&C5	<p>Respondent 1 – Fisher German As discussed above, limiting developments to schemes for up to 5 dwellings only will not facilitate the delivery of any affordable housing, or achieve any meaningful diversification of the Parish’s housing stock.</p>	<p>The policy position is supported by the Core Strategy, evidence and consultation. The major Broadnook development (which it has been confirmed part of which is in the Parish) will include affordable housing and have major implications on the housing stock in the Parish, including affordable.</p>	<p>No change is proposed.</p>

SECTION 7.3: New Housing Mix

Total Respondents	2
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	Comments	Response	Proposed Amendment
	<p>Respondent 5 – Charnwood Borough Council Policy T&C6 (pg22) – More detail could be provided on the housing requirement by being more prescriptive in terms of smaller homes (e.g. bedroom numbers) or the housing for older people (e.g. bungalows). This should be based on clear evidence of the needs of the community and the type of accommodation that is lacking in the villages.</p>	<p>This is noted. The text will be amended to include more evidence on housing requirements in support of this policy.</p>	<p>The text will be amended to more detail and information on housing needs.</p>
Policy T&C6	<p>Respondent 1 – Fisher German This policy should take a more proactive approach to the delivery of housing which would redress the current imbalance in existing housing stock.</p>	<p>This is noted. The policy position is supported by the Core Strategy and</p>	<p>No change is proposed.</p>

		evidence gathered as part of the development of the NP. The general support for, and the absence of, any significant objections to the amount of development proposed, indicates general support for the approach set out in the Plan. As mentioned earlier, the Broadnook development provides a major opportunity to ensure that the Parish's housing stock meets existing and future needs.	
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SECTION 7.4: Affordable Housing

Total Respondents	4	
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	Comments	Response	Proposed Amendment
	<p><u>Respondent 1 – Fisher German</u></p> <p>The two housing needs surveys identified a total need for 4 affordable homes within the Parish, 3 of which were in Cropston. The text in this section refers only to the 1 dwelling identified for Thurstaston, and should be amended. Furthermore, whilst the approach to affordable housing delivery set out in this section and in Policy T&C7 conforms to that set out in the Core Strategy, the overall approach of the Neighbourhood Plan in seeking to restrict development does not, as it only provides support to infill schemes of up to 5 dwellings. The Neighbourhood Plan instead relies on the use of rural exception sites to meet this affordable housing need, but without any evidence to demonstrate that such sites will in fact be brought forward. As such, the Plan does not take a proactive approach to meeting identified local housing need, and cannot be considered to comply with national planning policy.</p>	<p>This is noted. The text shall be revised to reflect the affordable housing need split between the two villages, as identified in the housing needs survey.</p> <p>The policy in respect of exception sites is based on that in the Core Strategy, and it is considered that there is a good likelihood that an exception site (s) could be brought forward where justified.</p> <p>The major Broadnook housing development, part of which falls within the Parish, will include the provision of affordable housing, which will make a major contribution to housing need.</p>	<p>The text to be amended to reflect the affordable housing need split between the two villages, as identified in the housing needs survey.</p>

	<p><u>Respondent 5 - Charnwood Borough Council</u> 6th para (pg21) – “a site of more than 5 dwellings” should read “a site of 5 dwellings or more” to be in conformity with Policy CS3 which applies to 5 units or above rather than the 6 units or above as currently worded. PROPOSED ACTION: amend as described above.</p> <p>Policy T&C8 – The policy refers to Thurcaston but the supporting text refers to Thurcaston or Cropston.</p>	<p>The points in relation to the supporting text are noted, and the text shall be amended to reflect this.</p>	<p>The text to be amended to read “a site of 5 dwellings or more” and to provide greater clarity on the settlements it covers.</p>
	<p><u>Respondent 7 – Sue Graham</u> Page 24: Where ‘Exception Site’ is referred to, suggest defining ‘small’ in terms of ‘up to a maximum X number of dwellings’, to make more explicit. ‘Small’ is a relative, subjective term which is therefore open to interpretation by prospective developers. Within this section, it might be worth stating that the Parish Council will also explore options for affordable housing <u>within</u> the village limits, should suitable land / properties become vacant. Arguably, this should be evaluated first before any green field sites are considered as exception sites.</p>	<p>The point in relation to providing greater clarity as to what is meant by ‘small’ is noted, and that the Parish Council will also explore options within the village limits are noted. The Plan shall be amended to reflect this.</p>	<p>The text to be amended to provide greater clarity on what is meant by ‘small’, and that options for affordable housing will be explored within and adjacent to the defined Settlement Development Limits.</p>
<p>Policy T&C8</p>	<p><u>Respondent 1 – Fisher German</u> It is not considered that this policy is necessary, since Core Strategy Policy CS3 already makes provision for the use of rural exception sites to deliver affordable housing. Furthermore, the restrictions proposed by this policy would not enable the delivery of such rural exception sites in Cropston, which the evidence base has identified as having the greatest level of need for affordable housing. This further restricts the likelihood of any rural exception sites being delivered in the Paris</p>	<p>This policy has been the subject of further discussions with the Borough Council. The policy will be amended to tie it more closely with the one contained in the Core Strategy. The supporting text will make reference to both Thurcaston and Cropston as suggested.</p>	<p>The Policy and supporting text be amended to reflect Policy CS3 in the Core Strategy.</p>

SECTION 8.2: Important Community Facilities

Total Respondents	2
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	Comments	Response	Proposed Amendment
	<p><u>Respondent 1 – Fisher German</u></p> <p>The Neighbourhood Plan should recognise that allowing a certain amount of development within the Parish will serve to support the existing services and facilities, and indeed attract additional services, through the increase in population and associated expenditure. This will also benefit the retention of bus links, which is highlighted as an issue in Section 11.5 of the Neighbourhood Plan. Increased population will assist existing routes to remain financially viable. The delivery of only 16 dwellings between 2001 and 2011 and the net reduction in population over the same period highlights the need for sufficient growth in the Parish to provide the critical mass necessary to support local services and facilities. Furthermore, the positive identification of new development sites through an allocation in the Neighbourhood Plan would allow any associated policy to influence the design of the scheme, which could then seek to incorporate any specific services or facilities which may be required.</p>	<p>The Plan recognises that some development will bring benefits to the Parish such as supporting key services. The text will be reinforced to emphasise this point.</p> <p>The revised Plan will reflect that part of the major Broadnook housing development is in the Parish, and will include a policy that seeks to shape and guide its development.</p>	<p>That the supporting text be amended to reflect that new development can sometimes help to protect important services.</p>
	<p><u>Respondent 5 – Charnwood Borough Council</u></p> <p>3rd para (pg23) – The settlement facilities audit which was undertaken to inform the Core Strategy, notably the settlement hierarchy in Policy CS1, considered an hourly bus service to be frequent. This statement refers to the bus service as infrequent and is contrary to that consideration.</p> <p>PROPOSED ACTION: The statement should be amended to remove refer to an infrequent bus service.</p>	<p>It is debatable whether an hourly bus service is frequent. After consideration, the text shall be amended to remove reference to an infrequent bus service.</p>	<p>That the text be amended to remove reference to an infrequent bus service.</p>

SECTION 8.3: Assets of Community Value

Total Respondents	1
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	Comments	Response	Proposed Amendment
	<p>Respondent 5 – Charnwood Borough Council 3rd para (pg24) – This paragraph may raise false expectations that listing of an Asset will automatically prevent a development proposal; this is not necessarily the case. Listing as an asset of community value can be considered a material consideration if an application for change of use is submitted, considering all the circumstances of the case. However, there may be some permitted development rights which allow for certain development, alterations and change of use without a full planning application being made. Listing of an Asset provides an opportunity to the community to purchase an Asset but where there is no genuine prospect of that taking place it is not possible to use a designation to prevent proposals which are otherwise acceptable in terms of planning policy and a balanced consideration of any harm or benefits they would result in.</p>	<p>This is noted. The text shall be amended to clarify that the listing of an Asset will not automatically prevent a development proposal adversely affecting that asset.</p>	<p>The text shall be amended to clarify that the listing of an Asset will not automatically prevent a development proposal adversely affecting that asset.</p>

SECTION 9: Design

Total Respondents	3
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	Comments	Response	Proposed Amendment
	<p>Respondent 5 – Charnwood Borough Council 2nd para (pg26) – The section notes that there are “<i>over 16 structures that have been granted Listed Building status</i>”. Our records show that there are 16 Listed Buildings in Thurcaston and 17 Listed Buildings in Cropston giving a total of 33 Listed Buildings. 3rd para (pg26) – The Conservation Area Appraisals have been adopted; this term should be used rather than ‘produced’. The Appraisals are also separate documents with the Thurcaston Appraisal adopted in 2012 and the Cropston Appraisal adopted in 2014.</p>	<p>These points are noted and the text shall be amended to reflect that there are 33 Listed Buildings and that Conservation Area appraisals have been “produced” for Thurcaston and Cropston.</p>	<p>That the text shall be amended to reflect that there are 33 Listed Buildings and that Conservation Area appraisals have been “produced” for Thurcaston and Cropston.</p>

Policy T&C12	Respondent 5 – Charnwood Borough Council The wording to bullet b) should be revised to follow the opening statement of the policy, for example, “b) Have regard to the guidelines set out in the Thurcaston or Cropston Conservation Area Appraisals, where development is proposed within the Conservation Areas or their settings”.	The revised wording for bullet b is welcomed, and the Plan shall be amended to reflect this.	That bullet b should be amended to read “b) Have regard to the guidelines set out in the Thurcaston or Cropston Conservation Area Appraisals, where development is proposed within the Conservation Areas or their settings”.
Policy T&C12	Respondent 5 – Charnwood Borough Council The NPPF requires communities to “plan positively to support local development”. The requirement that development “ <i>should avoid designs specific to a generic “scheme”</i> ” may be considered contrary to this. It would be preferable to focus on the positive aspects of taking into account the locally distinctive character of the area. Policy CS2 of the Core Strategy may assist with wording which you feel is particularly of relevance to the villages.	This is noted. The policy and supporting text shall be amended to more strongly reflect Policy CS2 of the Core Strategy and the distinctive character of the area.	That the Policy and supporting text be amended to more strongly reflect Policy CS2 of the Core Strategy and the distinctive character of the area.

SECTION 10: The Natural and Historical Environment

Total Respondents	2		
	Comments	Response	Proposed Amendment
	Respondent 7 – Sue Graham Pages 30 / 33 / 35 10 ‘The Natural and Historical Environment’ Amend all references to number of well-preserved ridge and furrow fields to 12. Amend map illustrating ridge and furrow fields to add missing fields, as per original survey.	This is welcomed.	That the text and map be amended to make reference to 12 well-preserved ridge and furrow fields.
	Respondent 11 – Sport England We very much welcome this section, especially the inclusion of Policy T&C13 to protect important local green spaces. Our comments in Section 4 apply equally to Section 9 as does the reference to nationally designated nature conservation sites in Section 5. We also Policies T&C14, 15 & 16 relating to the protection of other important green spaces, ridge & furrow fields and other historical and archaeological sites.	The support for this section is welcomed.	No change is proposed.

SECTION 10.1: Introduction

Total Respondents	1		
	Comments	Response	Proposed Amendment
	<p>Respondent 5 – Charnwood Borough Council</p> <p>2nd para (pg28) – “is still mostly grassland” - there are more precise definitions of grassland habitats which could be used if possible, such as “permanent”, “semi-improved”, “species rich” or “lowland calcareous” grassland which would give more weight to the description.</p> <p>3rd para (pg28) – “Natural woodland” similar to grassland, there are definitions for types of woodland habitat such as “semi-ancient”, “ancient”, “plantations”, or “wet woodland”.</p> <p>3rd para (pg28) – The paragraph identifies ancient, species-rich hedges along old “ways”, identification of this on the Environmental Proposals map would assist in implementation of Policy T&C19.</p> <p>6th para (pg29) – reference to “the ancient upland “waste” of Charnwood” would be assisted by a definition of this rough open grazing land.</p>	<p>These comments are noted and welcomed.</p>	<p>That the text be amended as follows:</p> <p>2nd para (pg28) – makes reference to mostly permanent</p> <p>3rd para (pg28) – replace with semi-ancients and that most of roads and footpaths / bridle ways are ‘old ways’, bordered by ancient, species-rich hedges. A map will also be provided to depict these</p> <p>paragraph identifies ancient, species-rich</p> <p>6th para (pg29) – to be defined as unique area of ancient heath-grassland, woodland and streams, punctuated with outcrops of Precambrian rocks</p> <p>reference to “</p>

SECTION 10.2 Important Local Green Spaces

Total Respondents	1		
	Comments	Response	Proposed Amendment
	<p>Respondent 5 – Charnwood Borough Council</p> <p>It would be advisable to follow the terminology used in the NPPF throughout, for example in para 2 (pg29) reference is made to “<i>important, highly-valued community assets</i>.” Rather than being “demonstrably special to a local community” (NPPF para 77). Similarly, Policy T&C13 refers to development not being supported “<i>except in very exceptional circumstances</i>”, the NPPF (para 76) refers to “very special circumstances”.</p>	<p>This is noted. The text shall be amended to reflect more closely the concerned terminology contained in the National Planning Policy Framework.</p>	<p>The text be amended to reflect more closely the concerned terminology contained in the National Planning Policy Framework.</p>

SECTION 10.3 Other Important Green Spaces

Total Respondents		2	
	Comments	Response	Proposed Amendment
Policy T&C14	<p><u>Respondent 1 – Fisher German</u> The NPPF, in paragraphs 76 and 77, provides clear support and guidance for the identification and designation of Local Green Spaces. However, paragraph 77 states that such designations must be used only where they comply with a number of criteria. Given the restrictions on when such designations should be used, it is not considered that an additional form of designation, such as that proposed by Policy T&C14 for “Other important green spaces”, is appropriate, and this policy should be deleted.</p> <p>With particular regard to the fields identified as 6-06 and 6-08, these are large fields currently in active agricultural use. Public access is limited to the Public Rights of Way around the field boundaries, and any ecological interest would also be restricted to the margins around the edges of the fields. As such, it is not appropriate that the whole of the fields should be subject to this designation, if it were to be retained.</p>	<p>This is noted. The proposed Local Green Spaces were developed after detailed consultation and investigation in accordance with guidance contained in the NPPF.</p>	<p>To be discussed with the Group</p>
Policy T&C14	<p><u>Respondent 5 – Charnwood Borough Council</u> Policy T&C14 – The policy could better reflect Core Strategy Policy CS12 by requiring development to “protect and enhance the Green Space”.</p>	<p>This is noted. The text shall be amended to reflect that contained in the Core Strategy.</p>	<p>The text shall be amended to read to protect and enhance the Green Space.</p>

SECTION 10.4 Ridge and Furrow

Total Respondents		1	
	Comments	Response	Proposed Amendment
	<p><u>Respondent 5 – Charnwood Borough Council</u> 4th para (pg32) – English Heritage have been renamed as Historic England. It would also be worthwhile identifying the title of the report referred to and quoted from.</p>	<p>This is noted. The text shall be amended to make reference to Historic England and the report quoted from.</p>	<p>The text shall be amended to make reference to Historic England and explicit reference to the title of the report from which the quote is drawn.</p>

SECTION 10.5 Other Historical and Archaeological Sites

Total Respondents		2	
	Comments	Response	Proposed Amendment
	<p><u>Respondent 2 – Steward Washington</u> With reference to Page 33 of the Neighbourhood Plan regarding Ridge & Furrow sites in our area, I would like to request that part of area of the field behind my property (6.06 in the plan) is in fact also a Ridge and Furrow field, clearly visible to the naked eye, and should be recognised as such in the Plan.</p>	Awaiting the outcome of the site investigation.	Awaiting the outcome of the site investigation.
Policy T&C 16	<p><u>Respondent 7 – Sue Graham</u> Page 36 Policy T and C 16 a) Development proposals that result in the loss of, or have a significant adverse effect on, an important site of biodiversity value will be expected to protect and enhance its biodiversity value and Contradictory statement. Makes no sense, because if a development results in the loss /has an adverse effect on biodiversity, then that value will be automatically lost and non-replaceable. Statement needs removing or re-wording.</p>	The point that part a) of the Policy could be made clearer is noted, and the policy will be amended to clarify this.	That the Policy should be revised to make its aims and intent clearer based on guidance provided by the Environment Agency.

SECTION 10.6 Biodiversity

Total Respondents	6		
	Comments	Response	Proposed Amendment
	<p><u>Respondent 3 – Environment Agency</u> 10.6 Biodiversity We have historical records of water vole and otter in areas close to your plan area. In order to avoid adverse effect on Biodiversity through development, the hierarchy to be applied is, avoid, mitigate and compensate. Therefore development that may adversely affect a significant site of biodiversity should be avoided. If this is not possible then the affect must be mitigated. If this is also not possible then compensatory works must be undertaken as close to the site as possible. Policy T & C17 Biodiversity has not been written in a way to reflect the above mentioned hierarchy. As a minimum we would suggest that point a) is written clearly to reflect avoid, mitigate and compensate.</p>	<p>The point that part a) of the Policy could be made clearer is noted and the policy will be amended to clarify this.</p>	<p>That the Policy should be revised to make its aims and intent clearer based on guidance provided by the Environment Agency, which reflects the principle of avoid, mitigate and compensate.</p>
	<p><u>Respondent 11 – Natural England</u> We welcome the inclusion of this section in the draft neighbourhood plan. Meeting housing needs and protecting the natural environment can often seem like conflicting aims. However, when viewed through the prism of sustainable development, it is clear that they are often complementary. The natural environment provides a broad range of ecosystems services such as providing clean air, food and water which have economic and social as well as environmental benefits. Similarly, a coherent green infrastructure network not only provides health benefits to local residents by providing accessible greenspace near to where they live, it also helps the community to mitigate and adapt to the impacts of climate change. Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species. The standing advice also sets out when, following receipt of survey information, further consultation with Natural England should be undertaken - Natural England Standing Advice. We welcome Policy T&C17 to protect and where possible enhance biodiversity.</p>	<p>The support for Policy T&C17 is welcomed</p>	<p>No change is proposed.</p>

Policy T&C17	<p>Respondent 1 – Fisher German This policy is considered unnecessary, as it does not add anything the requirements of Core Strategy Policy CS13.</p>	<p>This issue was highlighted as priority for the community. The policy supports and provides local distinctiveness to the Core Strategy Policy. The general support for, and the absence of, any significant objections to the amount of development proposed, indicates general support for the Policy.</p>	<p>. No change is proposed.</p>
Policy T&C17	<p>Respondent 5 – Policy T&C17 – Missing word? Bullet a) <i>“and will only be supported in exceptional circumstances”</i>. Bullet b) the terms “enhance, restore or re-create” rather than <i>“improve”</i> better reflect the NPPF. The addition of reference to wildlife corridors in the example would also strengthen the link to the NPPF.</p>	<p>The missing word in Policy T&C 17 is noted and the suggested amendments welcomed, and the Plan shall be amended accordingly.</p>	<p>That the Policy shall be amended to read enhance, restore or re-create” rather than <i>“improve”</i>, and to make reference to wildlife corridors.</p>
Policy T&C17	<p>Respondent 7 – Sue Graham Page 37 Policy T and C 17 ‘Zones of Separation’ Within this policy, there is no mention of the importance of separation between Thurcaston Village (rear of houses on Rectory Lane and Leicester Road) and Leicester City Boundary, yet this concern featured frequently during the public consultation exercises. Whilst acknowledging that land beyond the T an C Parish Boundary is not within our remit, the strength of parishioners concerns should be stated somewhere in this section. (See second bullet point below for how this could be incorporated)</p>	<p>The concerns about the importance of separation between Thurcaston and Leicester are noted. However, NP regulations require that the Plan can only deal with issues within the Plan area, and therefore as this area of land is outside of the Parish is beyond the scope of the Plan.</p>	<p>No change is proposed.</p>
Policy T&C17	<p>Respondent 7 – Sue Graham Re. Charnwood Local Plan (Core Strategy), I would urge our Parish Councillors to read pages 19 – 24 of ‘Report to Charnwood Borough Council’ by Kevin Ward, 21.09.15. This clearly defines the direction of development and growth of SUES in a north-westerly direction from Leicester, towards and beyond the A46 to Thurcaston and Rothley. It also recommends that plans and proposals for such new developments are investigated ‘without delay’, which effectively gives prospective developers a green light to proceed. Is there any way that the Council could have a dialogue with Leicester City Council to discuss these very real concerns, which consistent with the other parts of Policy T and C 17, should strive to maintain a zone of separation west of the A46, thus preserving the identity of Thurcaston village??</p>	<p>The point regarding the Parish Council and Leicester City Council having urgent dialogue in respect of the SUES development is noted, and has been conveyed to the Parish Council.</p>	<p>No change is proposed.</p>

SECTION 10.7 Areas of Local Separation

Total Respondents		6	
	Comments	Response	Proposed Amendment
	<p>Respondent 3 – Environment Agency We are supportive of the areas of separation as they accord with the Rothley Brook and its floodplain. The floodplain should be protected from development. We are the main Agency providing advice on improving resilience and adaptation to the effects of climate change, with particular regard on flood risk, water resources, water quality (Including groundwater) and aquatic biodiversity. We strive to make a positive contribution through our Statutory Consultee role and we hope to work with you as the plan finalises. There is really only the protection of the floodplain and Biodiversity which are relevant for us to comment upon in this plan.</p>	<p>The support for the area of separation as they accord with the Rothley Brook and its floodplain is welcomed.</p>	<p>No change is proposed.</p>
	<p>Respondent 5 Charnwood Borough Council 2nd para (pg35) – Typo – “<i>Cropston and Thurcaston that has both connected . .</i> .”</p>	<p>This typographical error shall be amended.</p>	<p>The small typographical error on para two page 35 should be amended.</p>
	<p>Respondent 11 – Natural England We welcome the proposal to maintain the semi-public green space that preserves the separate identities of the two villages as specified in Policy T&C18.</p>	<p>The support for policies that prevent the coalescence of Thurcaston and Cropston are welcomed.</p>	<p>No change is proposed.</p>
Policy T&C18	<p>Respondent 1 – Fisher German This policy duplicates Core Strategy Policy CS11 and the saved policies of the Local Plan, and as such should be deleted.</p>	<p>The inclusion of this Policy is strongly supported by the community. It is recognised that greater clarity could be provided on its relationship with Core Strategy Policy CS 11.</p>	<p>That the text be amended to provide greater clarity with the relationship between this policy and Core Strategy Policy CS 11.</p>

<p>Policy T&C18</p>	<p><u>Respondent 4 – Leicester City Council</u> Policy T&C 18: Areas of local separation. The area between the villages does provide separation but I would contend is of such a large scale that means it is hard to justify retaining in its entirety as suggested by the policy and some development should be possible. I would also question the designations of fields 1-09 and 9-19 on the proposals map as I am unconvinced of their particular merit for the designations suggested.</p>	<p>Disagree. The area of separation described is less than 0.5km at any widest point and the topography of the area means that both villages are very visible on opposite elevations of the Rothley Brook valley. Any further encroachment, other than the occasional infill, would severely impact this zone, compromising the identities of both settlements and eroding the value of the designated Local Wildlife Site.</p> <p>Both of these fields are highly valued by the community (re. public consultation exercises for their fine rural views, sense of space, beauty and tranquillity). Field 9-01 has historical significance with both footpaths being ancient routes between the two settlements. . One of these also borders field 9-19. The presence of ‘Coffin Bridge’ is also significant as the route taken to transport coffins across Rothley Brook from Cropston to Thurcaston, A Local Wildlife Site, bisects this area along Rothley Brook, and is relatively rich in biodiversity.</p>	<p>No change is proposed.</p>
<p>Policy T&C18</p>	<p><u>Respondent 5 – Charnwood Borough Council</u> Policy T&C18 (pg38) – The policy could make a link to Core Strategy Policy CS13. Along with protection, “enhancement if possible” could be requested.</p> <p>Requirements for a tree survey could specify the standard required (currently BS5837 or subsequent). The requirement could also include a management plan for the tree and its impact on the wider landscape.</p>	<p>These suggested minor amendments are noted and welcomed.</p>	<p>That the text be amended to make a link to Core Strategy Policy CS 13; the inclusion of “enhancement if possible” and the standards required for the tree survey.</p>

SECTION 10.8 Trees and Hedgerows

Total Respondents		2	
	Comments	Response	Proposed Amendment
	<p><u>Respondent 11 – Natural England</u> We welcome Policy T&C19 to protect important trees and hedgerows.</p>	The support for Policy T&C 19 is welcomed.	No change is proposed.
Policy T&C19	<p><u>Respondent 7 – Sue Graham</u> Page 36 ‘Hedgerows’ Amend wording to :’.....Proposals should be accompanied by a tree survey..... and maintain continuity of hedgerows as important wildlife corridors.</p>	The proposed minor amendment to the text on the bottom of page 36 is welcomed, and shall be amended accordingly.	That the text shall be amended to include specific reference that “Proposals should be accompanied by a tree survey..... and maintain continuity of hedgerows as important wildlife corridors”.

SECTION 11 Transport

Total Respondents		1	
	Comments	Response	Proposed Amendment
	<p><u>Respondent 5 – Charnwood Borough Council</u> Input from Leicestershire County Council’s Highway section will be valuable here. Their support will also be important for the implementation of the policies and community actions.</p>	The valuable support of Leicestershire County Council is acknowledged, and their active support and engagement has been sought and provided.	No change is proposed.

SECTION 11.1 Introduction

Total Respondents		1		
	Comments	Response	Proposed Amendment	
	<p>Respondent 5 – Charnwood Borough Council 3rd para (pg37) – Bullet (2) – The statement “<i>both villages are unsustainable as defined by their lack of local facilities</i>” is contrary to the Core Strategy which considers Thurcaston as an “Other Settlement”, allowing for some small scale infill development to meet local needs. PROPOSED ACTION: This statement should be altered to reflect the settlement hierarchy, noting the position of Thurcaston and Cropston in different categories within the hierarchy, the evidence based rationale for that, and the impact that has on the management of development within the respective villages.</p>	<p>This is noted and the text to the introduction will be amended to reflect more closely to that contained in the Core Strategy.</p>	<p>That the text shall be amended to reflect the settlement hierarchy and the position of Thurcaston and Cropston within it.</p>	

SECTION 11.2 Need for Improved Traffic Management

Total Respondents		2		
	Comments	Response	Proposed Amendment	
	<p>Respondent 5 – Charnwood Borough Council 1st para (pg38) – “<i>5000 new homes in nearby Sustainable Urban Extensions (SUEs) as referenced in Section 11.1 (1) above.</i>” Not all the new homes planned for in this location of Charnwood will be developed through SUEs.</p>	<p>The point regarding that not all the new homes will be developed through SUEs is noted.</p>	<p>That the text be amended to reflect that all new homes will be developed through SUEs.</p>	
Policy T&C20	<p>Respondent 5 – Charnwood Borough Council Policy T&C20 - The support of LCC Highways will be crucial if a development proposal were to be refused on these grounds.</p>	<p>This is noted and the LCC Highways have been actively involved in the development of the Plan. They are seen as key delivery partners.</p>	<p>No change is proposed.</p>	

SECTION 11.6 Footpaths and Cycleways

Total Respondents		1	
	Comments	Response	Proposed Amendment
	<p>Respondent 11 – Natural England We welcome the inclusion of this section especially the desire to maintain and enhance the network of footpaths which provide easy access to open countryside, contributing to health and wellbeing. We welcome the desire to maintain and enhance the network of footpaths.</p>	<p>The support for this section is welcomed.</p>	<p>No change is proposed.</p>

SECTION 12 Monitoring and Review

Total Respondents		1	
	Comments	Response	Proposed Amendment
	<p>Respondent 5 – Charnwood Borough Council 2nd para (pg48) – Typo “This will be led by the Parish Council . . . on at least on an annual basis”.</p>	<p>Thank for drawing this typographical error to our attention, and the text will be amended accordingly.</p>	<p>That the typographical error on the second para on p.48 shall be amended accordingly.</p>