



BARROW UPON SOAR NEIGHBOURHOOD DEVELOPMENT PLAN

Consultation Statement

ABSTRACT

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

February 2017

Table of Contents

1. Introduction	1
Legal Requirements.....	1
Consultation Process	1
2. Neighbourhood Plan Area	3
Designation.....	3
3. Community Drop-in Event 1	5
Overview.....	5
Who was consulted	5
How were people consulted.....	5
Issues, priorities and concerns raised	6
Transport	6
Sites for Development.....	6
Footpaths and Bridleways.....	6
History and Heritage.....	6
Facilities and Services	6
Housing.....	7
Renewable Energy.....	7
Employment and Business.....	7
Leisure and Recreation.....	7
Flooding.....	7
Biodiversity.....	7
How the Issues, Priorities and Concerns have been considered.....	8
3 Community Drop-in Event 2	9
Overview.....	9
Who was consulted	9
How were people consulted.....	9
Issues, priorities and concerns raised	10
Traffic and Transport	10
Facilities and Services	10
Housing.....	10
Employment and Business/Economy	10
How the Issues, Priorities and Concerns have been considered.....	10
4 Parish-wide Survey	11
Overview.....	11
Who was consulted	11

	How were people consulted.....	11
	Issues, priorities and concerns raised	12
	How the Issues, Priorities and Concerns have been considered.....	13
5	Young People Survey.....	14
	Overview.....	14
	Who was consulted	14
	How were people consulted.....	14
	Issues, priorities and concerns raised	14
	How the Issues, Priorities and Concerns have been considered.....	15
6	Stakeholder Workshop.....	16
	Overview.....	16
	Who was consulted	16
	How were people consulted.....	16
	Issues, priorities and Concerns Raised.....	17
	Parking	17
	Assets and Amenities	17
	Young People.....	17
	Challenges	17
	Infrastructure	18
	Opportunities	18
	New Developments.....	18
	Land Uses	18
	How the Issues, Priorities and Concerns have been considered.....	18
7	Issues and Options Questionnaire Survey.....	19
	Overview.....	19
	Who was consulted	20
	How were people consulted.....	20
	Issues, priorities and Concerns Raised.....	20
	How the Issues, Priorities and Concerns have been considered.....	21
8	Pre-submission Consultation on the Draft Barrow upon Soar Neighbourhood Plan	22
	Overview.....	22
	Who was consulted	22
	How were people consulted.....	23
	Issues, priorities and Concerns Raised.....	23
	How the Issues, Priorities and Concerns have been considered.....	23
9	Conclusion	24

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Appendix 1: Pre-submission Draft Barrow upon Soar Neighbourhood Plan Consultation Bodies 25

Appendix 2: Consideration of Responses to the Pre-submission Draft Barrow upon Soar Neighbourhood Plan 31

Appendix 3: Additional Representations to the Pre-submission Draft Barrow upon Soar Neighbourhood Plan 84

 Richard Proctor 85

 Hammond Homes Site 96

Appendix 4: Consultation Reports..... 97

1. Introduction

Legal Requirements

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

Consultation Process

- 1.2 Throughout the process of producing the Barrow upon Soar Neighbourhood Plan a more in-depth consultation process has been undertaken than required within the Neighbourhood Planning (General) Regulations 2012.
- 1.3 The aims of the consultation process were:
- To ‘front-load’ consultation and ensure that the Barrow upon Soar Neighbourhood Plan is fully informed by the views and priorities of local residents, businesses, and key local stakeholders.
 - To ensure that detailed consultation takes 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 consultation results are made publicly available and used to inform subsequent stages of the Neighbourhood Planning process.
- 1.4 Consultation was undertaken by Barrow upon Soar Parish Council with independent professional support from Planit-X Town and Country Planning Services and the Rural Community Council (Leicestershire and Rutland).
- 1.5 The programme of consultation undertaken is summarised below.

Activity	Date
Community Drop-in Event 1	January 2014
Community Drop-in Event 2	March 2014
Parish-wide Survey	September 2014
Young People Survey	March 2015
Stakeholder Workshop	March 2015

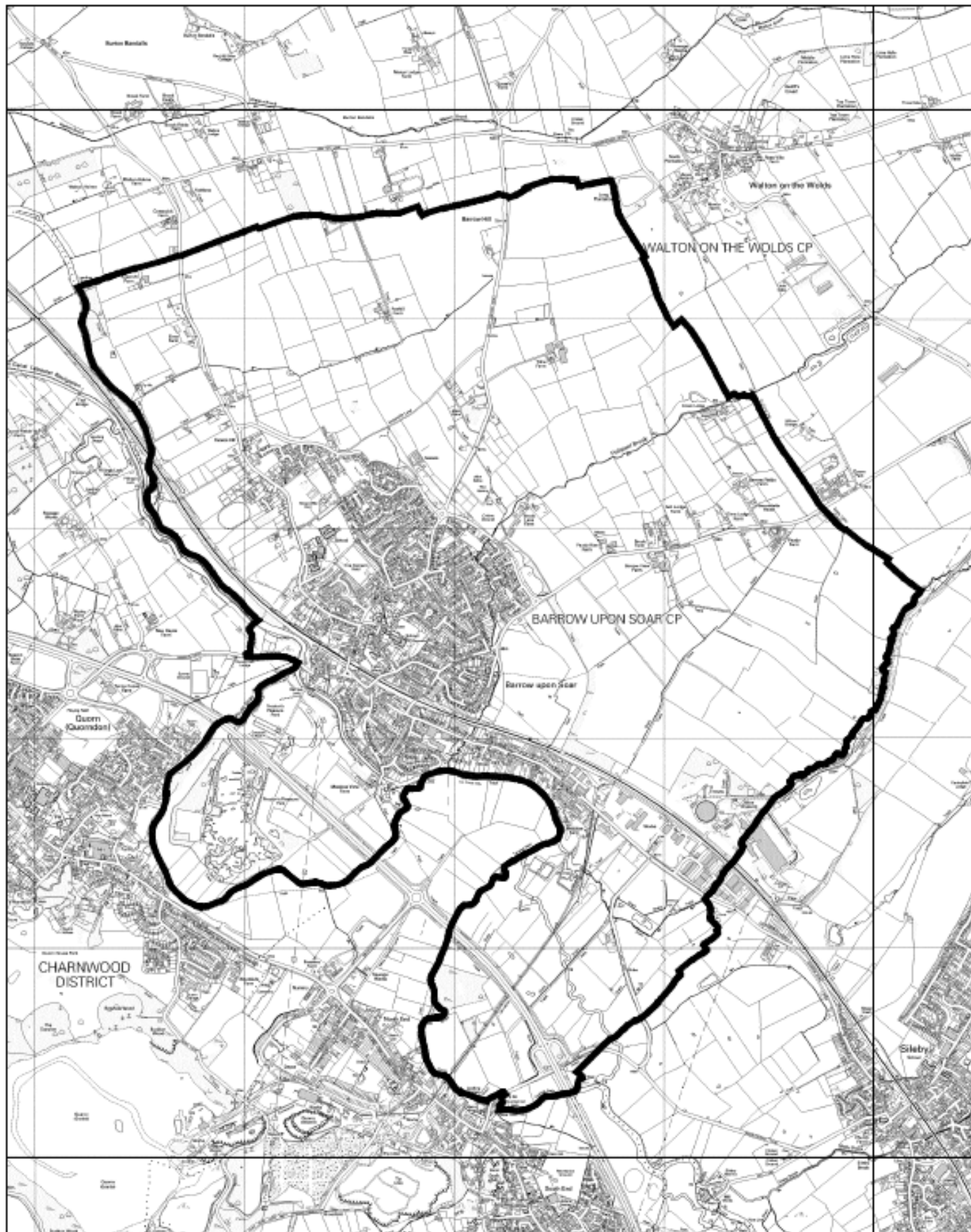
Issues and Options Questionnaire Survey	December 2015
Pre-Submission Consultation	June/July 2016

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

2. Neighbourhood Plan Area

Designation

- 2.1 The whole parish of Barrow upon Soar has been designated as a Neighbourhood Area following an application made by Barrow upon Soar Parish Council under Part 2, Section 5 of the Neighbourhood Planning (General) Regulations 2012.
- 2.2 The Neighbourhood Plan area was approved by Charnwood Borough Council in February 2014, following a 6-week period of public consultation as required by Part 2, Section 6 of the Neighbourhood Planning (General) Regulations 2012. Only one representation was received which was in support of the application.



Barrow Upon Soar Parish Boundary Map

Charnwood Borough Council
 Council Offices
 Southfield Road
 Loughborough
 Leicestershire
 LE11 2TX

www.charnwood.gov.uk



Scale : 1:25000

Date: 17-10-2013 Time: 12:35:03

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3. Community Drop-in Event 1

Date	31 January 2014, 2pm to 8pm
Venue	Bishop Beveridge Club, Barrow upon Soar
Format	Community Open Drop In Event
Publicity	Publicity leaflet/flyer to all households in the parish, article in the community newsletter 'Barrow Voice' available on line and delivered to all households, publicised on the Barrow upon Soar Parish Council website.
Attendance	80

Overview

- 3.1 This was the first consultation event held as part of the process of preparing the Barrow upon Soar Neighbourhood Plan. The Rural Communities Council (Leicestershire and Rutland) was commissioned by Barrow upon Soar Parish Council to engage with the community, explain what a Neighbourhood Plan was and what it could achieve and to ask the community to identify the key issues and opportunities for the settlement.

Who was consulted

- 3.2 The aim was to engage and consult with the community. Prior to the event, background to the project was provided via an article in the community newsletter, the Barrow Voice. An open invite to the event was delivered to every household in the Parish.

How were people consulted

- 3.3 On arrival attendees were asked to complete a registration form and officers were on hand to provide a background to the event should it be needed. A series of display boards were positioned around the room, each of which focused on a different planning and development topic, and displayed information relevant to that topic. The topics included:
- Traffic and Transport
 - Sites for Development
 - Open Green Spaces
 - Footpaths and Bridleways
 - History and Heritage
 - Facilities and Services
 - Housing
 - Renewable Energy
 - Employment and Business/Economy

- 3.4 Attendees were encouraged to make comments for each topic either through using post it notes or to ask questions. They were also asked to complete two short questionnaires, one on 'Housing Need', and the other on 'Employment and Business Development'.
- 3.5 Attendees were then invited, to identify on maps, potential and/or preferred locations for development as well as to highlight green spaces that they value in the parish. There was also opportunity to make any additional comments.

Issues, priorities and concerns raised

- 3.6 A total of 80 attendees participated in the community event. A detailed report on this community event is available separately but the feedback received is summarised below.

Transport

- Need an upgraded and two-way bridge
- Major development will exacerbate existing traffic problems
- Improve and encourage use of public transport
- More parking will be needed in Village Centre and to support local shops.
- Slash Lane needs to be upgraded to prevent flooding
- Pedestrian safety to be improved
- Shops should be provided as part of development sites
- Better access needs to be provided to and from the village.

Sites for Development

- Several sites were suggested as either housing locations, possible community building sites, possible school sites, retail sites or for employment/business land.
- Several sites were identified for their value as a leisure and recreation space and others for their value for their amenity value.

Footpaths and Bridleways

- Footpaths and canal towpaths need improving and maintained
- More cycle paths and routes are needed.
- Several locations were specified as needing footpath links.

History and Heritage

- Only 4 responses were received all of which were suggesting community assets.

Facilities and Services

- Responses received supported the need for a larger health centre, school and/or increased school capacity, a community centre, retirement housing and sport and leisure facilities.

- Other services identified as being needed for the village included public toilet facilities, improved car park facilities, greater range of shops, and improved road links.
- Suggestion that the cricket club and allotments be protected from development.

Housing

- There was support for a range of house types, the greater number of responses were for retirement homes, starter homes, sheltered housing and affordable homes.
- Support for the provision of two and three bedroom properties, for owner occupation.
- A third of those responding to this issue knew of someone who has not been able to live in the Parish through lack of suitable housing that they could afford.
- Just under half of those responding to this issue advised that they would be looking for alternative accommodation within the Parish within the next five years. Details of housing type that would be sought was provided.

Renewable Energy

- Some forms of renewable energy were supported however objections were raised against the development of wind turbines.

Employment and Business

- A small number of sites were identified as potentially suitable for employment/business development.
- Support for the protection of existing employment sites, redevelopment or expansion of existing sites, as well as the development of mixed use schemes.
- Majority of the support was for development of office premise for small to medium size businesses, and for small to medium sized retail floor space.

Leisure and Recreation

- A wide range of facilities were identified as being needed within the Parish. These included community centre, village hall, youth facilities, gym and swimming facilities.

Flooding

- Most responses referred to the need to improve Slash Lane but there were also concerns about the appearance of Proctor's Park particularly after the last flood event.

Biodiversity

- Several sites/areas were identified as being important for wildlife.

How the Issues, Priorities and Concerns have been considered

- 3.7 The responses from the event were used to help prepare the (Pre-Submission) Draft Version of the Barrow upon Soar Neighbourhood Development Plan.

3 Community Drop-in Event 2

Date	15 March 2014, 10.00am to 12 noon
Venue	Barrow upon Soar Parish Council Offices
Format	Community Open Drop In Event
Publicity	Parish web site and posters.
Attendance	8

Overview

- 4.1 The Rural Communities Council (Leicestershire and Rutland) was commissioned by Barrow upon Soar Parish Council to once again engage with the community, explain what a Neighbourhood Plan was and what it could achieve and to ask the community to identify the key issues and opportunities for the settlement.

Who was consulted

- 4.2 The aim was to engage and consult with the community. Prior to the event, it was advertised on the Parish website and posters displayed in the Parish.

How were people consulted

- 4.3 On arrival attendees were asked to complete a registration form and officers were on hand to provide a background to the event should it be needed and explain how to stay updated after the event. A series of display boards were positioned around the room, each of which focused on a different planning and development topic, and displayed information relevant to that particular topic. The topics included:-
- Traffic and Transport
 - Sites for Development
 - Open Green Spaces
 - Footpaths and Bridleways
 - History and Heritage
 - Facilities and Services
 - Housing
 - Renewable Energy
 - Employment and Business/Economy
- 4.4 Attendees were encouraged to make comments for each topic either through using post it notes or to ask questions. They were also asked to complete two short questionnaires, one on 'Housing Need', and the other on 'Employment and Business Development'.
- 4.5 Attendees were then invited, to identify on maps, potential and/or preferred locations for development as well as to highlight green

spaces that they value in the parish. There was also opportunity to make any additional comments.

Issues, priorities and concerns raised

- 4.6 A total of eight attendees participated in the community event. A report on this community event is available separately but the feedback received is summarised below:

Traffic and Transport

- Car parking should be a priority
- Road Infrastructure will need to be improved.

Facilities and Services

- Village centre facilities need to be protected with provision for pedestrian access and parking.

Housing

- Need housing for the elderly

Employment and Business/Economy

- Support for industrial units on Sileby Road.

How the Issues, Priorities and Concerns have been considered

- 4.7 The responses from the event were used to help prepare the (Pre-Submission) Draft Version of the Barrow upon Soar Neighbourhood Development Plan.

4 Parish-wide Survey

Date	September 2014
Format	Questionnaire Survey
Publicity	Questionnaire with covering information
Responses	422 responses

Overview

- 5.1 In September 2014, Barrow upon Soar Parish Council undertook a questionnaire survey of local households and businesses, providing an opportunity for local people to have a further say about the future of their parish. This was the first wider public consultation held as part of the process to develop the Barrow upon Soar Neighbourhood Plan.
- 5.2 The questionnaire was designed to identify the key issues that the neighbourhood plan needs to look at. It focused on the following issues:
- Important/essential characteristics of Barrow upon Soar
 - The preservation of heritage assets
 - Housing profile of the parish and future housing need
 - Scale of potential future housing development and their design and layout
 - Potential development sites
 - Use of green spaces and their future role
 - Transport preferences - existing and future
 - Traffic concerns - congestion, parking, safety, flooding
 - Employment profile - existing and future
 - Improvement in services and facilities and need for community centre
 - Renewable Energy

Who was consulted

- 5.3 The aim was to engage and consult with as many members of the local community as possible as well as to raise the profile of the Neighbourhood Plan. The original return date of 31 October 2014 was extended to 16 January 2015 to capture as many responses as possible. A total of 422 responses were received to this consultation, representing 16.7% of households in Barrow upon Soar.

How were people consulted

- 5.4 The questionnaire was prepared by Barrow upon Soar Parish Council. Hard copies of the survey were distributed in September 2014 to local households and businesses and all were encouraged to respond. Completed questionnaires were asked to be returned to the Barrow

upon Soar Parish Office. Literature was also put on the Barrow upon Soar Parish Council website.

Issues, priorities and concerns raised

- 5.5 Responses were received from 422 people and the results of the completed questionnaire were published on the Barrow upon Soar website. A detailed report detailing the responses to this questionnaire is available.
- 5.6 Responses to the questionnaire identified their most important issues for the Neighbourhood Plan. All the issues suggested were supported. Detailed below are the issues ranked in order of the most popular response:
- Open spaces
 - Parks
 - Canal and river heritage
 - Separation from surrounding villages by the countryside
 - Overall balance of population and facilities
 - Conservation Area and Listed Building
 - Views on approach to village
 - Trees
 - Working farms surrounding the village
 - Various building styles throughout the village
- 5.7 The following questions then focused on specific issues and responses received can be summarised as:
- Agreement there are heritage assets of value within and around Barrow upon Soar
 - A third of respondents suggested they would be looking for another property in the Parish in the next five years, the majority of which are looking for an owner occupied detached property
 - Overall, semi-detached (2 and 3 bedroom) owner occupied houses were considered a priority for the Parish
 - Preferred scales of development were identified as ‘individual dwellings on infill sites around the village’ and ‘small groups of dwellings (up to 15 dwellings) on numerous sites around the village. There was very limited support for large groups of dwellings and for all dwellings on one single site.
 - New developments should provide for a mix of housing types and tenure, there should be no significant impact on traffic flow, and design and layout should respect the characteristics of the village
 - Support for the preservation and protection of green and open spaces, which are used for a variety of reasons

- Highest priority was given to the protection of habitat areas, followed by support for the creation of green spaces, more wildlife habitat areas and off-road walking and cycling facilities.
- There was support for a wide range of potential transport improvements, ranging from access to the countryside, provision of cycling facilities, improvements in street lighting, bus routes and stops and bus links to the station
- The highest priority transportation issues faced within the parish were identified as flooding at Flash Lane, congestion at Bridge Street/Barrow Road and lack of parking in the village centre. Support was expressed for the Neighbourhood Plan to address these issues.
- In terms of employment development, there was overall support for new provision and it should ensure business and retail facilities in the village. However large scale development should not be located in the Conservation Area. There was also support for small to medium businesses and retail floorspace.
- There was support for improvements in the provision of services. Doctors' services were identified by the majority as being the greatest need, followed by primary school, library and police. There was also support for a community building in the village.
- Support for the incorporation of renewable energy schemes as part of new development.

5.8 A section of questions related to housing site options within the Parish seeking views on which sites were considered the most appropriate or inappropriate for development. Potential alternative sites were also asked to be submitted. In terms of the sites identified as being most appropriate, these are ranked below in order of preference:

- Site 7 - Land off Sileby Road
- Site 5 - Land off Fishpool Way
- Site 8 - Meadow Farm Marina, Huston Lane
- Site 3 - Land off Cotes Road
- Site 1 - Land off Cotes Road
- Site 2 - Land off Cotes Road
- Site 6 - Land off Melton Road
- Site 4 - Land off Nottingham Road

How the Issues, Priorities and Concerns have been considered

5.9 The questionnaire responses were used to prepare an 'Issues and Options Report' and accompanying Newsletter and questionnaire.

5 Young People Survey

Date	March 2015
Venue	Humphrey Perkins School, Barrow upon Soar
Format	Questionnaire Survey
Responses	346 responses

Overview

- 6.1 In March 2015, Barrow upon Soar Parish Council distributed a questionnaire to all pupils who attend the Humphrey Perkins School in Barrow upon Soar, providing an opportunity for local young people between the ages of 10 and 16 years to have a further say about the future of their parish. The purpose of this consultation was to discuss with the young people what they liked and didn't like about living in Barrow upon Soar and to discuss some of the ideas that had emerged from the previous work.

Who was consulted

- 6.2 Pupils attending the Humphrey Perkins School in Barrow upon Soar. They were asked their opinions of the village currently and their ideas for improvement. They were also asked if they thought they would live or work in Barrow upon Soar when they are old enough to do so.

How were people consulted

- 6.3 questionnaire was circulated to pupils.

Issues, priorities and concerns raised

- 6.4 A total of 346 young people between the ages of 10 and 16 years completed a questionnaire. A detailed report on the responses to this questionnaire is available separately but the feedback received is summarised below:
- Their impression of Barrow upon Soar is positive
 - A wide range of issues were identified as to why it was good to live in Barrow upon Soar, the most popular including, shops and facilities, the school, community spirit and friends, open and green spaces and the football club.
 - Issues identified as to why it was not good to live in Barrow upon Soar, included traffic congestion, too much new development, and not enough services.
 - The most favoured green spaces were identified as The Millenium Park and picnic area, King George V Park, The Slabs and Willow Road Parks as well as public footpaths. High priority was given for the creation of further facilities.

- Green spaces were identified as being used for a wide range of activities, the most popular being cycling, running and walking and dog walking.
- Support for the Neighbourhood Plan to encourage transport improvements, including new bus routes and facilities, provision of cycle lanes and off-road cycle ways, and the provision of other cycle facilities.
- Only a small proportion considered they would look for employment or a home in or around Barrow, when they are older.
- Overall agreement for the Neighbourhood Plan to encourage renewable energy schemes.

How the Issues, Priorities and Concerns have been considered

- 6.5 The responses from the questionnaire were used to prepare an 'Issues and Options Report' and accompanying Newsletter and questionnaire.

6 Stakeholder Workshop

Date	6.00-8.00pm Tuesday 24 March 2015
Venue	Humphrey Perkins School, Barrow upon Soar
Format	Stakeholder Evening Workshop
Publicity	Invite Only
Attendance	51

Overview

7.1 To support the development of the Barrow upon Soar Neighbourhood Plan, the Rural Community Council (Leicestershire and Rutland) was commissioned by Barrow upon Soar Parish Council to organise and independently facilitate a meeting of key stakeholders. Further support was also provided by Planit-X Town and Country Planning Services. The aim of this event was as follows:

- To raise awareness of the Barrow upon Soar Neighbourhood Plan among key local stakeholders;
- To identify opportunities and constraints related to the future development and delivery of services, facilities and infrastructure within the parish;
- To contribute to the core evidence base for the Barrow upon Soar Neighbourhood Development Plan;
- To identify and explore key issues that the Neighbourhood Development Plan will need to consider and;
- To help to inform the ongoing consultation and engagement process required to produce the plan.

Who was consulted

7.2 Working with Barrow upon Soar Parish Council Neighbourhood Plan Working Party, the Rural Community Council, developed a comprehensive list of stakeholder contacts who were invited to the event.

How were people consulted

7.3 Letter invites were sent to each of the identified stakeholder contacts, individuals and organisations. The meeting was divided into two parts. The first part consisted of a number of presentations, providing the context and background to the Neighbourhood Planning process and the process to be undertaken. The next part of the workshop was more of an interactive process, with group working and discussions facilitated.

7.4 All attendees were asked a series of questions relating to:-

- their interest in the parish;
- their needs being met and any difficulties faced;

- issues they would like to see the Neighbourhood Plan address;
- specific infrastructure needs;
- pressures their group/business may put on elements of the character of the parish;
- specific land use needs.

7.5 Each group was also asked to look at the key issues and opportunities for consideration within the Barrow upon Soar Neighbourhood Plan. The topic headings were:

- Parking
- Assets/Amenities
- Young People
- Challenges
- Access
- Infrastructure
- Opportunities
- New Developments
- Land Use

Issues, priorities and Concerns Raised

7.6 A total of 51 stakeholders participated in the session. A detailed report on this workshop is available separately but the feedback received is summarised below.

7.7 The key issues raised are provided below under the relevant headings:

Parking

- Lack of parking to serve retail outlets, businesses, medical centre and primary school is a problem
- Traffic congestion

Assets and Amenities

- Insufficient capacity at the medical centre
- Potential loss of allotments
- Capacity concerns at primary school
- Library should be retained
- Need for Community Centre
- More 'sports' land

Young People

- Waiting lists for groups
- Anti-social behaviour
- Query the availability of facilities for young people

Challenges

- Economic concerns such as lack of new employment, start up business opportunities, empty shops, bank closure
- Infrastructure provision and development contributions

- Community Safety

Infrastructure

- Availability of broadband
- Developments need own telecom green boxes
- Limited burial space

Opportunities

- Representative from East Midlands Train offered to sit on a 'travel forum'.
- River has leisure development opportunities

New Developments

- Character of new houses should be in keeping with the village
- No development in flood zone and plain, and consideration should be given to impact on water courses
- Need more housing for the elderly, bungalows, sheltered accommodation and improved medical facilities
- New development should incorporate renewable and energy efficient features
- Transportation issues and lack of school places impact the saleability of houses.

Land Uses

- Need for employment opportunities, new Health Centre, new schools, car parking provision
- Protect potential employment areas from housing
- Designated private land for burial space
- Right to buy the allotments
- Larger garden areas should be provided in new housing development

How the Issues, Priorities and Concerns have been considered

- 7.8 The results from the stakeholder event were used to prepare an 'Issues and Options Report' and accompanying Newsletter and questionnaire.

7 Issues and Options Questionnaire Survey

Date	December 2015
Venue	Questionnaire Survey
Publicity	Questionnaire with covering information, Parish Council website
Responses	138

Overview

- 8.1 In December 2015, Barrow upon Soar Parish Council prepared an ‘Issues and Options Report’ along with a summary Newsletter. The Newsletter was delivered to all households and businesses. This provided details of an online questionnaire seeking views on the main issues facing Barrow upon Soar. People were encouraged to complete the questionnaire.
- 8.2 The questionnaire was designed, in particular, to:
- Identify what people thought were the most important issues for the Neighbourhood Plan;
 - Identify if there was support for the Plan’s Vision and the Limits to Development
 - Seek views on the future of Proctors Park
 - Identify what wildlife areas need protecting
 - Identify which areas of the canal or riverside need improving
 - Identify if there was support for the protection of identified types of heritage assets
 - Identify if there was support for the Village Design Statement to be integrated into the Neighbourhood Plan
 - Identify if there was support for the protection of identified Local Green Spaces
 - Identify where new shopping development should be located and seek ideas to protect the future of the village centre
 - Identify solutions to village centre parking
 - Seek views on health centre facilities, the capacity of the primary school, the services that could be run from the library and the best location for the community centre
 - How to encourage greater use of non-car modes of travel
 - Seek views of future new housing in the parish.
 - Potential employment land allocation
- 8.3 The questionnaire provided options as answers but also provided opportunity for additional comments.

Who was consulted

- 8.4 A newsletter was distributed in December 2015 to all local households and businesses and were encouraged to respond. A total of 138 responses were received.

How were people consulted

- 8.5 The questionnaire was prepared by Barrow upon Soar Parish Council. It was available online along with paper copies also being available from the Parish Council offices. Completed paper copies of questionnaires were asked to be returned to the Barrow upon Soar Parish Office. All completed questionnaires had to be returned by 22 January 2016. Supporting literature was also put on the Barrow upon Soar Parish Council website.

Issues, priorities and Concerns Raised

- 8.6 All the issues suggested were supported. Detailed below are the issues along with the percentage of responses that identified each of the issues as the most important:
- Improving local healthcare service (71%)
 - Protecting green areas in the village (66%)
 - Local traffic congestion (57%)
 - Protecting the countryside (49%)
 - Village centre car parking (43%)
 - Conserving local heritage (40%)
 - A new community centre (27%)
 - Meeting local housing need (18%)
 - Better public transport (8%)
 - More local employment opportunities (7%)
- 8.7 There was good support for the vision with 89% of those responding to the question supporting it.
- 8.8 Support for the suggested Limits to Development was high at 80%, although concerns were raised that they were too restrictive, do not allow for future needs of the village and given the limited space within the Limits to Development, would not allow for a much-needed primary school, health centre and community building.
- 8.9 The re-use of Proctor Park as a Country Park was the most popular response (34%) for the future role of this land/business.
- 8.10 Support for the protection of the Barrow gravel pits, the River Soar, Grand Union Canal and wildlife corridors was high.
- 8.11 Several responses (35%) identified areas of the canal that they considered needing improving.

- 8.12 There was a good level of support for the protection of the identified local heritage assets, between 65% and 99%. In addition there was high support (93%) for the Village Design Statement to be integrated into the Neighbourhood Plan.
- 8.13 There was a good level of support for the protection of the identified Local Green Spaces, between 91% and 100%. A number of other green spaces were identified.
- 8.14 There was good support (77%) for new shopping development to be directed towards the village centre. Support for suggestions to ensure the future vibrancy of the village was mixed. Responses to suggestions to improve village parking were more evenly spread. Around 30% supported each of the options relating to improved enforcement of parking restrictions, prevention of long-stay parking and a new car park.
- 8.15 58% of responses considered that the health centre provided adequate facilities. Just over half of the responses thought the primary school had become too large and 55% of responses supported the Neighbourhood Plan promoting the provision of a second primary school in the village. There was overall support for the library to run other services and if there was to be a new community centre, the greatest support was for this to be located on the outskirts of the village.
- 8.16 All the suggestions to encourage greater use of local rail services were supported with the provision of evening and weekend services the most favoured response (51%).
- 8.17 Support for no more large-scale greenfield housing development was high (96%) although there was a reasonable level of support for targeted housing for the elderly, first-time buyers and affordability.
- 8.18 There was high support for the allocation of two hectares of employment land along Sibley Road (79%).

How the Issues, Priorities and Concerns have been considered

- 8.19 The questionnaire results have been used to help prepare the (Pre-Submission) Draft Version of the Barrow upon Soar Neighbourhood Development Plan.

8 Pre-submission Consultation on the Draft Barrow upon Soar Neighbourhood Plan

Consultation period	Monday 13 June 2016 to Monday 25 July 2016
Format	Hardcopy, online
Publicity	Summary, email, letters, website, Drop-in Session
Respondents	16

Overview

- 9.1 As required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, Barrow upon Soar Parish Council undertook a six-week pre-submission consultation on the proposed Neighbourhood Plan. This consultation was facilitated by the Rural Community Council (Leicestershire and Rutland).
- 9.2 Within this period Barrow upon Soar Parish Council:
- a) Publicised the draft neighbourhood development plan to all that live, work, or do business within the parish.
 - b) Outlined where and when the draft neighbourhood development 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 development plan.
 - e) Sent a copy of the proposed neighbourhood development plan to the local planning authority.

Who was consulted

- 9.3 Barrow upon Soar Parish Council publicised the draft neighbourhood plan to all those that live, work, or do business within the parish and provided a variety of mechanisms to both view the plan and to make representations.
- 9.4 Barrow upon Soar Parish Council also formally consulted the statutory consultation bodies identified within Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012.
- 9.5 Representations from 16 individuals or organisations were received within the six-week consultation period (Appendix 1).

How were people consulted

- 9.6 A copy of the Pre-Submission Draft of the Neighbourhood Development Plan was made available to download, along with supporting documentation, on the Neighbourhood Plan website. A paper copy of the Draft Neighbourhood Plan was also made available at the Parish Council Office and at the Community Library. A summary of the Draft Plan was delivered to all premises within the Parish.
- 9.7 In addition, an open Drop-in Session was held on Thursday 23 June 2016 at the Barrow upon Soar Community Library during the hours of 3pm to 7pm.
- 9.8 Statutory consultation bodies and other key stakeholders were contacted individually by e-mail or letter, sent a copy of the pre-submission consultation newsletter, and invited to make representations on the draft Neighbourhood Plan via e-mail (Appendix 1).
- 9.9 Representations on the draft Plan were invited using a standard written comments form, e-mail or letter to be returned to the Parish Council Office.

Issues, priorities and Concerns Raised

- 9.10 Details of all the representations made in relation to the draft Neighbourhood Plan can be found at Appendix 2. Occasionally representations have been summarised or reduced in length, but original representations are available for inspection on request to the parish clerk. Appendix 3 contains two further representations to the draft Neighbourhood Plan that are referred to in the matrix of responses contained in Appendix 2.

How the Issues, Priorities and Concerns have been considered

- 9.11 The representations received have been reviewed by the Barrow upon Soar Parish Council and Planit-X Town and Country Planning Services (Appendix 2).
- 9.12 The consultation has generally only raised a limited number of real issues. The detailed summary of representations (Appendix 2) provides an explanation of why changes have or have not been made to the Neighbourhood Plan.
- 9.13 Many comments have given rise to changes to the Draft Neighbourhood Plan. These have been incorporated into the Submission version of the Neighbourhood Plan. Most of the changes have been minor and have not required major amendments to Plan policies or proposals. The changes made can be summarised as amendments to policies and supporting paragraphs to provide detail, clarification or flexibility.

9 Conclusion

- 10.1 The publicity, engagement and consultation undertaken to support the preparation of the Barrow upon Soar Neighbourhood Plan has been open and transparent, with many opportunities provided for those that live, work, and do business within the Neighbourhood Area to contribute to the process, make comment, and to raise issues, priorities and concerns.
- 10.2 All statutory requirements have been met and a significant level of additional consultation, engagement, and research has been completed.
- 10.3 This Consultation Statement and the supporting consultation reports (detailed in Appendix 4) 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: Pre-submission Draft Barrow upon Soar Neighbourhood Plan Consultation Bodies

ACME Private Hire
Action Deafness
Action for Blind People
Activity4All
Adam Sharpe Gas Service and repair engineer
Age UK
Ainscough Group
Ancient Monuments Society
Andrew Granger Commercial Property Agents
Angell Mallinder
Bade Newby Display
Ballard's Gas Services
Baptist Church
Barrow and Burton Cricket Club - Youth Section
Barrow Boating
Barrow Book Club
Barrow Brownies
Barrow Community Association
Barrow Conservative Club
Barrow Express Convenience Store
Barrow Filling Station
Barrow Gardening Club
Barrow Guides
Barrow Landscapes
Barrow Neighbourhood Watch
Barrow of Treats
Barrow Panto Group
Barrow Post Office
Barrow Pre- School Playgroup
Barrow Rainbows
Barrow Runners
Barrow Scouting Groups
Barrow Taxi
Barrow Town Cricket Club
Barrow Twinning Association
Barrow upon Soar Community Association (BuSCA)

Barrow upon Soar Health Centre
Barrow Youth Theatre Group
Barwood Homes
Bill Perkins Electrical
Bishop Beveridge Group
Blacksmith's Arms
B'Looney
Book Keeping Services, Barrow
Boots Pharmacy
BOSCAPS
British Gas
British Gypsum
British Telecommunications PLC
BT Open Reach
Burton, Prestwold & Cotes Parish Council
Catherine Esworthy Acupuncture
Cerdea Planning
Charnwood Borough Council
Charnwood Dance
Charnwood North Local Policing Unit
Chimney Doc
Cleminson & Cleminson Consulting
Clock Club
Complete Kitchen & Bathroom Installations
Cooperative Stores
Core Fitness
Country Land and Business Association
CPRE (Leicestershire)
Creative Touch Beauty Salon
Dave Mitton Electrical
David Wilson Homes (DWH East Midlands)
Davidsons Homes
DCI (Kitchens) Ltd
DCLG
Diocese of Leicestershire
East Midlands Ambulance Service
East Midlands Chamber (Derbyshire, Nottinghamshire and
Leicestershire) *
East Midlands Trains

Eclipse Energy
Elizabeth Michael Photography
Environment Agency
Examples School Uniform
FAB Fitness
Feather 'n' Fur
Federation of Gypsy Liason Groups
Federation of Muslim Organisations Leicestershire (FMO)
Federation of Small Businesses
Garrett Long Solicitors
Gas ServeWell Charnwood Ltd
GATE (Gypsy and Traveller Equality)
Get Fit with FAB Fitness
Glebe Allotments Association
Gordon Porter Gas Services
H²O
Hall Orchard Hall Primary School
Highways Agency
Historic England
Holy Trinity Church
Homes and Communities Agency
Humphrey Perkins High School
Hurry To The Highway*
Ian Hurst Decorator
Ian Knowles Computer Services
Inner Thoughts Hypnotherapy
International Punjab Society (Midlands)
Jelson Homes
Jill Simpson Business Consultancy
John Storer House
Kinch Buses
Lafarge Tarmac
Lee's Garden
Leicester City Council
Leicester-Shire & Rutland Sport
Leicestershire and Rutland Wildlife Trust
Leicestershire Centre for Integrated Living
Leicestershire County Council
Leicestershire Ethnic Minority Partnership (LEMP)

Leicestershire Fire & Rescue
Level Headed
Lime Tree Day Nursery
Local Policing Body (Police & Crime Commissioner)
Marpave Paving
Martin Tree Care
Masala Indian Take away
McHugh School of Dance
Meadow Farm Marina
Methodist Church
Midlands Rural Housing
Mobile Operators Association
Molony Antique Restorer
Morris Homes
Mosaic
Mountsorrel Parish Council
MP Nicky Morgan
N. Townend Windows Ltd
National Farmers Union (East Midlands Region)
National Grid
Natural England
Network Rail
New Horizons
Newbold Curtain and Blinds
NHS West Leicestershire Clinical Commissioning Group
Pearl City
Peppercorns of Barrow
Persimmon Homes
Phillip Marshall Furniture Restorer
Pilates and Tums and Bums (with Core Fitness)
Pingle Nook Care Home
Police LPU
Print Monkey
Quorn Parish Council
Rebecca Faulkner Beauty
River Soar Fish bar
Roberts Coaches
Robinsons Garage
Roomtowork

Rowan Consultants
Sam's Taxis
Santorini Financial Planning
Scruffy Mutts Grooming
Seagrave Parish Council
Severn Trent Water
Severn Trent Water
Sileby Parish Council
SJS Professional Carpet Cleaner
Soar Bridge Inn
Soar Valley Dental Practice
Southworth- Windows and Conservatories
Sport England
Strawberry Lettings
Surecare
Taylors Florist
Teresa Green Design
The Banks Beauty and Holistic Studio
The Bengal
The Boat House
The Coal Authority
The Curtain Workshop
The Footings Chiropody
The Hair Boutique
The Hunting Lodge
The Motion Dance Company
The Navigation
The Paper Shop
Three Crowns
Ultimate Pizza
Victoria Jane (Home & Gifts)
Vista Blind
Visual Answers Opticians
Voluntary Action Leicestershire
W H Graham & Son Electrical
Wallis Video Services
Walton on the Wolds Parish Council
Wash and Wags Grooming
Western Power Distribution

Wheatley Brett Landscapes
Willow Walks
Women's Institute
Woodhouse Parish Council
Zumba

Appendix 2: Consideration of Responses to the Pre-submission Draft Barrow upon Soar Neighbourhood Plan

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
General	Environment Agency	I have examined the Draft Barrow upon Soar Neighbourhood Plan in line with the remit of my organisation and find the Draft Plan to be acceptable.	Noted	No change
General	Health & Safety Executive	<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.</p> <p>We have concluded that we have no representations to make on this occasion. This is because our records show that the Barrow Upon Soar Neighbourhood Plan boundary and the land within does not encroach on the consultation zones of major hazard establishments or MAHPs. As no encroachment has been detected, HSE does not need to be informed of the next stages in the adoption of the Barrow Upon Soar Neighbourhood Plan.</p>	Noted	No change
General	Severn Trent Water	<p>Thank you for giving Severn Trent Water the opportunity to comment on the above consultation.</p> <p>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 and advice.</p>	Noted	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>For your information we have set out some general guidelines that may be useful to you.</p> <p><u>Position Statement</u> 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.</p> <p><u>Sewage Strategy</u> Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.</p>		

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p><u>Surface Water and Sewer Flooding</u> 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.</p> <p><u>Water Quality</u> Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency’s Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.</p> <p><u>Water Supply</u> 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</p>		

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>involve carrying out a network analysis exercise to investigate any potential impacts.</p> <p>We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.</p> <p><u>Water Efficiency</u> 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> <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. 		

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>* Water butts for external use in properties with gardens.</p> <p>We hope this information has been useful to you and we look forward in hearing from you in the near future.</p>		
General	Mr D F Lockton	After studying the Barrow neighbourhood plan, I must say that in general I absolutely agree and approve of the majority of the comments and plans proposed.	Noted	No change
General	Ms Paula Vaughan	<p>I have, last Thursday evening, returned home to find that a copy of your plan was put through our door. Sadly, it was put through so late in the day, that we were not able to attend your “drop in” session as it finished after we got home and you delivered the plan the day of the session.</p> <p>We therefore feel we have missed out on the opportunity to discuss this document with the relevant parties and would welcome the same.</p> <p>It would not be unfounded to say that this document has come somewhat “left field” and there are so many questions, it is difficult to know where to start. However, I will try to produce a logical list which gives us a place to start to try and understand what this plan is for and about.</p>	Noted. The Parish Council is happy to discuss the document with residents.	No change
General	Ms Paula Vaughan	Can I ask that it is made clear that the plan is a strategic direction document and not a legally binding one; i.e. it might set the context of the PC at the time, but we must be mindful that the world is changing at a fast pace and that our community’s ideals and aspirations will too.	When the Plan is adopted, it will form part of the statutory Development Plan for the area, alongside the Charnwood Core Strategy.	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
General	Ms Paula Vaughan	Why has it taken so long to write? In a fast-paced world, writing a plan based on a consultation exercise carried out over 18 months ago has little relevance now.	Preparing a neighbourhood plan is a substantial undertaking which will take significant time and effort from a community. The community has been engaged throughout the plan preparation process.	No change
General	Ms Paula Vaughan	Can you also please be clear if the school has been consulted on this plan as it appears so split their land in half? What is the reason for this?	Both Hall Orchard C of E Primary School and Humphrey Perkins School have been consulted during the preparation of the neighbourhood plan.	No change
General	Ms Paula Vaughan	The survey which is repeatedly referred to - can you please be clear on which residences were included and how?	An 'Issues and Options Report' was prepared together with a summary Newsletter. The Newsletter was delivered to all households and businesses in December 2015 and people were encouraged to complete a questionnaire seeking views on the main issues facing Barrow upon Soar. 138 responses were received. The consultation arrangements will be set out in a Consultation Statement.	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
General	Ms Paula Vaughan	<p>Finally, I am really not clear. This is supposed to be a plan? Where is it? Where are the actions, the objectives, milestones and timelines for improvement? This reads as a statement of fact (largely accurate) of how things are now written with the assumption that the village maintains the status quo with no plans for improvement at all? There is a mention of a community building and a car park but no plan as to where, how or what for?</p> <p>I fail to see or understand the value of this document at the moment, other than a line in the sand to say Barrow is fine, and we're not going to change it? Have I misread it?</p>	The neighbourhood plan has allowed us to set out a vision for Barrow upon Soar and general planning policies to guide development in the parish.	No change
General	Natural England	<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 is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p>	Noted	No change
General	Charnwood Borough Council	Thank you for providing Charnwood Borough Council with an opportunity to comment on the Draft Barrow upon Soar Neighbourhood Plan (June 2016). As the plan is at the pre-submission consultation stage the comments focus on conformity with the Charnwood Local Plan 2011-2028 Core Strategy (the Core Strategy) and the National Planning Policy Framework (the Framework). However, there is also a separate	Charnwood Borough Council were consulted during the drafting of the Pre-Submission version of the Neighbourhood Plan and we are disappointed that most of these issues	Policy BuS1 be amended to read: <i>'The character of our landscape and countryside (land outside the Barrow upon Soar Limits to Development as defined</i>

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>section which provides comments only which are intended to be helpful to the plan making process.</p> <p>Charnwood Local Plan Conformity As you are aware, the Barrow upon Soar 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 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 Framework and associated Planning Practice Guidance.</p> <p>In our opinion, the majority of the policies contained in the Neighbourhood Plan appear to be in general conformity with the Core Strategy and the Framework. We are mindful, however, that the question of general conformity may be dependent on whether appropriate and proportionate evidence has been gathered and prepared. Certainly, with regard to allocations and policies that provide a principle for specific types of development there should be a clear link to evidence of need as well as an understanding of viability and deliverability in accordance with paragraph 173 of the Framework.</p> <p>This is a matter for policies BuS18: Meeting the Housing Needs of Older People and BuS19: Sileby Road. We appreciate that we have not had access to your evidence base and it may be that these matters will have been addressed and the necessary evidence collated. However, without sight of this information we are unable to provide a view that the policies meet the general conformity test and the following comments are intended to be helpful in drawing attention to this to ensure</p>	<p>had not been raised at that time.</p> <p>We have reviewed the policies of the Core Strategy and have identified two Neighbourhood Plan policies which offer less detail. These are Core Strategy Polices 2 (High Quality Design) and 11 (Landscape and Countryside).</p>	<p><i>on the Policies Map) will be supported and protected in accordance with Charnwood Local Plan 20112028 Core Strategy Policy CS1.'</i></p> <p>Paragraph 65 be amended to read: <i>'In accordance with Charnwood Core Strategy Policy CS2, we expect all development to contribute positively to the creation of well-designed buildings and spaces.'</i></p> <p>Policy BuS6 be amended to read: <i>'Only developments which meet the requirements of Charnwood Local Plan 20112028 Core Strategy Policy CS2 and the Barrow upon Soar Village Design Statement (Appendix 1) will be supported.'</i></p>

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>that the rest of the plan-making process proceeds as smoothly as possible.</p> <p>The Plan is largely well-written and is easy to read. The following points are intended to be helpful in the spirit of cooperation and are not made as objections to the Draft Neighbourhood Plan. These mainly relate to ensuring the correct evidence has been collated as well as suggestions for rephrasing policy wording for a better alignment to the Framework and Core Strategy.</p> <p>General Observations Many of the policies are often less detailed than those in the NPPF and the Core Strategy and in that respect do not add a more specific local detail or context. The policy wording could be more explicit and the language used more closely related to Framework or Core Strategy.</p>		
General	Leicestershire County Council	<p>Highways No Comments at this time.</p> <p>Flooding Authority No Comments at this time.</p> <p>Mineral & Waste Planning No Comments at this time</p> <p>Property Strategic Property Services No Comments at this time</p> <p>Environment No Comments at this time</p>	Noted	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
General	Hammond Homes Ltd	I have read and agree with the plans / policies which sets out key important decisions within the community of Barrow upon Soar. Maintaining heritage, design and a strong village can only benefit the future of this village, as all villages.	Noted	No change
Cover	Ms Paula Vaughan	It states the plan “offers the chance for residents and businesses to have their say on the future development within the Parish”. I cannot see where in the plan that consultation and constructive dialogue is offered? It is written in a way which appears to insinuate this has been done. It certainly hasn’t been done with our family.	Various consultation events have been held which have allowed the local community to shape the neighbourhood plan. These will be set out in our Consultation Statement.	No change
Paragraph 8	Humphrey Perkins School	<p>While it is encouraging that so many young people, including our pupils, have participated in your consultations, we are disappointed, and somewhat dismayed, that there has been no formal consultation with the School at management level.</p> <p>Barrow-upon-Soar is very fortunate to have its own secondary school within the village boundary, obviating the need for children of Barrow residents to engage in lengthy travel to attend a school elsewhere.</p> <p>The document goes into some detail on the needs and position of Hall Orchard C of E Primary School (paragraphs 101 to 105), but is, we feel, perfunctory in its consideration of the position of Humphrey Perkins School within the sole paragraph (106) allocated to it.</p>	The Head Teacher of Humphrey Perkins School was invited to the Stakeholder meeting on 24 March 2015 which was held at the school and a representative of the school attended.	No change
Paragraph 23	Humphrey Perkins School	<p>This paragraph states (inter alia):</p> <p><i>a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible</i></p>	Noted	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p><i>local services that reflect the community's needs and support its health, social and cultural well-being;</i></p> <p>We believe that secondary education is an essential local service to meet the community's needs. At present Humphrey Perkins School does not have a 'high quality built environment' and is exploring options to achieve this.</p>		
Paragraph 26	Ms Paula Vaughan	It reads as if the plan is being put in place to ensure that the footprint of Barrow never changes - is this the case? If so, can we ask for the justification and evidence for this decision other than "our village is full" as it is not built into the vision statement?	The 2016 Sileby & Barrow upon Soar Transport Study that any additional development, over and above that already committed, will have severe impacts on local transport networks.	No change
Paragraph 27	Humphrey Perkins School	This paragraph states an aim 'To improve community facilities and services', which we would confirm and applaud. However, in relation to the provision of secondary education, we do not feel the plan demonstrates this.	The Neighbourhood Plan includes proposals that allow for the retention of services and facilities, additional healthcare and primary school facilities, a new community centre and better walking and cycling facilities. Policy BuS14 makes specific provision for improved infrastructure including developer contributions to secondary schools.	No change
Paragraph 30	Charnwood Borough Council	It might be sensible to rephrase the paragraph to acknowledge that the amount of CIL offered to parish councils with a made Neighbourhood Plan may not always be	The Queen's Speech on 18 May 2016 announced a Neighbourhood	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		25% to reflect the possibility of future change in the regulations during the lifetime of the Plan.	<p>Planning and Infrastructure Bill 2016-17. The purpose of the Bill was described in the Government's background briefing notes as being to:</p> <ul style="list-style-type: none"> • Support the Government's ambition to deliver one million new homes, whilst protecting those areas that we value most including the Green Belt. • Deliver the homes and infrastructure that this country needs. • Transform the way we plan for major infrastructure projects in this country. <p>There are no plans to change the arrangements whereby communities that draw up neighbourhood plans will receive 25 per cent of the planning levy charged on new developments in their area.</p>	

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
Policy BuS1	Ash Lodge Farm	<p><i>Policy BuS1: Countryside</i> <i>The Countryside (land outside the Barrow upon Soar Limits to Development as defined on the Policies Map) will be protected for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Development in the Countryside will be limited to that which requires a rural location.</i></p> <p><i>Policy BuS20: Rural Economy</i> <i>The sustainable growth and expansion of all types of business and enterprise in The Countryside (land outside the Barrow upon Soar Limits to Development as defined on the Policies Map) through the conversion of existing buildings and well-designed new buildings will be supported where the development:</i> <i>1 Is in keeping with the scale, form and character of its surroundings;</i> <i>2 Does not generate significant additional traffic through Barrow upon Soar Village; and 3 Has safe and suitable access to the site for all people.</i></p> <p>The above polices are to a degree contradictory.</p> <p>Bus20 states support for all types of business and enterprise in the countryside and support for the conversion of existing buildings; This is in line with the 2015 GPDO and the NPPF. and I fully support this policy.</p> <p>Bus1 appears to limit development to that which requires a rural location.</p>	<p>Policy BuS1 to be revised to accord with Charnwood Core Strategy Policy CS1.</p>	<p>Policy BuS1 be amended to read: <i>'The character of our landscape and countryside (land outside the Barrow upon Soar Limits to Development as defined on the Policies Map) will be supported and protected in accordance with Charnwood Local Plan 20112028 Core Strategy Policy CS1.'</i></p>

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		This policy is not supported by schedule 2 part 3 class o, q, r , s or t of the GPDO 2015 or in fact The NPPF. and is likely to lead to confusion in future planning applications for P.D. rights.		
Policy BuS2	Network Rail-	<p>In relation to the Ecology & Biodiversity policy it should be noted that electrification requires significant vegetation clearance along the railway corridor. This is “permitted development” and will see any trees within 6m of the running rail removed if they are considered to interfere with the overhead line equipment once installed. However, in recognition of the biodiversity potential of the railway corridor a certain level of ground cover will be retained. We think that the implications of electrification on the rail corridor should be mentioned in the preamble to policy Bu32. A vegetation strategy in relation to electrification is to be published in 2016 outlining the methodology to be adopted for vegetation clearance along the route.</p> <p>As a point of clarification it is unclear what the difference is in the policy between a BWC and a PWC site - can this be defined in the key or in the policy?</p>	Noted. Amendments proposed.	<p>Paragraph 46 be amended by adding the following sentence: <i>‘Corridors are classified as providing potential ‘County’ (CWC), ‘Borough’ (BWC) and ‘Parish’ value (BWC).’</i></p> <p>A new paragraph be added after paragraph 47: <i>‘Network Rail has embarked on a major programme of works to upgrade the Midland Main Line. Electrification requires significant vegetation clearance along the railway corridor part of which is identified as a local ecological feature. This will see any trees within 6m of the running rail removed if they are considered to interfere with new overhead line</i></p>

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
				<i>equipment. However, in recognition of the biodiversity potential of the railway corridor a certain level of ground cover will be retained. A vegetation strategy in relation to electrification is to be published outlining the methodology to be adopted for vegetation clearance along the route.'</i>
Policy BuS2	Charnwood Borough Council	<p>Geodiversity, Ecology & Biodiversity</p> <p>The sites identified in Policy BuS2 appear to have been based on existing designations. Any sites which are not statutorily designated should be informed by robust assessment criteria, made available in the evidence base and the sites acknowledged as being local or neighbourhood plan designations.</p> <p>To better reflect the Framework and Core Strategy the following wording (in red) could be considered:</p> <p><i>'New development will be expected to maintain and enhance existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) for biodiversity thus demonstrating overall net-gain'.</i></p>	Potentially important wildlife corridors were identified in the Charnwood Borough-wide Phase 1 Habitat Survey.	The last paragraph of Policy BuS2 be amended to read: <i>'New development will be expected to maintain and enhance existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) for biodiversity thus demonstrating overall net-gain.'</i>
Paragraph 163	Tarmac Trading Ltd c/o Heaton Planning Ltd	The current Parish Map/Proposals Map identifies the conveyor route as a 'wildlife corridor'. The policy (BUS2) states that, 'development should not harm the network of local ecological features and habitats which include (inter alia) the habitats	We have consulted Leicestershire County Council (the mineral planning authority) on	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>alongside a conveyor belt running from Mountsorrel Quarry to Barrow upon Soar. New development will be expected to maintain and enhance existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) for biodiversity.’ In light of the national importance in maintaining the rail link to Mountsorrel Quarry and the guidance contained within the NPPF we would request that the Parish Map/Proposals Map be updated and the conveyor route and rail sidings removed as ‘wildlife corridor’ and highlighted and safeguarded from any development and policy designation which would needlessly sterilise its operation.</p> <p>It is accepted that self-set planting and vegetation has established along the conveyor route. However, in addition to identifying the conveyor route specifically (as per comments above), we would suggest some amendments to the rigidity of the policy designation and seek flexibility which would recognise that development proposals should minimise impact and provide net gains in biodiversity where possible and having regard to other policy designations/land uses. Currently all identified ‘corridors’ are offered the same level of protection and this does not allow for full assessment of the significance of any assets present prior to restricting any future development. This would be more in accordance with the guidance contained within the NPPF (paragraph 109).</p>	<p>the minerals issues raised by this response. LCC don’t see the wildlife corridor policy in the neighbourhood plan as being incompatible with the safeguarding of the conveyor route.</p>	
Policy BuS3	Charnwood Borough Council	<p>The Canal</p> <p>In a similar context to the above, there might be benefit in considering the following wording (in red) as an addition to policy BuS3:</p>	<p>Noted. Amendments proposed.</p>	<p>A new sentence be added to Policy BuS3 to read: <i>‘Development should also aim to conserve, enhance and restore</i></p>

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<i>'It is a key feature that contributes to the character of Barrow upon Soar and new development in the vicinity should not detract from it. It should aim to promote sustainable development and conserve, enhance and restore the diversity of wildlife and geology.'</i>		<i>the diversity of wildlife and geology.'</i>
Policy BuS4	Mr Richard Proctor, Proctors Park c/o Burness Paul LLP -	Letter attached.	<p>The Parish Council has met Mr Proctor and is keen to continue to work together to secure improvements to the Pleasure Park.</p> <p>Notwithstanding, throughout the neighbourhood plan preparation process, the appearance and future of Proctors Park has been an important local issue.</p> <p>Independent review websites also provide helpful background: http://www.ukcampsite.co.uk/sites/reviews.asp?rvid=3942 http://www.virtualtenby.co.uk/camping.asp?CampSite=Proctors%20Park&review=Barrow%20upon%20Soar <a 487="" 508="" 895="" 917"="" data-label="Page-Footer" href="https://www.lovecamping.co.uk/campsites/east-</p> </td> <td> <p>The last sentence of paragraph 49 be amended to read:
 <i>'Proctors was built in the 1940s and '50s as a thriving pleasure park which attracted visitors who arrived on special trains.'</i></p> <p>The paragraph o Policy BuS4 be amended to read:
 <i>'The determination of applications for development will have regard to these objectives.'</i></p> </td> </tr> </tbody> </table> </div> <div data-bbox="> <p>47</p> </p>	

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
			<p>midlands/leicestershire/proctors-park https://www.facebook.com/pages/Proctors-Park/165487576829956</p> <p>In December 2015, we consulted local people on an Issues and Options document that invited comments on options for the future of the site. A summary document was delivered to all households and businesses in the village. The preferred option of those that responded was for the Plan to encourage the site to become a Country Park. The ‘do nothing’ option had little support. It is disingenuous to suggest that this does not represent the views of local people or that they do not understand what is meant by a ‘country park’.</p> <p>County Parks are well-defined and indeed the</p>	

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
			<p>Government has set out how to get accreditation status for a Country Park at https://www.gov.uk/guidance/get-accreditation-for-your-country-park</p> <p>None of the examples provided by Mr Proctor’s agent are accredited Country Parks.</p> <p>Ultimately, if local people do not support the Neighbourhood Plan they can vote against it in a referendum.</p> <p>While the agent has set out some of the sustainability credential of the site he fails to recognise that it lies within Flood Zone 3- an area where most forms of development are inappropriate.</p> <p>There has been very limited investment in the Park over many years and it is unlikely that the Neighbourhood Plan will</p>	

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
			<p>make this situation worse. Indeed, by setting out a long-term ambition for the use of the site, the Plan gives a clear sense of direction and can be used to support grant applications. For example, the River Soar & Grand Union Canal Partnership Strategy Update & 2014/15 Action Plan aims to 'Develop plans to improve sites identified through Local and Neighbourhood Plans and support funding bids and initiatives as appropriate.'</p> <p>The Limits to Development have been defined using criteria that enable us to distinguish areas of development and areas of restraint. Generally open areas of countryside are defined outside the Limits to Development: agricultural land, meadows, woodland, rivers and lakes, other</p>	

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
			<p>greenfield land (other than residential).</p> <p>There have been two determinations relating to the lawful use of the site: P/14/1085/2 P/11/1733/2</p> <p>Policy BuS 4 needs to be amended to ensure that it does not give the impression that it can stop an existing lawful use.</p>	
BuS4	Charnwood Borough Council	The views and intentions of the owners are likely to determine the potential for securing Proctors Park as a Country Park. The policy seeks improvements to the Park which may require an understanding of the delivery arrangements and therefore it would be beneficial in the context of paragraph 173 of the Framework to explain this.	<p>The Parish Council has met Mr Proctor and is keen to continue to work together to secure improvements to the Pleasure Park.</p> <p>There has been very limited investment in the Park over many years and it is unlikely that the Neighbourhood Plan will make this situation worse. Indeed, by setting out a long-term ambition for the use of the site, the Plan gives a clear sense of direction and</p>	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
			can be used to support grant applications. For example, the River Soar & Grand Union Canal Partnership Strategy Update & 2014/15 Action Plan aims to 'Develop plans to improve sites identified through Local and Neighbourhood Plans and support funding bids and initiatives as appropriate.'	
Paragraph 67	Charnwood Borough Council	<p>You may not be aware that the Council already maintains a list of locally listed buildings, which have been identified under the national designation and robust selection criteria. The locally listed buildings were adopted by Cabinet in 2004 and supplement those listed at the national level.</p> <p>To avoid any confusion between this scheme and the designations promoted by Policy Bu55 it would be beneficial to rephrase this Neighbourhood Plan designation as 'locally important' buildings. Evidence as to how the selection criteria were drawn up and how it was applied to arrive at the designated buildings should also be made clear.</p> <p>You are probably aware that there are parts of the built environment that are outside the control of the local planning authority; for example, there are certain permitted development rights to do works to traditional stone walls below a certain height as well as for windows and doors. The current wording of the policy may raise expectations that the conservation of these areas could be more greatly controlled</p>	<p>There are seven locally listed buildings identified by Charnwood Borough Council. These are identified by the Neighbourhood Plan (except the site that lies outside the Neighbourhood Area) along with other buildings and structures selected by the local community. They have been assessed using advice and guidance provided by Historic England.</p> <p>In some cases, Charnwood Borough Council can restrict or</p>	<p>A new paragraph be added after paragraph 67:</p> <p><i>'Certain works that would normally require planning permission are permitted by the General Permitted Development Order. This is primarily because the works are of a scale or type that is generally not likely to have an unacceptable impact. The rules are the same across England and so inevitably cannot take account of local</i></p>

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		than current legislation allows for. It may be prudent to rephrase the policy wording to offer stronger encouragement to people to make sympathetic alterations. This could be linked to the identified characteristics as set out in the Village Design Statement (Appendix 1). It should be made clear that planning permission is not always required to undertake works to these areas.	removed Permitted Development rights for an area, building or piece of land. This is normally done to protect the character or the use of the area.	<i>sensitivities. It means that some of these important local heritage features cannot be protected. However, Charnwood Borough Council can restrict or removed Permitted Development rights for a particular area using an Article 4 Direction. Given the high level of local support for the protection of these features, we encourage the Borough Council to make an Article 4 Directions to control works that could threaten the character of Barrow upon Soar's Conservation Area.'</i>
Paragraph 106	Humphrey Perkins School	We confirm the founding of this School following a bequest from Rev Humphrey Perkins in 1717. Next year will mark the 300th anniversary of the founding of the School, which we aim to celebrate with a number of events.	Noted	No change
Paragraph 106	Humphrey Perkins School	The rapid growth of the village also led to an increase in the need for secondary education, leading to the first buildings on the current School site at the start of the last century.	Noted	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
Green Spaces	Ms Paula Vaughan	Can we ask how “important” green spaces have been assessed and classified as so?	To ensure that any designation in the is robust, we have created a checklist against which potential Local Green Space sites should be tested.	No change
Green Spaces	Ms Paula Vaughan	What development (example please) would count as “very special circumstances” (p18)?	Local Green Space designation means that development is highly unlikely to be permitted on a site unless the benefits of development clearly outweigh the harm to the Local Green Space.	No change
Green Spaces	Ms Paula Vaughan	Comment - throughout the section from P18 onward, there are a lot of facts (some disputable) but little interpretation of what that means for us?	Noted.	No change
Green Spaces	Charnwood Borough Council	Paragraph 77 of the Framework provides the basis upon which Local Green Spaces designation can be made. This includes the principle that designation should only be made where the green area is demonstrably special to a local community and holds a particular local significance. Robust evidence, including the selection criteria and method of assessment, for the identification of the Local Green Spaces will be necessary.	To ensure that any designation in the is robust, we have used a checklist against which potential Local Green Space sites should be tested.	No change
Services and Facilities	Hammond Homes Ltd	We need continued small shops, amenities and welcome any help with car parking all of which brings people to our beautiful village.	Noted	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
Paragraph 80	Ms Paula Vaughan	I'd be interested in the evidence for an ageing population - with the new builds, this might not be the case as a mean average?	Our Housing Background Paper considers the population profile and its implications for housing needs.	No change.
Policy BuS8	Leicestershire County Council	<p>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. Community facilities provide a venue for social, recreational and educational activity and a place where people can meet and access local services. A policy relating to the protection of Assets of Community Value to support any existing or future designations could be considered.</p> <p>Superfast Broadband High speed broadband is critical for businesses and for access to services, many of which are now online by default. Having a superfast broadband connection is no longer merely desirable, but is an essential requirement in ordinary daily life.</p> <p>All new developments should have access to superfast broadband (of at least 30Mbps) Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as build on the development is complete.</p>	Existing services and facilities are protected by Neighbourhood Plan Policy BuS8.	No change
Policy BuS8	Charnwood Borough Council	The strategic context for Policy BuS8 is provided by Policy CS1 of the Core Strategy. It would be beneficial if the local context for the services and facilities to which BuS8 relates were defined. The influence the policy could have would be increased if it defined the services and facilities that are to be protected. This could be done by supporting text or an	<p>Noted. Amendments proposed.</p> <p>It should be noted that it is generally the case that planning permission is</p>	Policy BuS8 be amended to: <i>'Development that would result in the loss of the following facilities will not be</i>

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>appendix if there is insufficient evidence to identify them in the policy itself.</p> <p>The policy, as written, would not perhaps allow for the degree of flexibility sought by the Framework at paragraph 153. Whilst the Framework requires flexibility within local plans the principle is considered to be applicable to any development plan policy, given the potential for economic change.</p>	<p>needed to change from one use class to another. However, there are exceptions where the legislation does allow some changes between uses. Consequently, it is not possible to prevent the loss of some local services and facilities such as the Co-op Convenience store or Boots pharmacy.</p>	<p><i>supported, unless it can be demonstrated that:</i></p> <p><i>A. it is no longer viable; and</i></p> <p><i>B. it is no longer needed by the Barrow upon Soar community; and</i></p> <p><i>C. it is not needed for any other community use or that the facility is being replaced by equivalent or better provision in terms of quantity, quality and location: Hall Orchard C of E Primary School Humphrey Perkins School Barrow Upon Soar Library Glebe Allotments'</i></p>
Para 81	Leicestershire County Council	<p>Encourage residents to support local shops and businesses - emphasis should be on attracting traditional butchers and bakers etc. to create niche offer like villages such as Quorn - encouraging independent shops to come into the village centre.</p> <p>Would recommend production of a shopping/service guide that can be distributed to all new homes within the village, to encourage people to come into the centre.</p>	Noted	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
Policy BuS9	Leicestershire County Council	Policy Bus9 - has good coverage, trying to keep development in village centre.	Noted	No change
Policy BuS9	Charnwood Borough Council	<p>The Village Centre is defined on the Policies Map. It would be useful to understand the methodology for identifying the extent of the centre; i.e. building use, character or other criteria.</p> <p>We note that Policy BuS9 requires an impact assessment for proposed developments that provide more than 50sqm of retail floor space. This is a significant reduction from the threshold of 500sqm established by Policy CS9 of the Core Strategy and robust evidence that supports the threshold in the context of the benefit for the village's economy needs to be given.</p>	<p>The Village Centre is the area defined on the Policies Map and includes areas predominantly occupied by village centre uses as defined in Policy BuS9.</p> <p>There are 27 retail/office units in the village Centre for which we have floorspace information. The average retail floorspace per unit is about 60sqm. However, only five units have a floorspace in excess of 50sqm demonstrating that most retail/office units are operating from very small premises and therefore vulnerable to out-of-centre development.</p>	No change.
Para 91	Charnwood Borough Council	We assume that the assessment of future parking demand referred to by the plan at paragraph 91 is the Borough Council's Car Parking Impact Assessment (2015) mentioned in paragraph 88. It may be beneficial to rephrase this paragraph so it is clear to readers this is the case unless the paragraph is	Noted. Amendments proposed.	The first sentence of paragraph 91 be amended: <i>'The Borough Council's Car Parking Impact</i>

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		referring to a local study in which case it would be beneficial if that could be specified.		<i>Assessment also considered parking demand taking account of future housing growth.'</i>
Paragraph 95	Leicestershire County Council	Need to encourage cycling and walking - could safe routes be identified from outlying estates? Could invest in signage to waymark the routes and leaflets. Is there sufficient bike racks in the village centre?	Policy BuS 16 provides for improvements to footpath and cycling infrastructure.	No change
Policy BuS10	Burton on the Wolds, Cotes & Prestwold Parish Council	<p>If Barrow upon Soar is to function as a Service Centre in accordance with the adopted CBC Core Strategy and serve areas such as the Wolds Villages which is surely the intention on the classification, then additional parking is required as the main method for people to get to Barrow is in a car or similar mode of transport, and improvement in other service provision is essential.</p> <p>We believe that Policy BuS 10 Village Centre Car Parking should be amended to reflect the following comments and should read</p> <p><i>'Additional on and off street car parking should be considered as essential to maintain the vibrant shopping and service centre and suitable sites should be identified. Consideration will be given to the reinstatement of on street parking bays on High Street for short stay drop off and parking.'</i></p>	Noted. Amendments proposed. There were no practical suggestions for the location of a new car park, instead most of the suggestions to improve car parking involved extending or better management of existing car parks.	A new sentence be added to Policy BuS10 to read: <i>'Additional off-street car parking is essential to maintain the vitality and viability of the Village Centre.'</i>
Policy BuS10	Charnwood Borough Council	It is not clear whether the intention to convert maximum car parking standards to minimums through Policy BuS10 is supported by evidence. Certainly, there is the potential for a conflict with the 6Cs Design Guide and advice should be taken from the local highways authority. The Council notes the potential for conflict with Policies CS17 and CS18 in the context of paragraph 8.29 of the Core Strategy if there is an absence of appropriate evidence. It would be helpful for any	In 2015 Charnwood Borough Council Car Parking Impact Assessment identified a shortfall in parking in Barrow upon Soar in the period up to 2036. It is illogical to apply parking	Village Centre Parking standards be set out in an appendix to the Neighbourhood Plan to be based on the 6C's Design Guide other than they are to be expressed as minimum

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>evidence to have regard to paragraph 39 of the Framework which identifies the matters that are to be taken into account when setting local parking standards.</p>	<p>standards to new village centre development that require no off-site parking provision at all. It is also at odds with NPPF paragraph 40 which encourages local authorities to improve the quality of parking in town centres.</p> <p>The matter has been discussed with the Highway Authority who have not objected to the policy. The Authority recognise that the 6Cs Design Guide’s parking standards are out-of-date and need revision.</p> <p>The Parish Council has taken into consideration the relatively high levels of car ownership in the parish (2011 Census: 1.47 cars per household compared with 1.34 in Charnwood Borough and 1.16 in England), the fact that the village centre serves a wide hinterland and poor levels of public transport.</p>	<p>standards. Paragraph 94 to be amended accordingly.</p>

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
			Instead of relying wholly on the 6Cs Design Guide it will form the basis of Village Centre Parking Standards to be set out in an appendix to the Neighbourhood Plan.	
Policy BuS11	Charnwood Borough Council	As written, the wording of Policy BuS11 precludes the relocation of the existing Health Centre to a new site. The potential for new development to be located outside of the village centre, particularly given the acceptance within the policy that additional surgeries will be supported suggests that this may be too restrictive in the context of paragraphs 70 and 153 of the Framework with regards to modernisation and flexibility. It may be prudent to consider revising the policy to allow for the possibility of a new facility with sustainable transport links and adequate car parking if this was offered at an out of village location (or exception site). In its current form the policy would not allow for such a proposal to be supported.	The Health Centre is an important facility that contributes to vitality and viability of the village centre. 52% of respondents to our 2016 survey said that retaining important public and private services (such as health) within the centre was important to ensure that the centre remains vibrant for the future.	No change
Policy BuS11	Ms Paula Vaughan	I won't at this point ask any questions about the Health Care aspects of the plan as this would potentially represent a conflict of interest for me personally.	Noted	No change.
Policy BuS11	Burton on the Wolds, Cotes & Prestwold Parish Council	Policy BuS 11 Barrow Health Centre should be enhanced as follows: <i>Development that would result in the relocation of Barrow Health Centre from the Village Centre will not be supported. Additional healthcare provision in the form of new surgeries located within new developments with better access for the surrounding villages will be supported.</i>	Surrounding villages lie outside the scope of the Barrow upon soar Neighbourhood Plan.	No change.

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
Paragraph 101	Ms Paula Vaughan	Comment - your Hall Orchard information is now out of date and should be corrected in the plan.	Information was provided by Hall Orchard Primary School in 2016.	No change.
Paragraph 102	Ms Paula Vaughan	P24 - where is the evidence for the increase in birth rate? Isn't this about young family migration into newer builds?	Information was provided by Hall Orchard Primary School in 2016.	No change.
Paragraph 105	Leicestershire County Council	<p>Overall this is a good document, there are proposals to expand Hall Orchard Primary School to accommodate 630 places in the future. This takes into account the developments this plan refers to but no more. Should more housing be approved then another primary school would be required, which is reiterated in the plan. The requirement would be for the land, buildings and furniture to be provided.</p> <p>For secondary provision, should more planning applications be granted permission in Barrow Upon Soar, then the LA would commission the local Academy School to provide those places should they wish to do so.</p>	Noted	No change
Paragraph 106	Humphrey Perkins School	<p>We entirely agree that the growing local environment will lead to issues for the adequacy of local services as set out in this paragraph. However, there is a significant omission in that the growth will also lead to pressure on space at Humphrey Perkins.</p> <p>In pure capacity terms the position is as follows: currently the School has 883 pupils on roll (October 2015 census) and could accommodate around 900 without compromising the effectiveness or safety of the environment. The new Jelson development of 300 houses alone will lead to further numbers, as will other developments in the pipeline - 300 houses with (say) 40% with school age children averaging 1.5 per household, and 50% of secondary school age (300 x 40% x 1.5 x 50%) would lead to an additional 90 pupils. The School's current PAN</p>	Noted. Amendments proposed.	Paragraph 106 be deleted and replaced by the following:

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>(Planned Admissions Number) is 200. If this were recruited each year to 2021, the number on roll would grow to 1,000. The PAN can be increased if better facilities are available.</p> <p>In terms of quality of provision, Humphrey Perkins School is well maintained and superficially suitable for needs. However, the site includes a number of semi-permanent modular buildings which do not provide an ideal environment, and will deteriorate quite quickly due to the construction. Other older buildings are inflexible for the delivery of education in the 21st Century, and are unnecessarily expensive to heat and maintain, diverting scarce funds from the main purpose of education.</p> <p>Generally, the School is in favour of further development in the area as the School could be more flexible in the diversity of its curriculum if numbers were 1,100-1,200 rather than the current 900.</p> <p>Humphrey Perkins School Firstly, we believe this paragraph (as amended) should come before Paragraph 105 and the Policy BuS12, enabling these latter to reflect the needs of secondary as well as primary education.</p> <p>This paragraph should be amended as follows: The Humphrey Perkins School is a mixed, 11 to 16 comprehensive high school with academy status which was founded as a Free Grammar School in 1717. There is a school role of 836 roll of 883 (Oct 15 Census). Over many months' pupils, parents and teachers have expressed a strong desire for Humphrey Perkins School to have a sixth form so that pupils can go on to study A-Levels. The Governors are also very</p>		<p><i>'The Humphrey Perkins School is a mixed, 11 to 16 comprehensive high school with academy status which was founded as a Free Grammar School in 1717. There is a school roll of 883 (Oct 15 Census). Over many months' pupils, parents and teachers have expressed a strong desire for Humphrey Perkins School to have a sixth form so that pupils can go on to study A-Levels. The Governors are also very supportive of Humphreys returning to being an 11-18 school as it was for many years, although current Government policy may not support this.'</i></p> <p>New paragraphs should be added:</p>

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>supportive of Humphreys returning to being an 11-18 school as it was for many years, although current Government policy may not support this. The school can be adapted to cope with additional growth.</p> <p>New paragraphs should be added: The School has 9 different buildings on its site to the East of Cotes Road, together with hard and soft playing areas. In addition, it has the Beacon Field to the West of Cotes Road providing approximately 8 acres of further soft playing areas.</p> <p>Two of the buildings are of modular design with limited life. The Sports Hall only has a canvas roof which leads to difficulties in maintaining temperature and usage in mid-winter, and issues of noise and light disruption to immediate residents. Other buildings are costly to heat and maintain.</p> <p>None of the buildings were designed with a view to the use of modern technology which now forms an essential part of the modern secondary curriculum. The dispersed nature of the site increases the staffing necessary for adequate pupil supervision.</p> <p>The soft playing areas surrounding the School buildings are poorly drained and cannot effectively be used for parts of the year. The playing areas of the Beacon field are not fully used.</p> <p>There is an increasingly urgent need to procure a school building and artificial playing area fit for use in the 21st Century, sized adequately to meet the growing school age population, both that arising immediately from the new developments, and as a result of the increasing birth rate and higher pupil numbers in the Primary education sector (see paragraph 102 above).</p>		<p><i>The School has 9 different buildings on its site to the East of Cotes Road, together with hard and soft playing areas. In addition, it has the Beacon Field to the West of Cotes Road providing approximately 8 acres of further soft playing areas.</i></p> <p><i>Two of the buildings are of modular design with limited life. The Sports Hall only has a canvas roof which leads to difficulties in maintaining temperature and usage in mid-winter, and issues of noise and light disruption to immediate residents. Other buildings are costly to heat and maintain.</i></p>

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
				<p><i>None of the buildings were designed with a view to the use of modern technology which now forms an essential part of the modern secondary curriculum. The dispersed nature of the site increases the staffing necessary for adequate pupil supervision.</i></p> <p><i>The soft playing areas surrounding the School buildings are poorly drained and cannot effectively be used for parts of the year. The playing areas of the Beacon field are not fully used.</i></p> <p><i>There is an increasingly urgent need to procure a school building and artificial playing area fit for use in the 21st Century, sized adequately to meet the growing school age population.'</i></p>

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
Policy BuS12	Charnwood Borough Council	<p>The wording of Policy BuS12 requires any development proposal at the existing school to deliver improvements to existing parking and traffic management issues. It may be the case that an alteration or extension to the school does not in fact increase student numbers. In such a case, the policy may require an unreasonable transport improvement in the context of the CIL Regulations. It might be prudent to reword the policy to require improvements to car parking or traffic management of an appropriate scale that are directly related to the increase in student numbers arising from any proposal. Para 104 notes that a number of residents expressed concerns about parking but this needs to be reinforced with evidence such as a survey of the affected areas in order to inform the policy.</p> <p>The intention to support an additional primary school at Barrow upon Soar is noted. Robust and proportionate evidence of the need for an additional primary school would be required for the policy to be considered necessary and reasonable.</p>	<p>Noted. Amendments proposed.</p> <p>The Education Authority have advised: ‘there are proposals to expand Hall Orchard Primary School to accommodate 630 places in the future. This takes into account the developments this plan refers to but no more. Should more housing be approved then another primary school would be required, which is reiterated in the plan.’</p>	<p>The last paragraph of Policy BuS12 be amended: <i>‘Where a planning application is required, proposals for the alteration, extension or construction of a new building at Hall Orchard C of E Primary School that provide for additional pupil numbers should include measures to improve parking and traffic management arrangements at the school.’</i></p>
Policy BuS12	Humphrey Perkins School	<p>We believe this policy should be made more general as follows:</p> <p>Policy BuS12: Primary School Education As an exception to Policy BuS1, the provision of an additional primary school or alternative secondary school to serve Barrow upon Soar will be supported where it would be outside Limits to Development (as defined on the Policies Map) provided the site is well connected to the village and accessible to those without access to a car. Where a planning application is required, proposals for the alteration, extension or construction of a new building at Hall Orchard C of E Primary School should include measures to improve parking and traffic management arrangements at the school.</p>	<p>There is no evidence to suggest that an additional secondary school is required within Barrow upon Soar.</p>	<p>No change.</p>

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		Any proposals to re-develop Humphrey Perkins School site in order to provide additional and/or better facilities will be supported, subject to ensuring adequacy of infrastructure.		
Policy BuS13	Mr D F Lockton	<p>The only aspect of the plan that I would not be fully in agreement with is the planned new Community Centre, I accept that the facilities at Humphrey Perkins are not always available, but within this village we have a number of other meeting rooms, I refer of course to the new Holy Trinity rooms, The Methodist rooms, the Baptist rooms, the Conservative club and of course the Bishop Beveridge club. All these institutions offer various sized rooms with various facilities to this village, by building a Community Centre and reducing the use of these various rooms, some of these venues could well suffer.</p> <p>In all the pushing this proposed Community Centre has received, I have never seen a detailed costing of what this centre will cost, and how much the rates of the village will increase if it is commissioned. I would suggest that a lot of the apparent support for such a centre could well evaporate when the ratepayers of Barrow realise how much it is going to cost them.</p>	Noted	No change
Policy BuS14	Leicestershire County Council	There is a policy on infrastructure but notwithstanding this a generic developer contributions policy within the draft NP could be appropriate. If new development was to come forward there might be a requirement for developer contributions to mitigate the impacts of any proposed new development, particularly on local services and infrastructure. A policy therefore, might be prudent to be included within the (draft) NP made along similar lines to the examples shown in other already drafted NPs albeit adapted to the specific circumstances at Barrow upon Soar.	Neighbourhood Plan Policy BuS14 sets out the community's policy for developer contributions.	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
Policy BuS14	Humphrey Perkins School	<p>We believe this policy should be amended as follows:</p> <p>Policy BuS14: Infrastructure New development will be supported by the provision of new or improved infrastructure, together with financial contributions for the following off-site infrastructure requirements where appropriate:</p> <p>1 The provision of additional school places at Hall Orchard C of E Primary School and Humphrey Perkins School secondary schools arising from the development; 2 The provision of a new Community Centre; 3 The improvement or remodelling of Barrow upon Soar Health Centre; 4 The improvement or remodelling of Barrow upon Soar Community Library; and 5 The improvement or remodelling of sports and recreation provision in Barrow upon Soar. Contributions will be phased or pooled to ensure the timely delivery of infrastructure, services and facilities where necessary. To ensure the viability of housing development, the costs of the Plan’s requirements may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.</p>	Noted. Amendments proposed.	Paragraph 1 of Policy BuS14 be amended to read: <i>‘The provision of additional school places at Hall Orchard C of E Primary School and Humphrey Perkins School arising from the development;’</i>
Paragraph 127	Ms Paula Vaughan	I’m not sure the relevance of Roman history in a plan to address modern issues?	Paragraphs 127 to 129 show how today’s traffic problems are routed in the past.	No change
Paragraph 129	Ms Paula Vaughan	What do you feel the A6 has created a “barrier”? It is a brilliant thing in reducing through-traffic through our villages and is easily crossed via bridge or road!!!	Paragraph 129 states: ‘Although the A6 bypass has offered great relief to the villages in reducing the through traffic, it splits the valley down the	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
			middle and has created a major barrier across the landscape.'	
Paragraph 136	Network Rail -	In the “rail” section of the Plan reference should be made to the forthcoming electrification of the Midland Main line through the Parish. This will have implications for a number of proposed policies and features in the Plan. Electrification is planned for 2023 and thus falls within the plan period. We set out below some direct implications of the electrification of the route. We also note the survey of parishioners in relation to the requirements for improved services at the station. Although not directly in the remit of Network Rail, it should be pointed out that electrification will provide a template for revised and possibly new services to be provided as a result of the introduction of electric trains, with their better acceleration, reliability and fuel consumption as opposed to the existing rolling stock. However this will be the responsibility of the relevant incumbent train operating company.	Noted	The following new paragraph be added after paragraph 139: <i>‘Network Rail has embarked on a major programme of works to upgrade the Midland Main Line the biggest programme of improvements to the line since it was completed in 1870. The line will be completely electrified, bridges and tunnels altered or rebuilt as well as work to remodel stations and carry out line speed improvements. Electrification of the Midland Main Line north of Kettering to Leicester, Derby/Nottingham and Sheffield by December 2023. Electrification will provide opportunities for revised and possibly</i>

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
				<i>new services to be provided as a result of the introduction of electric trains, with their better acceleration, reliability and fuel consumption.'</i>
Paragraph 140	Burton on the Wolds, Cotes & Prestwold Parish Council	We would welcome the opportunity to join with Barrow upon Soar to help maintain the No27 bus service that is noted as being under possible threat by trying to get this services routing extended to cover Burton on the Wolds and Hoton, Prestwold and Cotes as this has been a long time request by residents within the parishes and again has been highlighted within our own Neighbourhood Plan consultations. A policy reflecting this would be supported by us. The viability of Barrow upon Soar as a service centre could be improved if access by public transport from all of the Wolds Villages was extended in this way.	The extension of the Roberts Coaches 27 route to include other villages is supported, but outside the scope of the neighbourhood plan.	No change
Policy BuS15	Charnwood Borough Council	The intention of Policy BuS15 is noted. It may be beneficial to refer to the Sileby and Barrow upon Soar Traffic and Transport Study 2016 which supports this threshold.	Noted. Amendments proposed.	The last sentence of paragraph 135 be amended: <i>'The 2016 Sileby & Barrow upon Soar Transport Study concludes that it is likely that any additional development, over and above that already committed, will have severe impacts.'</i>

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
Paragraph 147	Ms Paula Vaughan	Are local housing needs considered to be simply for those already in the village or is it linked to a wider County-wide agenda/plan?	Our Housing Background Paper considers the scale of housing provision for the Barrow upon Soar Neighbourhood Plan within the context of the Charnwood Core Strategy and the type of housing that should be planned for.	No change
Paragraph 148	Ms Paula Vaughan	Comment, the core strategy is over 6 years old. It might need to be relooked at rather than focussed on as a line in the sand?	The Charnwood Local Plan 2011 to 2028 Core Strategy was adopted on 9 November 2015.	No change
Paragraph 151	Ms Paula Vaughan	You need to be much more explicit on this - what market conditions? What are your assumptions? The EU referendum was coming up, how have you considered this? The next statement is not correct - we just lost the Post Office. What are your assumptions here, both in terms of current business and future-proofing? The Primary School don't appear to be having any difficulty, indeed they are embracing the change, where is your evidence other than a statement?	This is set out in the Housing Background Paper. The Barrow upon Soar Branch Post Office has relocated to The Paper Shop, 9 High Street. The Education Authority have advised: 'there are proposals to expand Hall Orchard Primary School to accommodate 630 places in the future. This takes into account the developments this plan refers to but no more. Should more housing be approved then another	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
			primary school would be required, which is reiterated in the plan.'	
Policy BuS17	Humphrey Perkins School	We believe the following bullet point should be added to this policy. 4. Will contribute significantly in financial terms (over and above normal planning contributions) to the improvement of education or other services within the village.	Developer contributions are addressed by Policy BuS14.	No change
Policy BuS17	Charnwood Borough Council	Policy CS1 of the Core Strategy was modified through examination to refer to the housing provision as being ' <i>at least</i> ' 3,000 homes. The phraseology employed in Policy BuS17, which refers to the housing provision being exceeded, is not accurate as there is no maximum. It may be prudent to rephrase this part of the policy and draw attention to the impact any additional development will have on facilities and services and any environmental constraints showing that capacity has been reached.	Noted. Amendments proposed.	The first sentence of Policy BuS17 be amended: <i>'The minimum housing provision, as it affects Barrow upon Soar, for the period 2011 to 2028 has been met.'</i>
Paragraph 153	Ms Paula Vaughan	Why should older people's housing have anything to do with schools? If it is needed due to population then fine, but don't prioritise it because there is no impact on the school. Also, the impact on the surgery has suddenly been forgotten here?	We are aware of problems associated with the capacity of the Primary School as highlighted by the Education Authority. Homes built to meet the needs of older people will not make the situation worse. The Clinical Commissioning Group and	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
			Barrow Health Centre have been consulted on out proposals.	
Policy BuS18	Hammond Homes Ltd	<p>The plan makes provision for this needs which in circumstances could be in exception to BuS1, outside limits to development, however it is my opinion that this could go further and allocate 'specific sites' for such purpose.</p> <p>I have enclosed a letter enclosing my proposed site to assist BuS18, which I hope the council may consider.</p>	It is not clear that the proposed development is suitable or achievable, particularly having regards to the Highway Authority's advice that any additional development, over and above that already committed, will have severe impacts.	No change
Policy BuS18	Leicestershire County Council	Suggest reference is made to recognising a significant growth in the older population and look for developments to include bungalows etc. of differing tenures. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead for their later life, including considering downsizing, but recognising that people's options are often limited by lack of suitable local options.	The housing needs of older people are recognised in paragraphs 152-154 and Policy BuS18. Limitations on new development because of Neighbourhood Plan Policy BuS15 mean that opportunities to seek provision within new housing sites will be very limited.	No change
Policy BuS18	Charnwood Borough Council	The principle of the Neighbourhood Plan including exception sites for a specific local need is in accordance with paragraph 54 of the Framework. The strategic context for this policy is provided by Policy CS3 of the Core Strategy. In order to be in conformity with CS3, the Neighbourhood Plan evidence should	The Neighbourhood Plan should not plan for further significant housing growth. However, in our	Policy BuS18 be amended to require delivery of the housing needs of older people within the limits to

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>explicitly quantify the local need for this type of housing. Furthermore, there should also be evidence as to why the delivery of housing for older people cannot be allocated to a site within the proposed limits to development and why it consequently requires an exception policy. There should also be an understanding, supported by clear evidence, for how the Parish Council expects the local connection criteria for residents to be delivered and managed.</p> <p>Provided that robust evidence is in place to underpin BuS18, it could be reworded to be split into two sections; one which focuses on the delivery of this need within the limits to development and one which allows it as an exception site if it cannot be delivered within the limits to development.</p>	<p>December 2015 survey, a clear majority of respondents were prepared to accept more housing if it met the needs of elderly people.</p> <p>It is accepted that new housing should be provided within Limits to Development first and only if those opportunities are exhausted should sites outside limits be considered. Amendments proposed.</p>	development but which allows it as an exception site if it cannot be delivered within the limits to development.
Paragraph 161	Ms Paula Vaughan	I am confused as to why the children at HP were asked if they would work in Barrow after leaving school? In a modern world where working across continents is usual, is this a good way of inspiring high aspirations in our young people?	In preparing the neighbourhood plan it is important to understand the needs and aspirations of young people and reflect these in our proposals where appropriate.	No change
Paragraph 163	Tarmac Trading Ltd c/o Heaton Planning Ltd	Thank you for allowing us opportunity to comment on the above consultation document. We are making representations on behalf of Tarmac Trading Ltd (Tarmac) who operate Mountsorrel Quarry. Mountsorrel Quarry has been in existence for in excess of 150 years. It is of national importance supplying in the region of 4 - 4.5 million tonnes of crushed granite each year for use in a variety of construction projects. There is an onsite ready-mixed concrete batching plant,	Minerals and waste development are explicitly excluded from the issues within the jurisdiction of a Neighbourhood Development Plan by s61K of the Town and	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>roadstone coating plants and a pre-cast concrete factory. The quarry also produces recycled aggregates ready for re-use as construction material.</p> <p>Mountsorrel Quarry operates the largest rail distribution network in Leicestershire. Some 70% of the stone production is supplied direct to the market by rail including important markets in eastern England and the south east which have no hard rock reserves of their own. To facilitate this, a 2.0 kilometre (1.4 miles) long mineral conveyor runs from the processing areas east of the quarry to the railhead at Barrow upon Soar. The mineral conveyor route and the railhead facilities fall within the proposed Neighbourhood Plan area.</p> <p>We support the inclusion of reference to Mountsorrel Quarry within the Plan supporting text and acknowledgment of the importance of the Quarry as a local employer (paragraph 163). We also support the inclusion of further employment uses at Sileby Road. However, we would request that the Plan makes greater acknowledgment of the importance of the Quarry for maintaining national mineral supply, and that the associated/ancillary infrastructure is essential to this process and should be safeguarded.</p> <p>In accordance with section 13 of the National Planning Policy Framework (NPPF) facilitating the sustainable use of minerals is recognised that minerals are essential to support sustainable economic growth. Paragraph 143 is specific to the preparation of Local Plans and provides guidance to Local Planning Authorities on what these Plans should include. Once adopted this Plan will be used in decision making, and therefore it is</p>	<p>Country Planning Act 1990 (as inserted by Schedule 9 of the Localism Act 2011).</p> <p>We have consulted Leicestershire County Council (the mineral planning authority) on the minerals issues raised by this response. It has advised that the issue of Mineral Safeguarding is addressed through the adopted Minerals Core Strategy and the emerging Minerals and Waste Local Plan which is currently undergoing its pre-submission consultation and is not a matter for the Neighbourhood Plan to address. The conveyor route is safeguarded by policies in the former plans.</p>	

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>considered that the same principles would be applicable at the local level.</p> <p>In this regard, the NPPF is clear that Mineral Safeguarding Areas should be defined to ensure that known locations of specific mineral resources of local and national importance are not needlessly sterilised by non-mineral development. In addition Plans should safeguard existing rail heads, rail links to quarries and associated storage, handling and processing facilities for the bulk transport by rail.</p>		
Paragraph 167	Charnwood Borough Council	<p>Paragraph 167 states that '<i>Charnwood Borough Council has suggested that more new employment land is appropriate at Mountsorrel and Anstey [rather than] than Barrow upon Soar</i>'. The Core Strategy makes no choices about the distribution of the 7ha employment land identified by Policy CS1. The evidential source for this statement should be given if it is to be relied upon for the context of the policy. Notwithstanding, the comments made previously concerning the evidence required for Policy BuS19 in terms of general conformity may necessitate consideration of this part of the draft plan.</p>	<p>The Charnwood Borough Service Centre Capacity Assessment formed part of the evidence base supporting the Charnwood Core Strategy. With regards to employment land the Assessment concludes: 'At Barrow upon Soar and Sileby additional employment land would help improve local sustainability by providing readily accessible job opportunities to compensate for those that have been lost.' And: 'So far as the potential Service Centres are</p>	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
			concerned more new employment land is suggested at Mountsorrel (9-10 hectares) and Anstey (6-7 hectares) than Barrow upon Soar and Sileby (4 hectares total). All provision should be for a mix of offices and small industrial units which seem best suited to these locations.'	
Policy BuS19	Charnwood Borough Council -	<p>BuS19 intends to allocate 2 ha to a site on Sileby Road. The strategic context for this policy is provided for by Policies CS1 and CS10 of the Core Strategy which allow for the distribution of approximately 7 ha of employment land between the designated Service Centres. As you know, Barrow upon Soar is one of the seven Service Centres.</p> <p>Again, it may be the case that evidence and documentation gathered and prepared to support the Neighbourhood Plan provides the basis for this policy. However, without sight of those documents we are mindful of the following matters that would benefit from an explanation:</p> <p>Selection process for the site: an explanation of the options considered and how this site was identified as a preferred option, with appropriate testing in your sustainability appraisal;</p> <p>The driver for the amount of development: a rationale for the quantum of development identified;</p>	<p>If the distribution of the 7ha of employment land was a strategic planning issue it should have been dealt with by the Core Strategy.</p> <p>Notwithstanding, the Charnwood Borough Service Centre Capacity Assessment formed part of the evidence base supporting the Charnwood Core Strategy. With regards to employment land the Assessment concludes: 'At Barrow upon Soar and Sileby additional employment land would help improve local</p>	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>Viability and deliverability: evidence that the site meets paragraph 173 of the Framework; and</p> <p>Duty to Cooperate: evidence that Barrow upon Soar has engaged with appropriate town and parish councils responsible for other Service Centres with direct regard to the distribution of the 7ha of employment land provided to Service Centres under Policies CS1 and CS10 of the Core Strategy and the intention to allocate 2ha within the Barrow upon Soar parish.</p>	<p>sustainability by providing readily accessible job opportunities to compensate for those that have been lost.’</p> <p>And: ‘So far as the potential Service Centres are concerned more new employment land is suggested at Mountsorrel (9-10 hectares) and Anstey (6-7 hectares) than Barrow upon Soar and Sileby (4 hectares total). All provision should be for a mix of offices and small industrial units which seem best suited to these locations.’</p> <p>The provision of 2ha of additional employment land is in general conformity with the Core Strategy, the conclusions of the Charnwood Borough Service Centre Capacity Assessment and supported by local people.</p>	

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
			<p>The proposed site on Sileby Road has been suggested following consultation with local residents and stakeholders. There are no alternative employment sites in the Charnwood Employment Land Availability Assessment.</p> <p>There is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004.</p> <p>The landowner, Tarmac, has confirmed that the site is available for employment development.</p> <p>The Duty to Cooperate does not apply to Parish Councils as they are not in the list of prescribed bodies. Nevertheless, Sileby and Quorn parish councils have been consulted on the Pre-</p>	

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
			Submission Neighbourhood Plan.	
Policy BuS20	Ash Lodge Farm -	<p><i>Policy BuS1: Countryside</i> <i>The Countryside (land outside the Barrow upon Soar Limits to Development as defined on the Policies Map) will be protected for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Development in the Countryside will be limited to that which requires a rural location.</i></p> <p><i>Policy BuS20: Rural Economy</i> <i>The sustainable growth and expansion of all types of business and enterprise in The Countryside (land outside the Barrow upon Soar Limits to Development as defined on the Policies Map) through the conversion of existing buildings and well-designed new buildings will be supported where the development:</i> <i>1 Is in keeping with the scale, form and character of its surroundings;</i> <i>2 Does not generate significant additional traffic through Barrow upon Soar Village; and 3 Has safe and suitable access to the site for all people.</i></p> <p>The above polices are to a degree contradictory.</p> <p>Bus20 states support for all types of business and enterprise in the countryside and support for the conversion of existing buildings; This is in line with the 2015 GPDO and the NPPF. and I fully support this policy.</p>	Policy BuS1 to be revised to accord with Charnwood Core Strategy Policy CS1.	Policy BuS1 be amended to read: <i>'The character of our landscape and countryside (land outside the Barrow upon Soar Limits to Development as defined on the Policies Map) will be supported and protected in accordance with Charnwood Local Plan 20112028 Core Strategy Policy CS1.'</i>

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>Bus1 appears to limit development to that which requires a rural location.</p> <p>This policy is not supported by schedule 2 part 3 class o, q, r , s or t of the GPDO 2015 or in fact The NPPF. and is likely to lead to confusion in future planning applications for P.D. rights.</p>		
Policy BuS20	Leicestershire County Council	Welcome the inclusion of a policy to support the Rural Economy, recognising the contribution a diverse and dynamic rural economic makes to the sustainability and vitality of the NP area.	Noted	No change
Appendix 1: Village Design Guide	Hammond Homes Ltd	From a design point I welcome the comments on ‘UPVC’ doors and windows and painting and hope more homeowners consider historical value over cost.	Noted	No change
Appendix 1: Village Design Guide	Leicestershire County Council	<p>The Plan mentions that traditional materials should be used in areas new hard landscaping - but recognises there could be a cost issue. Due to budget pressures within LCC Highways they will not support non-standard materials so this could be an issue for future maintenance.</p> <p>Talks about security shutters not being allowed - you can get ones that are partly see through - Robinsons jewellers in Lutterworth is a good example of this - they have a clock painted on it in gold and it allows light from inside to come through and it looks really effective.</p> <p>The Plan externally illuminated signs being discouraged as they distract from village character - some places use signage similar to a pub - all in same style which can create a uniform street scene and add character. May wish to look at options for uniform colours the village would like to see on its shop fronts -</p>	The Highway Authority’s design guidance states: ‘We recognise however that applying strict standards for construction details and materials may not always be appropriate to streets in new housing layouts. Among other requirements, the aim in building new developments should be to create places and spaces (including adoptable highway areas) which are attractive, of	No change

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>some places encourage a limited palette of colours to avoid the Bargain Booze red for example. The Plan could also reflect something about encouraging shop owners to put in high quality floral displays as these can also make a good impact if well kept.</p>	<p>high quality and have their own distinctive identity while respecting and enhancing local character.</p> <p>Security shutters should not be allowed to detract from the external design but are features which should be resolved internally.</p> <p>Signs whether internally or externally illuminated are discouraged as they detract from the village character.</p> <p>If illumination of a sign is thought to be appropriate, then lighting from an external source provides a more discreet and acceptable form of illumination if in size and number.</p> <p>Lighting troughs which provide a wash of light over a sign and where the light source is hidden are preferred, as even lamps on stems can detract from the appearance of a building and when used on several buildings, can</p>	

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
			be detrimental to the street scene.	
Policies Maps	Humphrey Perkins School	Village Map (Page 3) Drawing on the comments noted above, we believe that the School site to the East and West of Cotes Road should be coloured yellow as a possible development site.	The potential residential development sites shown on the Policies Map have not been tested for their suitability, availability or achievability and should be deleted.	The Policies Map be amended by deleting 'potential residential development sites'.
Policies Maps	Network Rail	There are two inaccuracies on the parish map. High Street railway bridge (SL19) is no longer a statutory listed building, having been de-listed in November 2014. The bridge is likely to need re-construction as a result of electrification so the Parish needs to think carefully if it was to consider identifying it as a locally listed structure (in view of its demotion). Similarly, LL20 (footbridge over the railway linking footpath 118 between The Rookery and Bridge Street) has been re-built to modern standards in 2008 and should not be considered as a locally interesting structure.	Agreed	The Policies Map be amended to: Delete High Street railway bridge (SL19) as a statutory listed building; Delete LL20 (footbridge over the railway linking footpath 118 between The Rookery and Bridge Street) as a locally listed building
Policies Maps	Charnwood Borough Council	<p>The symbols employed for both the statutory and locally listed buildings are similar and difficult to distinguish depending on the scale.</p> <p>The potential residential sites appear to correlate to paragraph 150 of the draft plan. If this is the case, it may be beneficial to amend the terminology for a stronger connection between the sites referred to in paragraph 150 and what the map shows. It may be helpful, for example, if the legend were rephrased to identify them as 'undeveloped sites allocated in the Borough of</p>	<p>Agree to change how statutory and locally listed buildings are shown.</p> <p>There is no connection between the sites shown on the Policies Map and paragraph 150.</p>	The Policies Map be amended to more clearly distinguish statutory and locally listed buildings. The Policies Map be amended by deleting 'potential residential development sites'.

Barrow upon Soar Neighbourhood Development Plan: Consultation Statement

Paragraph/ Policy	Representor	Representation	Response	Proposed revisions
		<p>Charnwood Local Plan 2004'. If there is no connection between identifying them on the map and any reference in the Plan they should be removed from the map. If they are suggestions for development sites, then evidence for their identification and selection might be required.</p> <p>The limits to development replicate that designated by Policy ST/2 of the Borough of Charnwood Local Plan 2004 with the sole amendment to incorporate the proposed employment site at Sileby Road. Any amendments to the limits should take the opportunity to consider the entire boundary through a methodical approach. The principal adopted by the Examining Inspector for the Charnwood Core Strategy was to include sites with planning permission for housing in amended boundaries. Charnwood Borough Council is currently considering the criteria for defining limits to settlements and this may be useful for considering how to define an appropriate local boundary for the neighbourhood plan.</p>	<p>The Limits to Development do not replicate the Charnwood Local Plan 2004. The Limits to Development have been updated in a methodical way. Notwithstanding, the Limits to Development shall be revised so that the boundaries include housing commitments.</p>	<p>The Policies Map be amended by revising the Limits to Development so that they include housing commitments within or on the edge of the village.</p>

Appendix 3: Additional Representations to the Pre-submission Draft Barrow upon Soar Neighbourhood Plan

Richard Proctor

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25 July 2016

Dear Sirs

**PROCTORS PLEASURE PARK (THE “PARK”)
PRE-SUBMISSION CONSULTATION ON THE DRAFT BARROW UPON SOAR
NEIGHBOURHOOD PLAN (THE “DRAFT PLAN”)
BARROW UPON SOAR PARISH COUNCIL (THE “PARISH COUNCIL”)**

We have been asked by our client, Mr Richard Proctor, to submit a representation to the consultation currently being undertaken by the Parish Council in respect of its pre-submission Draft Plan. Our client is the owner and operator of Proctor’s Pleasure Park, which has been owned and operated by three generations of his family since the late 1940s.

Both we and our client have had helpful discussions with the Parish Council and their planning advisers, Planit-X about the Draft Plan. However, there are concerns with the wording of the Draft Plan, and the related consultation process. The Draft Plan does not reflect the comments made in the consultation, nor does it provide a policy framework that will help deliver sustainable development. Further detail is provided below.

Whilst our client cannot support the Draft Plan as currently worded, he has asked us to make clear that he is happy to have further discussions with the Parish Council, as, notwithstanding the terms of the Draft Plan, there appears to be a willingness to work together to find a suitable way forward.

We note that the deadline for representations is 5pm on Monday 25 July 2016. This representation is submitted within the time limits set out.

Aberdeen Edinburgh Glasgow

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1 HISTORY OF THE PARK

- 1.1 We have noted that both the Draft Plan, and the preceding consultation documents, have used the following description of the Park:

“Proctors, now a caravan site, was built in the 1950s and ‘60s as a thriving pleasure park which attracted visitors who arrived on special trains.”

- 1.2 This description is not entirely accurate, as it suggests the use of the Park for caravans is a recent use, undertaken separate from and post-dating its use for other recreational activities.
- 1.3 In fact, the Park has benefitted from planning permission for caravan use since 1953. Caravanning (including residential use and caravan storage) has been one of a variety of recreational uses on the Park since the 1950s. This also included camping, fishing and boating. The Park has been consistently used for these activities since this time, and never put to any alternative use. Camping and caravanning have been an integral part of the Park’s use as a pleasure park.
- 1.4 Our client’s grandfather purchased the first part of the Park in 1947, and obtained planning permission for a miniature railway, paddling pool, sandpit and associated development in 1948. Visitors began to bring caravans to the Park, and in 1953 planning permission was obtained for 25 caravans on the northern part of the Park.
- 1.5 As the Park’s popularity grew, the area used for caravanning also grew. In 1953 land was leased from the Quorn Sand and Gravel Company to be used for caravanning.
- 1.6 Planning permission was granted for 50 residential caravans on the northern part of the Park in 1956, and additional land was purchased from the Quorn Sand and Gravel Company (including the leased land). Planning permission for the additional land and boating was also granted in that year.
- 1.7 Additional land was leased from Leicestershire County Council in 1959 to extend the Park. This was later purchased from the County Council in 2009.
- 1.8 In 1961 deemed planning permission under operation of the Caravan Sites and Control of Development Act 1960 was obtained following an application for a caravan site licence on 26 October 1960.
- 1.9 The Council granted a further planning permission in 1989 for retention of use as a caravan site with provision of facilities, access roads, landscaping etc.
- 1.10 Between 1990 and 1991 the Highways Agency constructed the A6 Quorn/Mountsorrel bypass through the Park. The Park continued to operate throughout this period. Temporary access to the southern part of the Park was maintained at all times. An underpass was completed in 1991 to facilitate access between the northern and southern parts of the Park.

- 1.11 In 2014 Charnwood Borough Council issued certificates of lawfulness in respect of the Park. These confirmed camping and caravanning on the land south of the bypass as lawful uses.

2 CURRENT USE AND BENEFITS OF THE PARK

- 2.1 The Park is a longstanding tourist and leisure facility in the area, and has been a feature of Barrow upon Soar for over 60 years. It is open all year round to static, touring and residential caravans, camper vans and campers. It provides facilities to those wishing to fish on the lake, access the River Soar and use canal boats. Although there are no public rights of way through the Park, local residents are known to use it for recreational activities. The Park includes a social club that is used by customers and visitors. It has a strong sense of community and identity with many customers staying for extended periods, and making repeat visits. It has a social dimension.
- 2.2 The Park includes the Barrow Gravel Pits SSSI. Our client works with Natural England in the management and improvement of the SSSI, and a management agreement is in place in this regard. It is because of the Park's use for caravanning, camping and other recreational activities that the key features of the SSSI have been preserved. Had the land been given over to modern intensive farming practices, including the use of fertilizers and pesticides, it is probable that these features would have been damaged or lost altogether. The Park has an environmental dimension.
- 2.3 The Park provides local employment opportunities, and currently employs 9 people. This is in a village where approximately 70% of the population are understood to commute out for work. It has also provided employment for three generations of the Proctor family. As well as the direct economic benefits, the Park provides indirect benefits through attracting visitors to the village and surrounding area, who are then able to spend in local businesses, including those within the village¹. It has an economic dimension.
- 2.4 The Draft Plan notes (paragraph 23) that "*Our Neighbourhood Plan must contribute to sustainable development. There are three dimensions to sustainable development: economic, social and environmental.*" (emphasis added).
- 2.5 It is clear that the Park makes a contribution in each of these three dimensions, and constitutes sustainable development. It is necessary that any Neighbourhood Plan and its policies recognise these contributions, and that it contains policies that support the Park as sustainable development.
- 2.6 The consultation process identifies support within the community for improvements to be made to the appearance of the Park, in particular the entrance. Improvements to the Park

¹ The caravanning industry body, the NCC, notes that the caravanning industry contributes more than £6 billion to the UK economy every year. Charnwood Borough Council has noted that tourism contributes £220 million per annum to the local economy.

will require investment. It is an essential function of the development plan (including the Neighbourhood Plan) that it provides the necessary policy framework to allow investment to be made with confidence. In its current form, the Draft Plan does not do this. By suggesting that further development will not be supported, and that the Park should have an alternative use in the long term, the Draft Plan dissuades future investment, and prejudices the opportunities to bring about the very improvements the consultation responses suggest would be supported by local residents.

- 2.7 For the reasons set out in this letter, it is submitted that the policies in the Draft Plan do not recognise the social, environmental and economic contributions the Park makes. In its current form, the Draft Plan fails to support sustainable development and is contrary to the National Planning Policy Framework (NPPF). The policies relating to the Park are not consistent with relevant policies in the Charnwood Local Plan.

3 PLAN PREPARATION AND CONSULTATION

- 3.1 Both we and our client have had useful discussions with the Parish Council and their advisers, Planit-X. We understand from those discussions that the Draft Plan does not seek to limit or inhibit the lawful use of the Park. Mr Proctor has also been provided with detail on what measures could be provided as part of the “Country Park” idea referred to in the Draft Plan. Some of these are not planning matters, and so may be outside the scope of this process but others, eg. improvements to the appearance of the Park entrance, are matters on which Mr Proctor has already started work. We enclose a copy of the most recent correspondence in this regard.
- 3.2 Whilst these discussions have been helpful, there are concerns about the formal consultation process and how this has been used to inform the Draft Plan.
- 3.3 The Draft Plan provides detail on the consultation process in paragraphs 7 to 11.

September 2014 Consultation

- 3.4 In September 2014 a questionnaire survey of local residents was carried out. The results of this survey were published in January 2015. 422 replies were received, representing 16.7% of the households in the Parish Council area.
- 3.5 The comments are not presented in relation to the 422 replies, but are set out over 79 pages. Conservatively, the comments are in the hundreds. Proctors Park is mentioned a total of 12 times within these comments. Even if the 12 comments were from individual responses (which seems unlikely given the degree of repetition in the comments) this would represent less than 3% of responses received, and 0.5% of households in the Parish Council area. This confirms that the Park was not a key or prevailing issue in the consultation.
- 3.6 A feature of the comments that were made is that the majority of these talk about the need for improvements to the entrance to the Park. There is no reference in any of the responses or anywhere else in the Consultation Survey Report to the use or re-use of the Park as a

“country park”. One comment (page 75) refers to 1950s trips by bus to “Proctors PLEASURE park?”. This is the only comments that could be said to relate to this issue. By contrast, there are three comments in support of the use of the Park for housing.

- 3.7 The Report of the September 2014 consultation provides evidence of limited concerns about the appearance of the Park, and support for improvements to be made to the entrance. These comments do not provide an evidential basis for the policies that now appear in the Draft Plan.

December 2015 Consultation

- 3.8 In December 2015 the Parish Council undertook a further survey, and also published an Issues and Options Paper. The Paper referred to the appearance of the Park, and to its use as a pleasure park. It made no mention of the cessation of existing use or re-use as a “country park”. There was no reference to intensification of use.
- 3.9 Question 5 of the 2015/2016 questionnaire dealt exclusively with the Park. The Park was the only privately owned facility singled out in this manner (ie. similar questions were directed towards libraries, schools, and health facilities). Given the low level of response in the 2015 survey to the Park, it is not clear why this approach was taken.
- 3.10 Question 5 stated:

“Some people consider that steps should be taken to improve the appearance of Proctors Park. Opportunities for its redevelopment are limited due to flood risk. What should we try to do about Proctors Park?”

Question 5 then gives the following options: “(i) nothing, (ii) discourage more development there, (iii) encourage re-use as a Country Park, (iv) plant trees and shrubs to screen it from view, or (v) other”.

- 3.11 No information was provided on how the question or proposed answers were determined. In particular, the statement “*Opportunities for its redevelopment are limited due to flood risk*” was made without any reference to what development opportunities had been considered. We can confirm that no approach was made to Mr Proctor regarding development opportunities.
- 3.12 Moreover, the multiple choice answers in the consultation bear little relation to the previous consultation comments. They are also directed towards limiting development, or putting the Park to some form of undefined alternative use, ie a “Country Park”. No detail was provided as to what the Parish Council intended the country park suggestion to encompass. It may well be that consultees considered the current caravan park use to be encompassed within a country park use. Camping and caravanning within the Park is not inconsistent with the definition of a country park. Indeed, many country parks do incorporate caravans, such as Beecraigs Country Park, West Lothian; Hartsholme Country Park, Lincolnshire and the Cotswold Grange Country Park.

- 3.13 As noted above, the use of the Park for caravanning and camping has been part of its use for over 60 years. The Country Park proposal lacks context and specification.
- 3.14 It is a matter of significance to this plan process that none of the options presented referred to the opportunities to secure improvements to the Park through its continued operation, nor was there any reference to the need for the plan to help deliver sustainable development.
- 3.15 The consultation results document lists responses given with other suggestions for developing the Park. In the main, these relate to the appearance of the site and its entrance road. These responses are consistent with those from the previous consultation. Several consultees suggest that the Parish Council liaise with our client to improve the appearance of the Park.
- 3.16 We also note that several consultees expressed concerns that the responses in relation to the 2015/2016 questionnaire would be unreliable, as no option was given to respond 'no comment/don't know', and 'yes/no' responses were forced.
- 3.17 Planning Practice Guidance ("PPG") on Neighbourhood Planning states at paragraph 40 that, while there is no 'tick box' list of evidence required to be submitted during the neighbourhood planning process, "*Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan...*"
- 3.18 No such evidence is available in the present case to support the Proposed Policy. The only evidence referred to in the Draft Plan is that "*During the preparation of the neighbourhood plan, many residents have expressed concern about the appearance of the site.*" The Proposed Policy BuS4 does not sufficiently relate to the concerns expressed by the local community over the appearance of the Park, which related mainly to the site entrance.
- 3.19 It is submitted that the consultation process was lacking in detail, and encouraged support for pre-determined answers that themselves lacked any proper context or evidential basis. The consultation process is flawed, and does not provide adequate support for a proper plan making process.

4 PROPOSED AMENDMENTS TO THE DRAFT PLAN

- 4.1 In its current form the Draft Plan does not promote sustainable development and is contrary to NPPF. It also runs contrary to the extant Local Plan, and as such is contrary to the 1990 Act.
- 4.2 In summary, the following amendments to the Plan are requested:-
- 4.2.1 Policy BuS1: Countryside should be amended to reflect the fact the Park is located outside the "Limits to Development" area, or the policies map should be amended to bring the Park within this area.

- 4.2.2 Policy BuS4: Proctors Park should be deleted, and replaced with a policy that supports development that will facilitate improvements to the Park’s amenity and appearance (in particular the entrance on Proctor’s Park Road). The Draft Plan should recognise the Park’s contribution to the Rural Economy and to sustainable development.
- 4.2.3 Policy BuS20: Rural Economy should be expanded to properly reflect the policy support for rural businesses as set out in NPPF (paragraph 28). The Policy should provide support for tourism and leisure facilities to ensure compliance with Policy CS10 of the extant Local Plan.

Policy BuS4 (the “Proposed Policy”)

- 4.3 The Proposed Policy states:

“Policy BuS4: Proctors Park

Working with the owners of Proctors Park, the River Soar and Grand Union Canal Partnership, Environment Agency and Natural England, Barrow upon Soar Parish Council will seek to:

- 1 In the long-term, secure Proctors Park as a Country Park; and*
- 2 In the meantime, support improvements to the external appearance of Proctors Park and, in particular, the road entrance to Proctors Park from Bridge Street.*

The material change of use by intensification of the existing use, or development which reduces the prospect of the site being redeveloped as a Country Park will not be supported.”

- 4.4 Mr Proctor welcomes the commitment from the Parish Council to work with him.
- 4.5 The Proposed Policy contains 3 elements, (i) a policy aspiration for the long term, (ii) a policy aspiration for the short term, and (iii) a policy against which any application for planning permission will be assessed.
- 4.6 The interpretation of planning policy is a matter of law, not planning judgement. As such, the words of this policy must be assessed objectively, and no reliance can be placed on the Parish Council’s intentions as to the meaning of the policy if these are different from the objective interpretation. Clarity of meaning is therefore essential.
- 4.7 The Proposed Policy seeks a change in use of the Park from its current use to a different use as a “Country Park”. This is apparent from the use of the words “*redeveloped as a Country Park*”. However, no explanation is given on what “Country Park”, means and how this differs from the existing use of the Park.

- 4.8 Due to the failure to explain what is meant by Country Park and how that differs from the existing use, the Policy fails due to a lack of specification. As has previously been accepted by the Parish Council's advisers, this Draft Plan cannot be used to prevent an existing use.
- 4.9 The Proposed Policy fails to explain what is meant by "long term". Again, the Policy fails due to a lack of specification.
- 4.10 No evidence has been provided as to how the alternative "Country Park" use would be delivered, nor how the existing economic, social and environmental benefits of the Park would be maintained. If the purpose of the Policy was to bring the current use to an end, then it is incumbent on the Parish Council to demonstrate how this approach contributes to sustainable development.
- 4.11 As noted above, our client is happy to engage with the Parish Council about improvements to the entrance to the Park, and proposals have been provided by him for consideration. Improvements to the appearance of the Park are more likely to be secured by encouraging development of the Park, rather than seeking to prevent development.
- 4.12 A development plan policy that seeks to inhibit or prevent the existing lawful use of a business will not support investment in that business. In this case, the Proposed Policy will act as a significant disincentive to invest in an existing local business.
- 4.13 The third part of the policy sets out how planning applications would be dealt with. The meaning of this part of the policy is also unclear. However, it appears to come in two parts:- (i) applications that would result in a material change of use by intensification of the existing use or (ii) development which reduces the prospect of the site being redeveloped as a Country Park will not be supported.
- 4.14 As the Draft Plan does not explain what is meant by a Country Park it is not possible to assess what the second part of the policy means. For example, if the current use of the Park is not considered consistent with redevelopment as a Country Park, then it follows that any planning application for works necessary for the existing use would be contrary to this policy. If that is the purpose of this Policy it would appear to be a device to prevent or curtail the existing use.
- 4.15 The Policy singles out planning applications that would result in "*a material change of use by intensification of the existing use*". No explanation is given as to why any planning application for intensification of use will not be supported, and we note that there was no reference in the consultation documents to intensification of use as an issue.
- 4.16 We would submit that this element of the Proposed Policy suffers from a number of flaws.
- 4.17 In the first instance, it is questionable if such a policy is of any real benefit or effect given the law relating to intensification of use and material changes of use.

- 4.18 It is a well-established principle of planning law that an intensification of use will not constitute a material change in use unless that change represents a definable change in the character of the land. As has been noted in planning cases and the Encyclopaedia of Planning Law and Practice, “*there has in fact been no decision where intensification alone has held to amount to a material change of use*” (volume 2 para 55.52).
- 4.19 The Park has the benefit of planning for a variety of uses, including camping and caravanning. An increase in use would only engage the Proposed Policy if such use was of such a level it could be shown it would bring about a definable change in the character of the use of land. As the Encyclopaedia notes, “*But a caravan site is still a caravan site whether three or 300 hundred caravans are accommodated*”.
- 4.20 It is submitted that an intensification of use is unlikely to constitute a material change of use. For this reason, and in the absence of any evidential support for this element of the Proposed Policy, it should be deleted.
- 4.21 Aside from the legal flaws in this element of the policy, a perhaps more significant concern is the arbitrary manner in which it creates a presumption against intensification of use of the Park, irrespective of the nature of that intensification or its impacts and benefits.
- 4.22 This is contrary to the requirement in NPPF that development plans support sustainable development. It would also appear to run contrary to policies that support the expansion of tourist and leisure facilities to support the rural economy – see, for example, Policy CS 10 of the extant Local Plan.

Replacement Policy

- 4.23 We would suggest that Policy BuS4: Proctors Park is replaced with a policy that supports and facilitates improvements to the Park. This will also help secure economic benefits for the Parish Council area, and would be consistent with the requirement to promote sustainable development.

Other Policies

- 4.24 Policy BuS1 – this Policy should be amended to reflect the fact Proctors Park is located outside the development area but is not a wholly rural use or agricultural in nature. As drafted it assumes that all land outside this area is used for agricultural type uses. This is not the case. The policy should be amended to make clear that there is a presumption in favour of existing tourism and leisure uses outside the development area.
- 4.25 Policy BuS 20 – the text of this policy appears to be based on Part 3 “*Supporting a prosperous rural economy*” of NPPF. The support afforded by this policy is welcomed, but it has been limited to conversion of existing buildings and new building. It is noted that the same part of NPPF goes on to say that planning policies should:-

“support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres”.

4.26 In a similar vein, Policy CS10 of the extant Local Plan states:-

“Supporting tourism and leisure facilities, particularly developments that benefit the Great Central Railway, the River Soar and Grand Union Canal and the National Forest Strategy.”

4.27 The Draft Plan does not contain any policy support for tourist and leisure facilities. Policy BuS20 should be expanded to ensure consistency with NPPF and the extant Local Plan. For the reasons noted above, Policy BuS4 is considered to run contrary to these elements of both the NPPF and Policy CS 10, and should be replaced.

5 SUSTAINABLE DEVELOPMENT

5.1 When the Draft Plan is sent for examination, the appointed examiner must ensure that the plan meets the ‘basic conditions’ set out in para 8(1)(a)(2) of the Schedule 4B to the 1990 Act. One of the basic conditions which must be met, is that the proposed plan must contribute to sustainable development.

5.2 PPG paragraph 72 states that:

5.3 *“A qualifying body must demonstrate how its plan or Order will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures). In order to demonstrate that a draft neighbourhood plan or Order contributes to sustainable development, sufficient and proportionate evidence should be presented on how the draft neighbourhood plan or Order guides development to sustainable solutions.”*

5.4 The current use of the Park represents sustainable development. Restricting or preventing the existing use as set out in the Proposed Policy would not contribute to sustainable development.

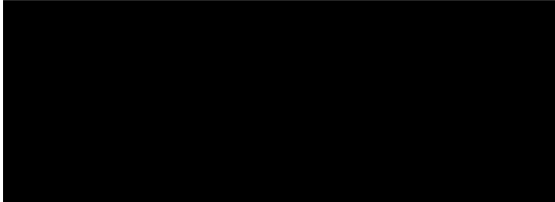
6 CONCLUSION

6.1 Proctor’s Park has operated in the village for over 60 years, with caravans on site since the early 1950s. The Park makes a valuable social, environmental and economic contribution to the local area. It is recognised that the visual appearance of the entrance to the Park could be improved, and Mr Proctor welcomes the Parish Council’s commitment to work with him in this regard.

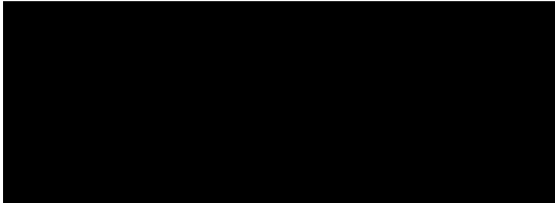
- 6.2 However, and contrary to the productive discussions to date, the Draft Plan appears to set out a policy position that seeks to inhibit and potentially bring to an end the current use of the Park. A Neighbourhood Plan cannot be used to stop an existing lawful use. Notwithstanding, the approach taken is clearly not supportive of a local sustainable business, and prejudices the prospects of investment in the Park.
- 6.3 The Draft Plan position does not contribute to sustainable development. In particular, it fails to provide the necessary policy support for the Park as an existing tourism and leisure use, which represents sustainable development. Proposed Policy BuS4 is counter productive.
- 6.4 We would recommend that prior to its submission to Charnwood Borough Council, the Draft Plan be amended as set out above, so as to ensure it is compliant with NPPF and the extant Local Plan.

Mr Proctor remains willing to work with the Parish Council, and we would be happy to discuss the wording of Policy BuS4 and any of the other matters raised in this letter with you.

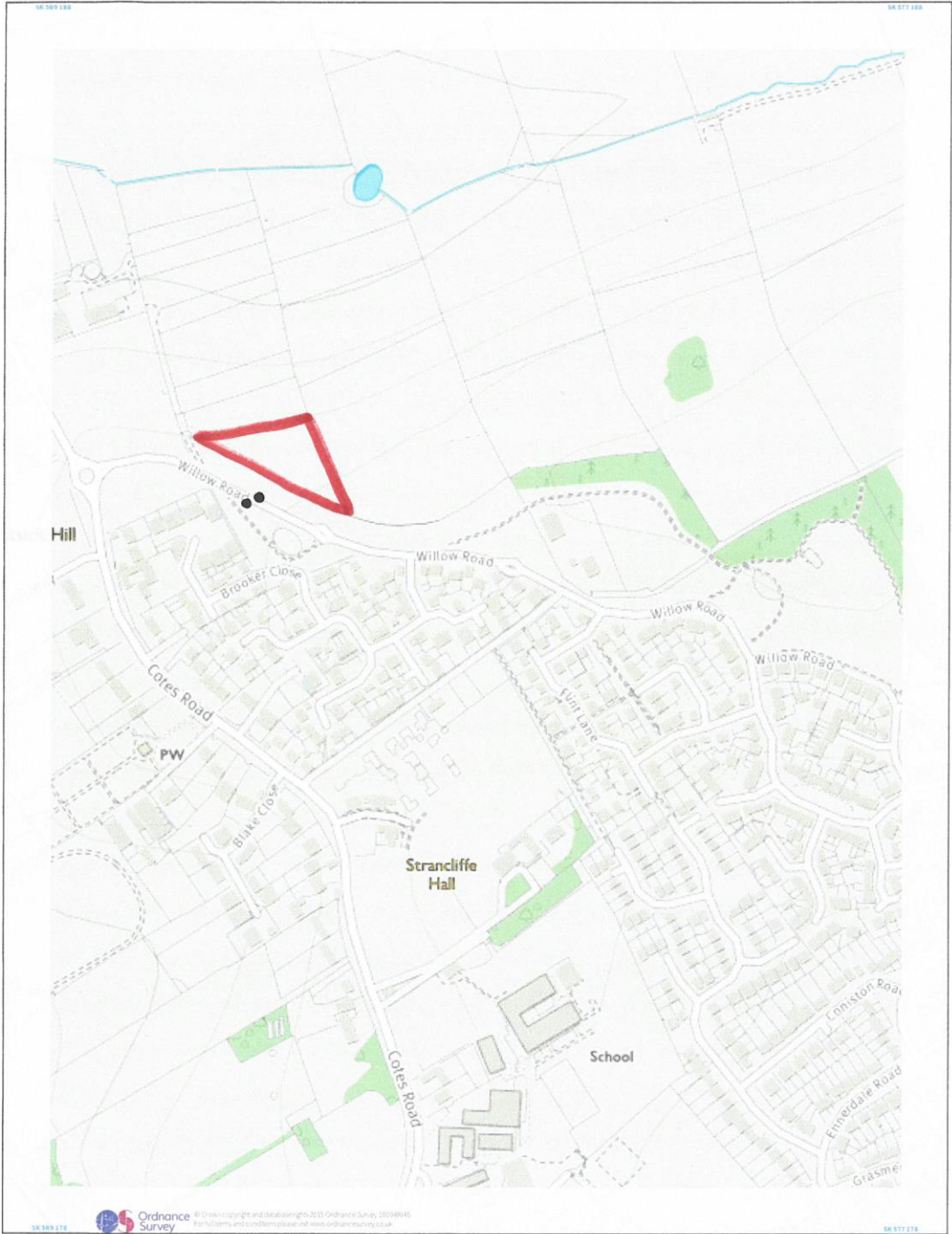
Kindly acknowledge receipt of these submissions.



for and on behalf of Burness Paul LLP



Hammond Homes Site



— Proposed area
• Bus stop

Appendix 4: Consultation Reports

Open Event Report

Second Open Event Report

Consultation Survey Report

Young People Survey Report

Issues and Options Report

Issues and Options Summary Newsletter

Questionnaire results