

Asfordby Parish Neighbourhood Plan 2011-2036

Pre-Submission Draft



Contents

1. Introduction.....	1
What is a Neighbourhood Plan?.....	1
Asfordby Neighbourhood Plan	1
Basic Conditions.....	2
National Planning Policy Framework	2
Melton Local Plan.....	2
Consultation.....	2
Stakeholder Event	3
Big Jubilee Lunch.....	3
Asfordby Hill Primary School.....	3
Captains Close Primary School	3
Young People	3
Parish Questionnaire	3
Draft Plan.....	3
Next Steps	4
2. Vision and Objectives.....	7
Background	7
Parish Profile	7
Sustainable Development	7
Key Issues.....	8
Green Spaces.....	8
Flooding.....	8
Conserving the Natural and Built Environment	9
Housing	9
Services and Facilities	9
Jobs	9
Vision.....	9
Implementation.....	10
3. Green Spaces.....	11
Areas of Separation.....	11
Asfordby Hill and Asfordby Valley	11
Asfordby and Asfordby Valley.....	11
Countryside.....	12
Landscape Character	12
Wreake Valley.....	12

Asfordby Parish Neighbourhood Plan



Asfordby Quarry.....	14
Asfordby Gun Range	14
Village Pastures.....	14
Ridge and Valley	14
Green Infrastructure.....	14
Local Green Spaces	15
4. Flooding	19
5. Conserving the Natural and Built Environment	20
Biodiversity.....	20
Local Wildlife Sites.....	20
Geology	21
Frisby Lakes	21
Asfordby Mine.....	21
Holwell Ironworks	23
Designated Heritage Assets.....	23
Listed Buildings	23
Conservation Area	24
Non-designated Heritage Assets	24
Locally Valued Heritage Assets	27
Design	27
6. Housing	30
Strategic Housing Requirement	30
Asfordby Village	30
ASF1: Land east of Station Lane and south of Klondyke Way, Asfordby Village (100dw)	30
ASF2: Fields south of Bypass and north of Regency Road (55dw).....	32
ASF3: Land off Hoby Road, Asfordby (70dw)	32
Asfordby Hill	32
ASFH1 (land off Houghton Close & Glebe Road) and ASFH2 (Land of Stanton Road)	32
Recreation Area, Melton Road (14dw)	32
Asfordby Valley	34
'Windfall' development	34
Brownfield Land.....	34
Whitlock garages, Asfordby.....	35
Asfordby Storage and Haulage Depot, Main Street, Asfordby	36

Asfordby Parish Neighbourhood Plan



Holwell Business Park, Asfordby Hill	37
Housing Mix	37
Affordable Housing	38
First Homes	39
Exception Sites	39
7. Services and Facilities	41
Education	41
Asfordby Surgery	41
Parish Hall	41
Shopping	42
Sport and Recreation	44
Children's Play Areas	44
Public Transport	45
Infrastructure	46
8. Jobs	48
Asfordby Business Park.....	48
Holwell Works	51
Holwell Business Park.....	52
Frisby Lakes.....	54
Appendix 1: Local Green Space: Summary of Reasons for Designation.....	56
Appendix 2: Locally Valued Heritage Assets	57
Appendix 3: Asfordby Storage and Haulage Depot Development Brief	59
Policies Map (Parish)	65
Policies Map (Asfordby Village)	66
Policies Map (Asfordby Valley and Asfordby Hill).....	67

1. Introduction

What is a Neighbourhood Plan?

- 1.1 Instead of local people being told what to do, the Government wants local communities to have genuine opportunities to influence the future of the places where they live. The 2011 Localism Act introduced a new right for communities to draw up a Neighbourhood Plan.
- 1.2 The Asfordby Parish Neighbourhood Plan will allow people, who live, work and have a business in the Parish to have a say where they think new houses, businesses and shops should be located and what they should look like. A Neighbourhood Plan can also identify and protect important Local Green Spaces, conserve local heritage and protect areas of nature conservation interest. The Asfordby Parish Neighbourhood Plan will be a statutory plan which means that once it has been finalised, it will be used to determine planning applications in the Parish.

Asfordby Neighbourhood Plan

- 1.3 The first version of the Asfordby Parish Neighbourhood Plan was published for consultation in February 2015 and a summary of the plan was delivered to all households in the parish. Many representations were received and as a result the Parish Council decided to make changes.
- 1.4 The Parish Council consulted local people and key stakeholders on a second version of the Neighbourhood Plan over the period Monday 22 February to Monday 4 April 2016. Again, a summary of the plan was delivered to all households in the parish.
- 1.5 The comments received were used to amend the draft Neighbourhood Plan which was then submitted to Melton Borough Council in October 2016 for publication. The Draft Plan was then sent to an Independent Examiner in February 2017. On 5 June 2017, the Examiner recommend that the Neighbourhood Plan be modified to meet the 'Basic Conditions' and then submitted to a referendum. The Neighbourhood Plan was passed by referendum on 28 September 2017.
- 1.6 On 22 October 2017, Jelson applied to bring proceedings for Judicial Review. The claim was submitted on the grounds that the Borough Council and the Examiner engaged in an unlawful process where further evidence and submissions were received following the publishing of the First Report of the Examiner for 'fact-checking'.
- 1.7 The Borough Council agreed with Jelson's Claim and, on 5 February 2018, the High Court issued an [Order](#) confirming that the Claim had been allowed and as a result the Neighbourhood Plan was quashed.

- 1.8 On 8 March 2018, Asfordby Parish Council agreed to withdraw the Neighbourhood Plan.
- 1.9 This new Neighbourhood Plan builds on the previously withdrawn version but includes updates to take account of changes in circumstances.

Basic Conditions

- 1.10 Only a draft Neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be adopted. This means that there is not an entirely free hand over how the Plan is prepared. In particular, a Neighbourhood Plan must have regard to the National Planning Policy Framework (NPPF), National Planning Practice Guidance and the Development Plan for the area.



Figure 1: Asfordby Hill Primary Schoolchildren have their say on the future of Asfordby

- ## National Planning Policy Framework
- 1.11 The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019 and 20 July 2021. This sets out the Government's planning policies for England and how these are expected to be applied.
- 1.12 The new Asfordby Neighbourhood Plan has taken into account this revised NPPF.

Melton Local Plan

- 1.13 The relevant Development Plan for the area is the Melton Local Plan 2011-2036. The Melton Local Plan was adopted by Full Council on 10 October 2018. It sets out policies for the use and development of land across the whole of the Borough. It replaces the saved policies of the 1999 Melton Local Plan.
- 1.14 The new Asfordby Neighbourhood Plan has taken into account the Melton Local Plan.

Consultation

- 1.15 Local residents and school children have had many opportunities to influence the Plan:

Stakeholder Event

- 1.16 A workshop for parish councillors and key stakeholder was held on 29 May 2012 to look at the principle issues that the Neighbourhood Plan will need to address.

Big Jubilee Lunch

- 1.17 At the Big Jubilee Lunch on 3 June 2012, local residents had an opportunity to find out a bit more about the Asfordby Parish Neighbourhood Plan and to give their views on plans for the future.

Asfordby Hill Primary School

- 1.18 25 children age 10 and 11 (year 6) from Asfordby Hill Primary School participated in a session on 17 May 2012. The children provided some good, thoughtful responses about living in and around Asfordby.

Captains Close Primary School

- 1.19 On 12 July 2012, 31 year 6 pupils from Captains Close Primary School offered detailed insights into what they thought of Asfordby.

Young People

- 1.20 With the support of Leicestershire County Council's Youth Team, we talked to young people in Asfordby during July and August 2013 about the emerging Neighbourhood Plan and to find out what young people thought about living in Asfordby.



Figure 2: Two of the participants with members of the Leicestershire County Council Youth Team

Parish Questionnaire

- 1.21 In August 2014 we sent a questionnaire to all households inviting residents to set out their views on development in the parish.

Draft Plan

- 1.22 Prior to the Plan being quashed, there had been a considerable amount of consultation on earlier versions of the Neighbourhood Plan. This included a referendum in September 2017 where on a turnout of 399 voters (15.36% of those allowed to vote), 334 voted in favour (83.71%) of the Plan and 64 against (16.04%).

Next Steps

- 1.23 The Parish Council has reviewed the feedback from the earlier consultation events, the new Melton Local Plan, revised NPPF and information about the area to prepare this (Pre-Submission) Draft version of the Asfordby Parish Neighbourhood Plan. The new Neighbourhood Plan will follow the same preparation process as before. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a pre-submission consultation period of no less than six weeks on the new Neighbourhood Plan for Asfordby Parish will run to 1 April 2022.
- 1.24 A copy of the Pre-Submission Draft of the Plan will be available to download, along with supporting documentation, on the Parish Council's website: www.asfordbyparishcouncil.gov.uk. A summary of the Pre-Submission Draft of the Plan will be delivered to all premises within the Parish.
- 1.25 Representations on the contents of the Pre-Submission Draft of the Plan can be submitted to the Parish Council. These must be received by 17:00hrs on Friday 1 April 2022. To comment on any aspect of the Pre-Submission Draft of the Plan, please write to Asfordby Parish Council or complete and return a copy of the Pre-Submission Representation Form. The form can be downloaded from the Parish Council website. Comments may be returned:

Via e-mail to: administration@asfordbyparishcouncil.gov.uk

By post to:

Parish Hall
24 Main Street
Asfordby
Melton Mowbray
Leics
LE14 3SA
- 1.26 All representations and comments received will be considered by Asfordby Parish Council and may be used to amend the Pre-Submission Draft of the Plan. Following this, a Consultation Statement, including a summary of all comments received and how these were considered, will be made available on the Asfordby Parish Council website.
- 1.27 The Plan will then be submitted to Melton Borough Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, a further six-week public consultation will take place before it is sent to an Independent Examiner.
- 1.28 The Examiner will either recommend that:
 - the Plan is submitted to a referendum;

Asfordby Parish Neighbourhood Plan

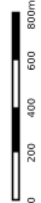


- is modified to meet the 'Basic Conditions' and then submitted to a referendum; or
- the Plan is refused.

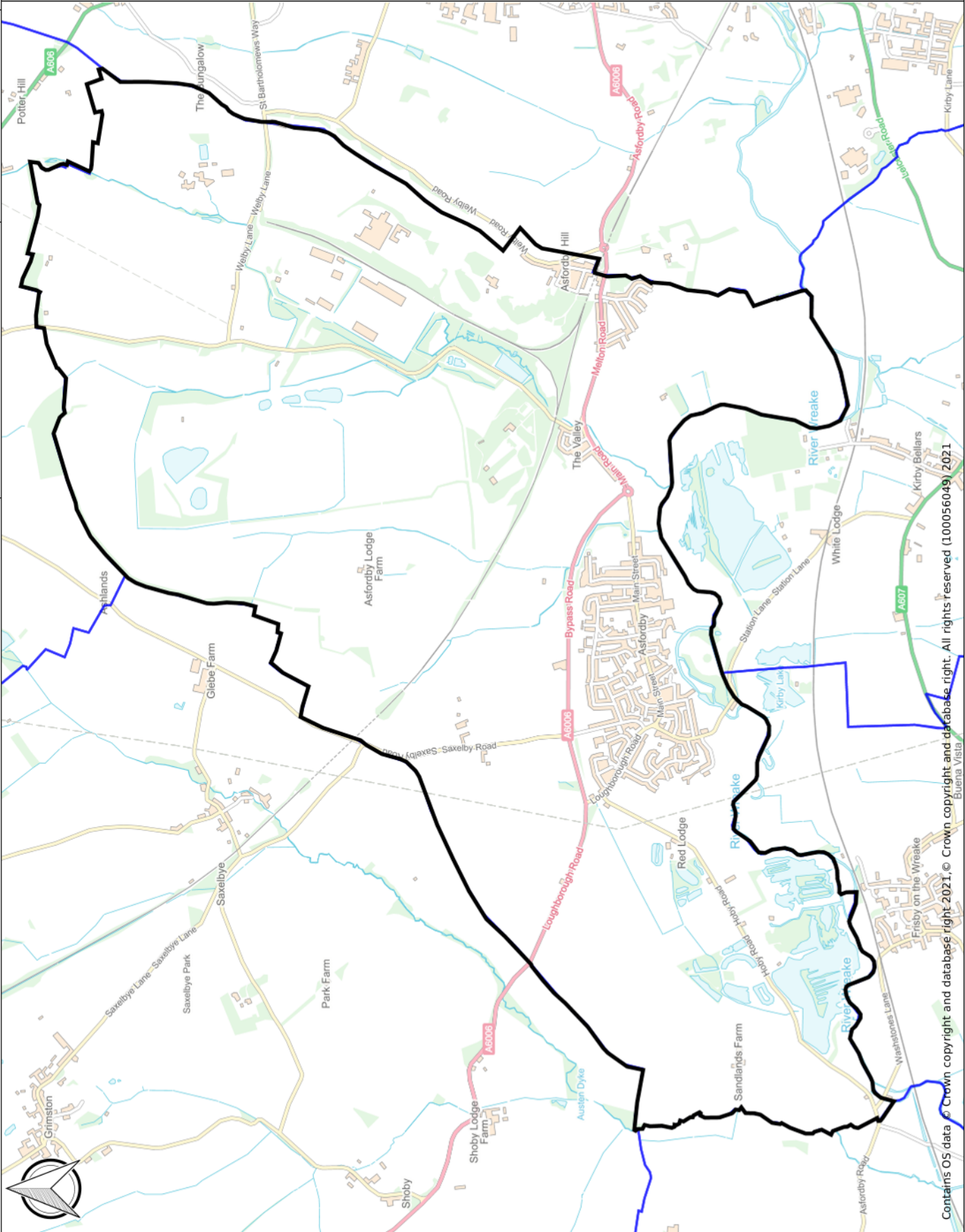
1.29 If the Examiner is satisfied, Melton Borough Council will arrange a referendum. If the Plan is approved by a simple majority of those voting in the referendum, the Borough Council will adopt it.

1.30 When the Plan is adopted, it will form part of the Statutory Development Plan for Asfordby Parish. Melton Borough Council will continue to be responsible for determining planning applications, but in Asfordby Parish the policies in the Neighbourhood Plan will form the basis for those decisions alongside the Melton Local Plan.

Note, when considering a development proposal, ALL the relevant policies of the Neighbourhood Plan will be applied.



Scale: 1:25000



Neighbourhood Area

- Parish
-

2. Vision and Objectives

Background

- 2.1 The Neighbourhood Plan relates to the Parish of Asfordby and has been prepared by the Asfordby Parish Council who are the Qualified Body. The Plan Area (Map 1) was formally designated by Melton Borough Council on 30 January 2013. The Plan covers the period to 2036 and has been prepared following extensive consultation with the local community and others with an interest in the area.

Parish Profile

- 2.2 Asfordby Parish contains three settlements; Asfordby (in this document referred to as Asfordby Village), Asfordby Valley and Asfordby Hill, which are situated to the north of the River Wreake near to the market town of Melton Mowbray in Leicestershire. The parish is in Melton Borough and covers 1,066 hectares.
- 2.3 The population of the parish has grown over recent years to 3,343 (2017 mid-year estimate¹). Council Tax records show that there were around 1,590 dwellings in 2019.
- 2.4 Most of these people live in Asfordby Village which has a good range of services and facilities. Asfordby Valley is a small settlement of about 50 houses to the east of the main village. Asfordby Hill lies on the eastern edge of the parish to the south of Holwell Works.
- 2.5 Asfordby is a mainly rural parish and although urban and industrial influences are rarely far away, there remain substantial areas of open, mainly arable, farmland.
- 2.6 In 2011 (2011 Census), there were 587 children aged under-16 representing 17.9% of the population. There were 554 people over 65 (16.9%), but by 2031 it is estimated that a third of the parish's population could be over that age.
- 2.7 Asfordby parish has a high proportion of terraced and semi-detached houses (22% and 43% respectively) compared with Melton Borough (18% and 30%), but relatively few detached properties (2019 Council Tax data).

Sustainable Development

- 2.8 Our Neighbourhood Plan must contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so

¹ Source: Office for National Statistics licensed under the Open Government Licence

that opportunities can be taken to secure net gains across each of the different objectives):

- an **economic** objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a **social** objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an **environmental** objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

2.9 This Plan, taken as a whole, constitutes our view of what sustainable development in Asfordby parish means in practice.

Key Issues

2.10 Local people have identified six key issues that our Neighbourhood Plan needs to address. These are summarised below and looked at in more detail in sections 3-8 of the Plan.

Green Spaces

2.11 The areas that separate the three communities consists of largely undeveloped countryside. There are concerns that development in the open areas between the three villages may lead to the loss of community identity through the coalescence of settlements.

2.12 The parish's residents have used the neighbourhood plan process to identify other green areas of importance to them.

Flooding

2.13 Asfordby parish has suffered from flooding in the past. The Asfordby Relief Channel has helped reduce the risk of flooding from overland flow from higher areas to the north. Areas south of Asfordby Village lie in the River Wreake floodplain.

Conserving the Natural and Built Environment

- 2.14 A Local Wildlife Site has been designated at Asfordby Hill. The southern end of the Holwell Works site is a limestone grassland habitat and is known to be important for butterflies.
- 2.15 Within the parish there are 18 Listed Buildings. There is a Conservation Area for Asfordby Village which is centred on the historic core of the settlement.

Housing

- 2.16 We don't have a free hand over how the plan is prepared. It must have regard to the National Planning Policy Framework and the development plan for the area- the 2018 Melton Local Plan. Asfordby parish will need to play its role in providing for new homes.
- 2.17 We want to ensure that local people have the opportunity of living in a decent home which they can afford. This means making sure that the size, type, tenure and range of housing that takes place takes account of local needs.

Services and Facilities

- 2.18 Residents want access to basic services and facilities without the need to travel, especially by car. Asfordby Village has a good range of services and facilities with a primary school, shops, church, pubs, parish hall, GP surgery and sports & recreation facilities. Asfordby Hill and Asfordby Valley have much poorer services and facilities.
- 2.19 When development takes place there will be an impact on the existing, and the need for new, infrastructure, services and amenities. Developers should contribute towards the cost of providing additional infrastructure.

Jobs

- 2.20 Despite there being several local employment areas, such as Asfordby Business Park and Holwell Works, Asfordby parish had the second highest net outflow of workers in the district. Asfordby parish also had the highest proportion (74%) of people travelling to work by car or van.
- 2.21 Although Asfordby Business Park and Holwell works provide opportunities for larger businesses to grow, local people think that it would be a good idea to provide opportunities for small business development. Much of the land at Holwell Works is brownfield and contaminated. It has remained undeveloped for many years and been the subject of anti-social behaviour.

Vision

- 2.22 In setting out our aims for the Neighbourhood Plan it is vital to consider how the area should be at the end of the plan period. Our plan needs to be aspirational, but realistic:



Implementation

- 2.23 There is no point in preparing a Neighbourhood Plan which cannot be delivered. To help implement the Asfordby Parish Neighbourhood Plan we have engaged key stakeholders at an early stage and identified what infrastructure is needed to support the plan.
- 2.24 Almost all development has some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts are detrimental and so it is only fair that new development pays a share of the cost of providing additional infrastructure.

3. Green Spaces

Areas of Separation

- 3.1 When asked to identify the three most important issues for the Neighbourhood Plan, over 70% of households that responded to our survey wanted to see the countryside between settlements protected. This is because there are concerns that development may lead to the loss of community identity through the coalescence of settlements.

Asfordby Hill and Asfordby Valley

- 3.2 The settlement of Asfordby Hill is distinctly separate from Asfordby Valley and is surrounded by open countryside. As the area between Asfordby Hill and The Valley slopes significantly and there are extensive views from the south, any development of this area would have an impact on the quality of the surrounding countryside and affect the existing relationship with the Valley.

Asfordby and Asfordby Valley

- 3.3 Asfordby and Asfordby Valley are separated by a narrow area of countryside. A small buffer area has been created with a recreational area and some woodland adjacent to the bypass. The eastern side of



Figure 3: Asfordby Hill looking towards Asfordby Valley

- Asfordby Valley is still open countryside and in need of protection if a joining of the two settlements is to be avoided.
- 3.4 Over 90% of the parish's households support the protection of these areas, but we also want to ensure that Asfordby Hill remains separate from the growing town of Melton Mowbray. However, most of the open countryside between the town and Asfordby Hill lies outside the parish.
- 3.5 The Melton Local Plan (Policy EN4) already identifies the following Areas of Separation to prevent coalescence and protect important landscape settings and areas of tranquillity:
- between Melton Mowbray and Asfordby Hill
 - between Asfordby and Asfordby Valley

- between Asfordby Hill/Valley and Kirby Bellars

3.6 The Local Plan does not protect the area between Asfordby Hill and Asfordby Valley, but it allows such areas to be protected through neighbourhood plans. Furthermore, the Areas of Separation identified on the Local Plan Policies Map are vague and some parts have already been developed. Our neighbourhood therefore adds clarity to the Melton Local Plan by defining the boundaries of the Areas of Separation (Map 2).

Policy A1: Areas of Separation

For the purposes of Melton Local Plan Policy EN4 Areas of Separation in Asfordby parish have been defined on the Policies Map.

Countryside

3.7 Asfordby is a mainly rural parish and the area that separates the three communities consists of largely undeveloped countryside. Although urban and industrial influences are rarely far away, there remain substantial areas of open, mainly arable, farmland. Local people value the intrinsic character and beauty of the countryside.

3.8 We recognise that development will take place in the countryside in order to meet the need for jobs and housing. However, the remaining areas of largely undeveloped countryside will be protected in accordance with the overall development strategy of the Melton Local Plan.

Landscape Character

3.9 The local landscape is characterised by four distinct areas described in the Melton Landscape Character Assessment:

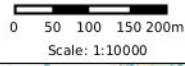
Wreake Valley

3.10 This is a gentle lowland river valley landscape with contrasting sinuous river course and regular pattern of small to medium scale pastoral fields. Asfordby Village,

Asfordby Valley and Asfordby Hill are located along the edge of the valley on rising ground above the floodplain. Areas of the flat valley floor have been worked for sand and gravel, and restored as lakes and wetland areas, valuable wildlife habitats and recreational areas.



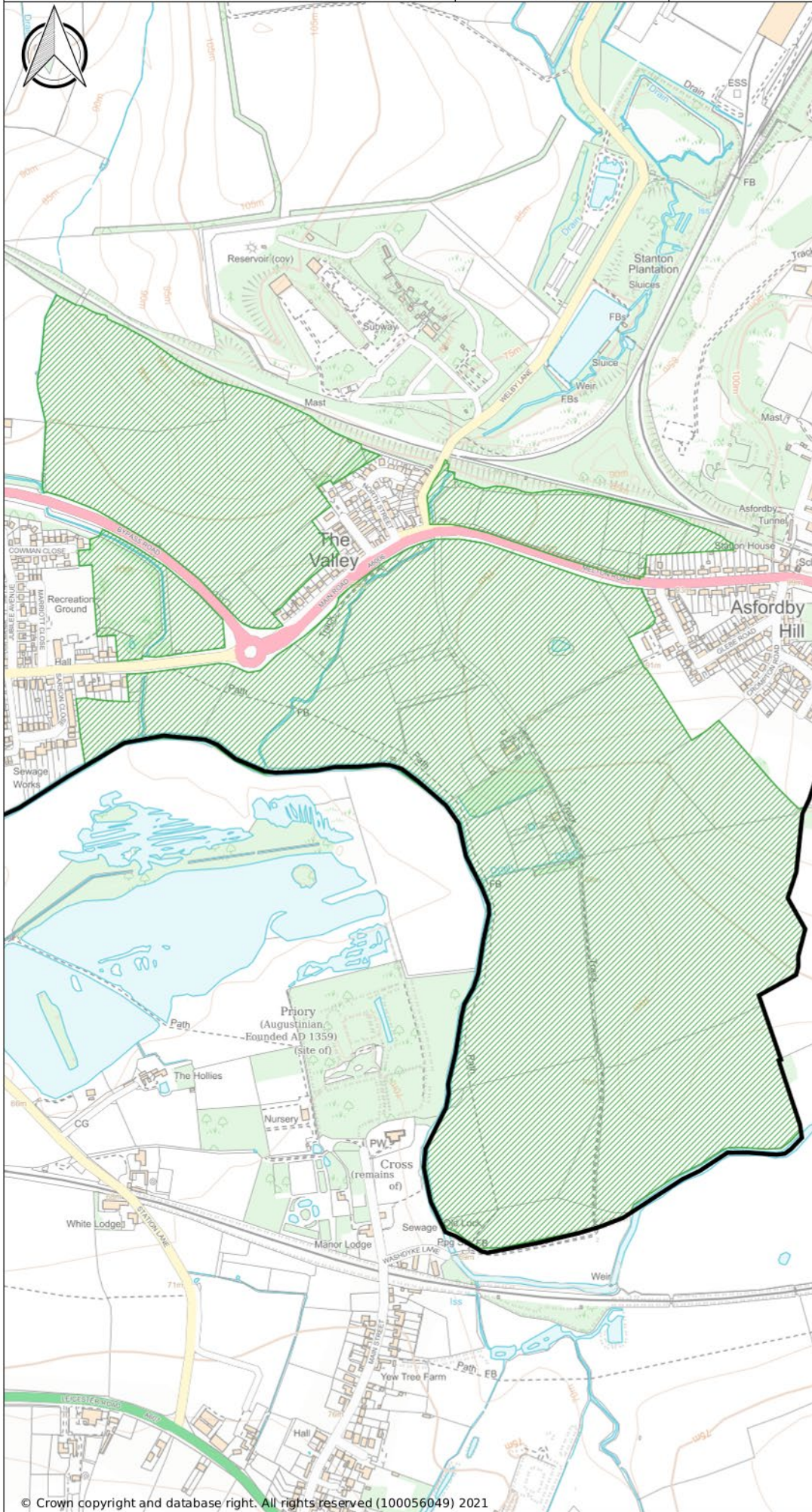
Figure 4: Landscape Character Areas



Neighbourhood Area



Areas of Separation



Asfordby Quarry

- 3.11 This is the disturbed, excavated, hollow and depleted large-scale landscape of the former colliery, gun range and steel works, now partly transformed to industrial use. Large industrial buildings dominate the view, however the valley is enclosed and the views contained.

Asfordby Gun Range

- 3.12 Asfordby Gun Range, to the north of Asfordby Valley, was used up until the 1960's to test naval shells. Since its closure, the site has been used for riot police training, dog training and team building exercises.
- 3.13 The Gun Range lies in the Asfordby Quarry landscape character area and has been assimilated into the surrounding countryside. Access is poor and the site is remote from services and facilities. The site is unsuitable for housing or employment development.

Village Pastures

- 3.14 This is a distinctive historic pastoral landscape of small fields, often with ridge and furrow, enclosed by ancient and more recent irregular and regular shaped hedgerows with abundant hedgerow trees. The Hedgerows Regulations (1997) protect countryside hedgerows.

Ridge and Valley

- 3.15 Here the landform is distinctly rolling with a northwest to southeast grain, and the large-scale open arable fields along the ridgeline contrast with the smaller scale enclosed pastures on the valley sides and floors.

Policy A2: Countryside

In the Countryside (areas outside Settlement Boundaries), new development will be restricted to that which is necessary and appropriate in the Countryside in accordance with Melton Local Plan Policy SS2. Development in the Countryside should be of a scale and environmental impact that is compatible with the character of its rural location and respects landscape character.

Green Infrastructure

- 3.16 Green infrastructure (GI) describes the network of greenspaces and natural elements that intersperse and connect our cities, towns and villages. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens. The 6Cs Green Infrastructure Strategy aims to protect, enhance and extend networks of green spaces and natural elements in and around the three cities of Leicester, Nottingham and Derby, connecting with their surrounding towns and villages. A Green Infrastructure Strategy has also been produced for Melton Borough in response for the need to plan for future growth.

3.17 The Rivers Eye and Wreake corridor is an integral element of the wider 6Cs GI network (sub-regional corridor). It also contributes to the Borough and sub-region's biodiversity resource and has the potential to provide access to nature for the communities in the Asfordby area. Feeding into the Soar and eventually the Trent, it is vital that its water quality is kept at a high level. In addition to its ecological network function the Wreake corridor has the potential to become a local recreational resource.

Policy A3: River Wreake Strategic River Corridor

The River Wreake Strategic River Corridor will be protected as an important ecological and informal recreation resource. New development within and adjoining the Strategic River Corridor should provide opportunities to improve public access.

Local Green Spaces

3.18 National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances. The community has identified, for special protection, green spaces of local significance (Maps 3 and 4). This local significance could be because of the green space's beauty, historic importance, recreational value, tranquillity or richness of its wildlife. Local Green Spaces identified include playing fields, the area around All Saints Church and amenity areas at Asfordby Hill. The reasons for designating these Local Green Spaces is summarised in Appendix 1.



Figure 5: Local Green Space at Asfordby Hill

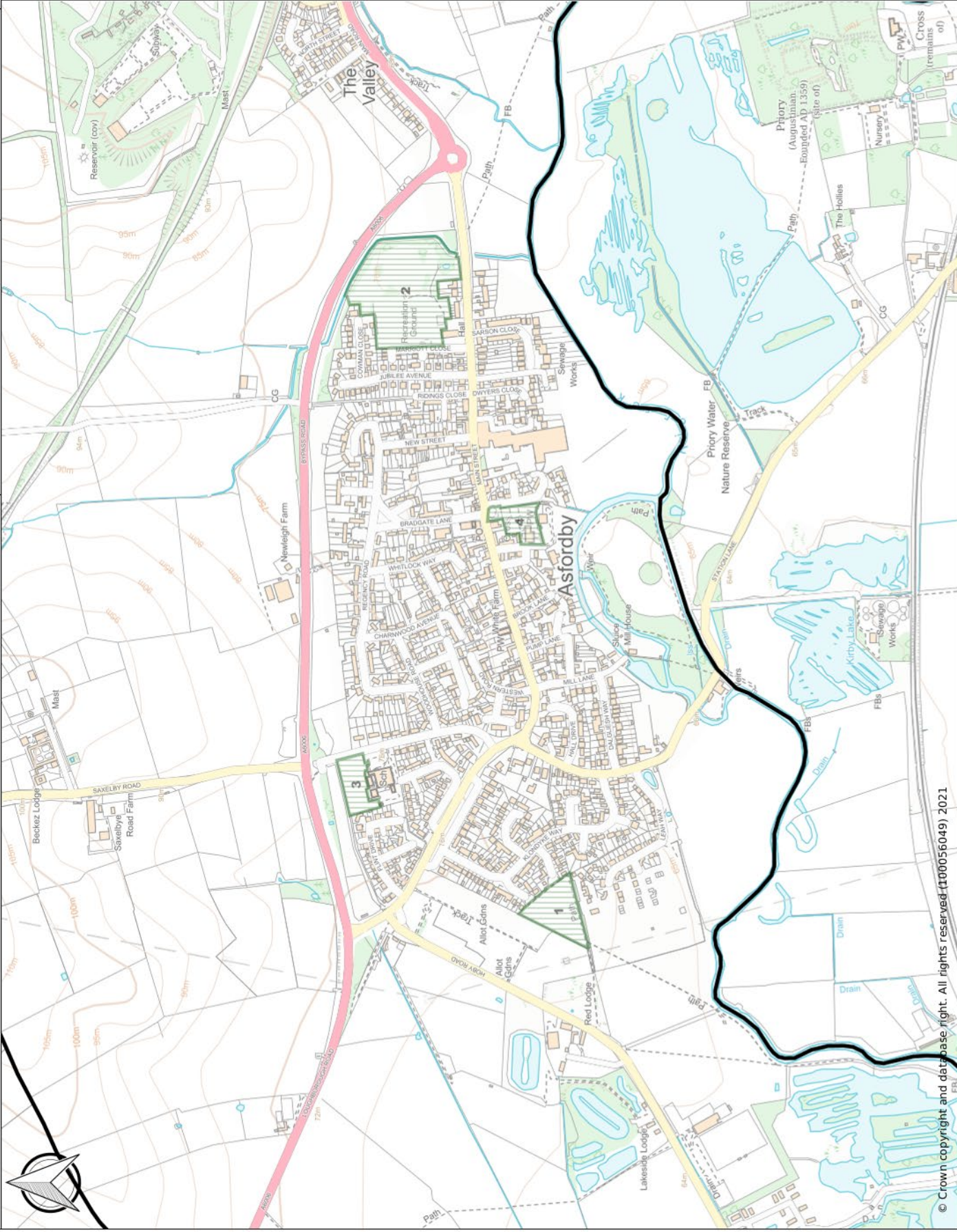
POLICY A4: Local Green Spaces

The following sites, as shown on the Policies Map, have been designated as Local Green Spaces:

1. Glendon Close, Asfordby Village
2. Jubilee Park, Asfordby Village
3. Captains Close Primary School playing field, Asfordby Village
4. All Saints churchyard, Asfordby Village
5. Brook Crescent, Asfordby Valley
6. Drying areas, Asfordby Hill

New build development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be supported unless there are very special circumstances which outweigh the harm to the Local Green Space, such as:

- A. Provision of appropriate facilities to service a current use or function; or
- B. Alterations or replacements to existing building(s) or structure(s) if these do not significantly increase the size and scale of the original building(s) or structure(s).



Neighbourhood Area

-  Local Green Space
- 



Local Green Space

Map 4 (Asfordby Hill and Asfordby Valley))

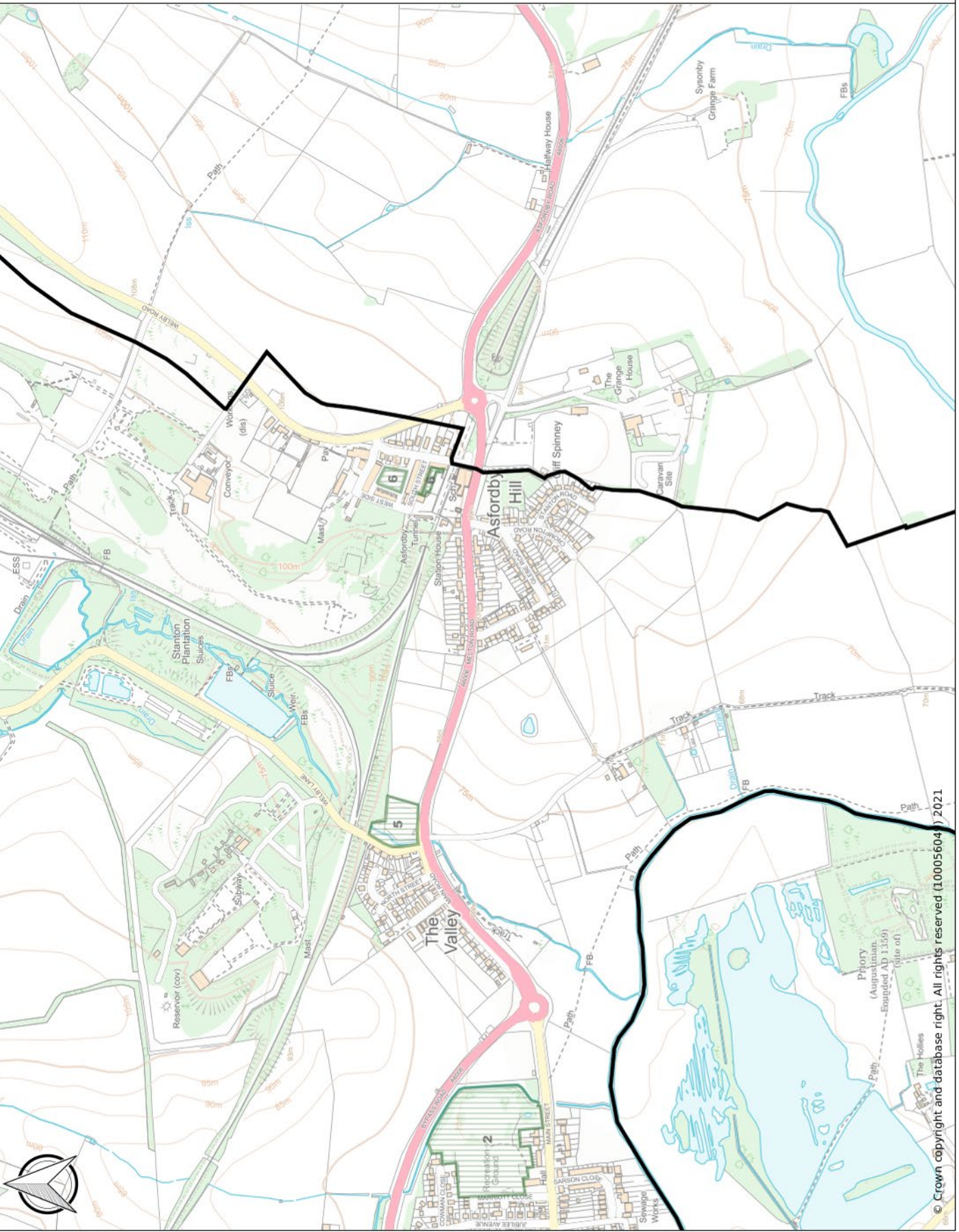
Asfordby

Author:

Date: 11/07/2021

Neighbourhood Area

- Local Green Space
-



4. Flooding

4.1 Flood risk is an important consideration in guiding the location of new development in the parish. Some areas have been affected repeatedly.

4.2 The main flood risks in the parish are:

- Flooding from the River Wreake (affecting areas to the south of Asfordby Village, including parts of southern Asfordby itself);
- River flooding from the ordinary watercourse to the north-west of the village;
- Groundwater flooding associated with local springs;
- Overland flow from farmland to the north of the village (although this has been alleviated by the Asfordby Relief Channel);
- Blockages or insufficient capacity of bridges and culverts on the watercourses.



Figure 6: Families in Main Street, Asfordby clean up after the 1940 flood. Photo: Bill Rudkin

4.3 National and local planning policy directs development away from areas at risk of flooding and makes sure that flood risk is not increased elsewhere. We have taken account of advice from the Environment Agency and Leicestershire County Council who are the lead Local Flood Authority.

Policy A5: Water Management

All planning applications for development in Flood Zones 2 and 3, or which exceed one hectare, should be accompanied by a flood risk assessment which takes account of all sources of flood risk in Asfordby but especially from the River Wreake, other local watercourses, groundwater and overland flow.

5. Conserving the Natural and Built Environment

Biodiversity

5.1 Although there are no Sites of Special Scientific Interest (SSSI) within the parish, there are several Local Wildlife Sites and Historical Local Wildlife Sites (Map 5):

Local Wildlife Sites

- Frisby Quarry (11309)
- Pond on Welby Lane (11313)
- Welby Church (11314)
- Asfordby Hill (39275 and 90717)
- Asfordby Amateurs Sports Club (90053)
- Welby Mine Site and Stream (90718)
- Hoby Road pond, Asfordby (91185)
- Hoby Road hedgerow (91509)
- River Wreake (91545)
- Oak east of River Wreake (91687)
- Allotment Gardens Ash (91688)
- Hoby Road Grassland (91689)
- Cemetery Beech (91690)
- Saxby Road Hedgerow and Ash (91691)
- Grassland NW of Asfordby Carp Pools (91692)
- Hoby Road Ash (91693)
- Welby Lane verge (91694)
- Grassland south of A6006 (91695)
- Ash east of Klondyke Way (91696)
- Welby Mine Site Trackway (91697)
- Roundleaved Wintergreen, Asfordby Hill (91726)

5.2 The southern end of the Holwell Works, Asfordby Hill site has been designated primarily for its limestone grassland habitat and is known to be important for butterflies. The site is believed to be the only site in Leicestershire for the nationally scarce and protected plant the Deptford pink. Establishing buffer zones around this designated site (or expanding the site to take in



Figure 7: Deptford Pink (*Dianus armeria*)

more of the Holwell Works site) would increase the contribution this designated site makes to the biodiversity resources of the Borough as well as reducing the risk that the site would be impacted by development.

- 5.3 A wildflower meadow was created by the cemetery on Hoby Road in 2007 as part of the Breathing Places scheme started by the BBC for encouraging the creation of green spaces and wildlife habitats (LGS 91689).
- 5.4 Most of these sites are offered a level of protection already by national planning policy and the Melton Local Plan. However, the government has more recently consulted on proposals to make biodiversity net gain necessary for developments when granting planning permission. Biodiversity net gain is an approach which aims to leave the natural environment in a measurably better state than beforehand.

Policy A6: Biodiversity

In accordance with Melton Local Plan Policy EN2, new development should not harm the network of local ecological features and habitats which include the Local Wildlife Sites and Historic Local Wildlife Sites as shown on the Policies Map. Other than minor development, new development will be expected to include measures to make biodiversity net gain. The priority for biodiversity enhancement is improve the River Wreake as a biodiversity and recreation resource, the protection of the Deptford Pink and its habitat, and the management of the Hoby Road Wildflower Meadow.

Geology

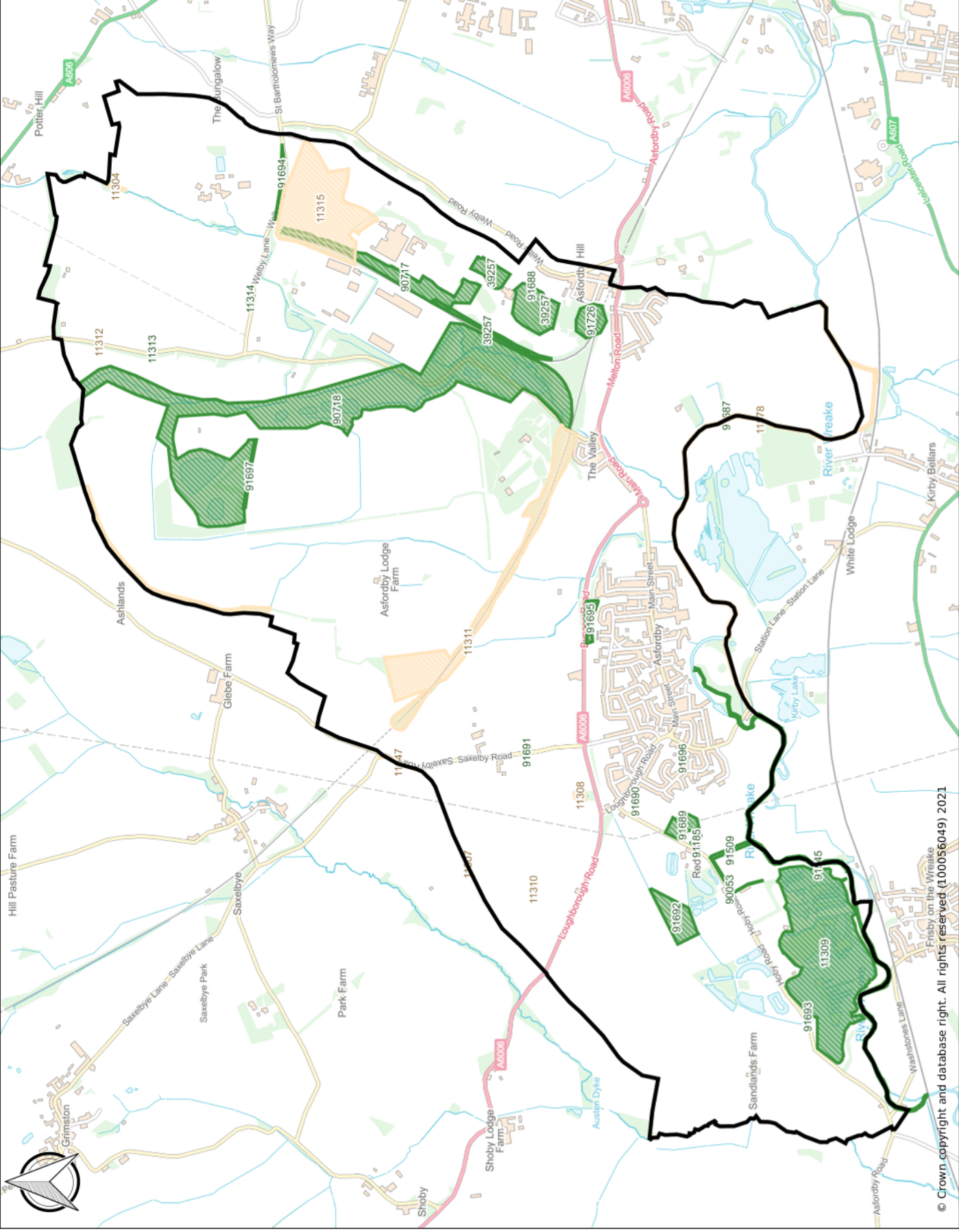
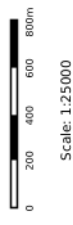
- 5.5 There are three locally important geological sites, none are recognised as regionally important.

Frisby Lakes

- 5.6 An extensive area of Wreake Valley sand and gravel workings operated until the late 1970s. Now landscaped and restored as Frisby Lakes, geological interest survives as a future resource for research and/or interpretation by re-excavation of a selected area.

Asfordby Mine

- 5.7 The site for Asfordby Mine was chosen because of the existing Iron Works and associated industries and transport links. Coal measures could be readily accessed due to the underground disposition of the coal seams below, and north and east of, Asfordby parish. There was, and is, no geological outcrop of significance on the site.



Neighbourhood Area



Historic Local Wildlife Sites



Local Wildlife Site



Holwell Ironworks

- 5.8 Iron and steel manufacture on this site dates from 1881, three years after the start of construction works by Holwell Ironworks Co. The site was later occupied by Stanton Iron Works, Stanton & Stavely, Stewarts & Lloyds and British Steel. The location of the works was determined by proximity to ironstone quarries at Holwell and other places north-east of Asfordby village, and by the adjoining Midland Railway (now the test track). The railway company's Directors were also Directors of the ironworks company and its quarry operations. There is no geological outcrop of significance at the site.

Designated Heritage Assets

- 5.9 In Asfordby Parish, Listed Buildings and a Conservation Area have already been designated under relevant legislation.
- 5.10 The NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
- 5.11 Substantial harm to or loss of a grade II listed building should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably grade I and II* listed buildings should be wholly exceptional.
- 5.12 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Listed Buildings

- 5.13 Listing marks and celebrates a building's special architectural and historic interest and brings it under the consideration of the planning system, so that it can be protected for future generations.
- 5.14 The older a building is, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840.
- Grade I buildings are of exceptional interest, nationally only 2.5% of Listed buildings are Grade I
 - Grade II* buildings are particularly important buildings of more than special interest; 5.5% of Listed buildings are Grade II*

- Grade II buildings are of special interest; 92% of all Listed buildings are in this class and it is the most likely grade of listing for a home owner.

5.15 There are 18 listed buildings in the parish. Four are at Welby, including the Church of St Bartholomew. Apart from Red Lodge on Hoby Road, the remaining 13 Listed Buildings are in the centre of Asfordby village. The Church of All Saints is a Grade I Listed Building.

Conservation Area

5.16 Asfordby Conservation Area was designated by Melton Borough Council in June 1986 (Map 6). The Conservation Area is centred on the historic core of Asfordby Village. It includes the area around All Saints Church and an area of the washlands surrounding the Old Mill including a footpath leading down to the old canal. The medieval bridge on Station Lane and an area of modern housing around The Grove, to the north-west, are also included.



Figure 8: All Saints Church, Asfordby

Non-designated Heritage Assets

5.17 The above places have already been designated and offered protection through national and local planning policies, however there are other buildings and sites in the parish that make a positive contribution providing local character and sense of place because of their heritage value.

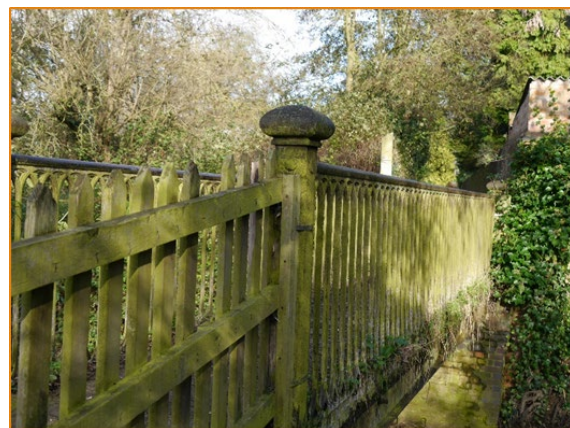
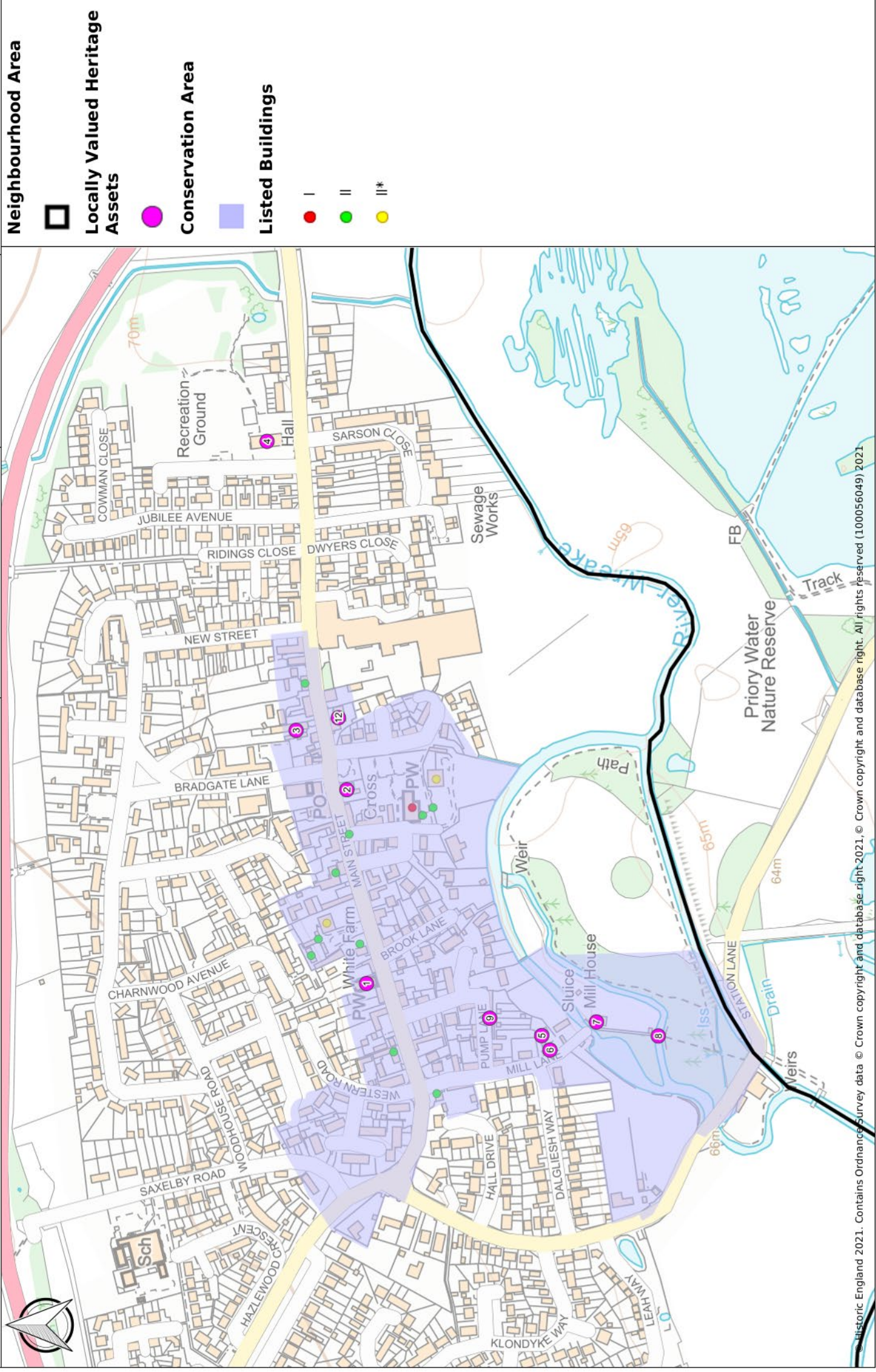


Figure 9: Cast-iron bridge, Mill Lane, Asfordby



Neighbourhood Area



Locally Valued Heritage Assets

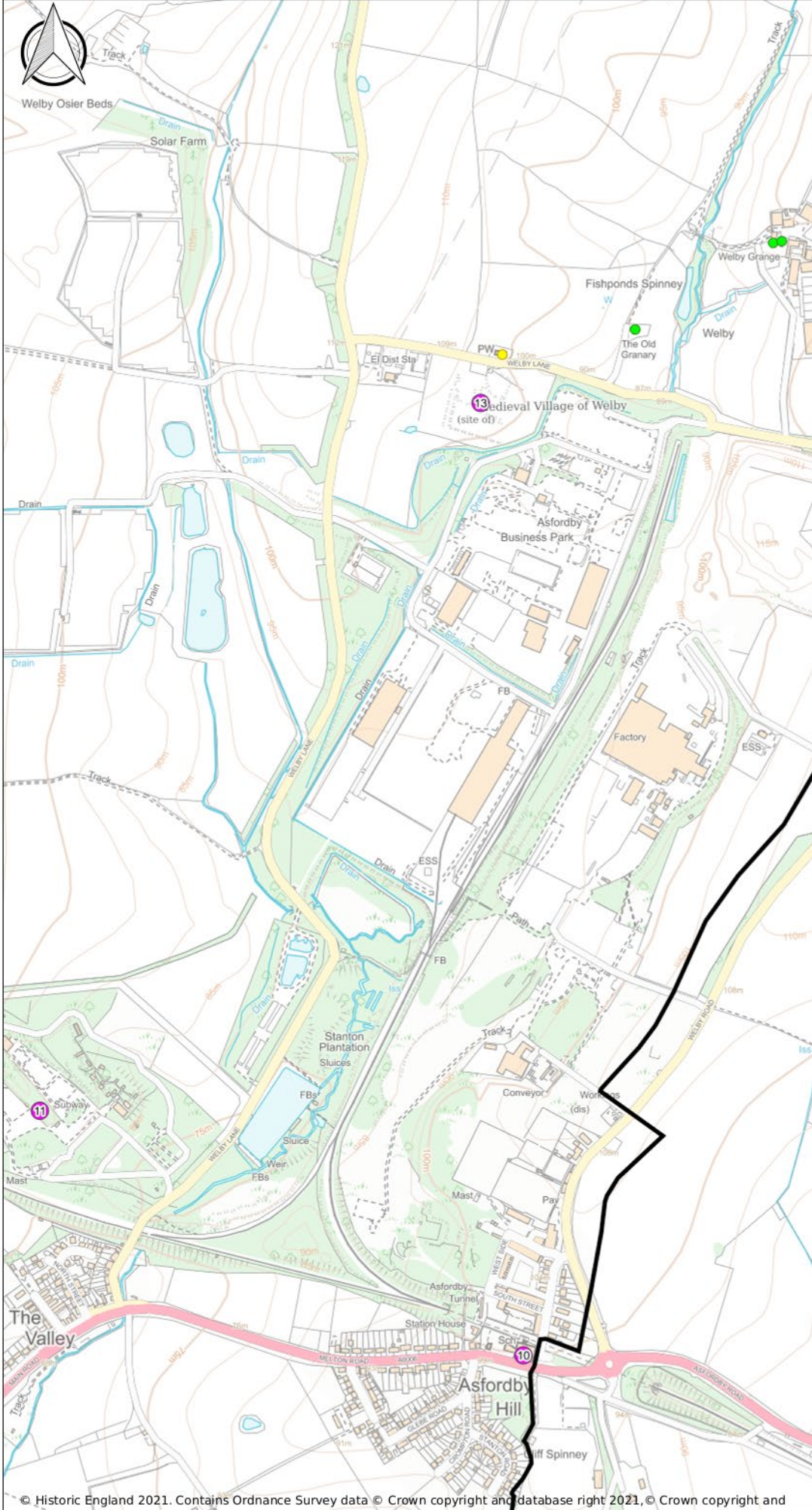
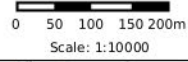


Conservation Area



Listed Buildings

- I ● (Red)
- II ● (Green)
- II* ● (Yellow)



Neighbourhood Area



Locally Valued Heritage Assets



Listed Buildings



II



II*

Locally Valued Heritage Assets

- 5.18 Other potential non-designated heritage assets have been identified by the community as being particularly important to the local area. Historic England refers to them as 'locally valued heritage assets'. The reasons for identifying these 'locally valued heritage assets' is summarised in Appendix 2 and they are shown on Maps 6 and 7.

Policy A7: Locally Valued Heritage Assets

The determination of planning applications which would affect the following locally valued heritage assets (as shown on the Policies Map) will balance the need for, or public benefit of, the proposed development against the significance of the asset and the extent to which it will be harmed:

1. Asfordby Methodist Chapel, Main Street, Asfordby
2. The Old Co-op, Main Street, Asfordby
3. The Crown, Main Street, Asfordby
4. Parish Hall, Main Street, Asfordby
5. Old Battery House, Mill Lane, Asfordby
6. 15 Mill Lane, Asfordby
7. The Mill House, Asfordby
8. Cast iron bridge, Mill Lane, Asfordby
9. Penarth Cottages, Pump Lane, Asfordby
10. Asfordby Hill Primary School
11. The Gun Range
12. Former Asfordby School, Main Street, Asfordby
13. Site of mediaeval village, Welby

Design

- 5.19 Asfordby parish has been subjected to standard, 'identikit' homes that typify new developments built by some volume house builders. Some of our housing looks exactly the same as developments elsewhere and could be anywhere in the country. Too often new developments are dominated by the same, identikit designs that bear no resemblance to local character.
- 5.20 We now expect all development to contribute positively to the creation of well-designed buildings and spaces. Through good design we want to maintain and enhance the individual character of our parish and create places that work well for both occupants and users, and are built to last.
- 5.21 Building for Life 12 (BfL12) is a proven process for creating well-designed homes and neighbourhoods. Endorsed by government and managed by three partners - Design Council CABE, Design for Homes and the Home Builders Federation - BfL12 is integral to the country's commitment to build more and better homes.

- 5.22 From the qualities and design principles set out in BfL12, the following policy has been drawn up to guide development. An important component on BfL12 is the expectation that schemes should be locally inspired.
- 5.23 In 2013 Design Council CABE helped us set out how Asfordby village has evolved and what makes it distinctive to help ensure new development is sensitive to the character of the local area:
- Walls: The predominant building material is red brick. The brickwork should generally be laid in Flemish bond. Dogtooth, or ball dentil courses and patterned terracotta tiles are evident throughout the village. Despite the existence of ironstone deposits in the locality, stone has been infrequently used for building construction and only the Church of All Saints is constructed completely in stone.
 - Windows: In general, windows are a mixture of simple casements and vertical sash windows.
 - Doors: There is a tradition of doorcases and canopies in the village. They range from the relatively simple to the highly detailed and elaborate.
 - Roofs: The predominant traditional roofing material is slate or plain red clay tiles.

Policy A8: Design

Only development that reflects the distinctive and traditional character of Asfordby will be supported unless the development is of exceptional quality or innovative design. Development must also:

- A. Be in keeping with the scale, form and character of its surroundings;
- B. Protect important features such as traditional walls, hedgerows and trees;
- C. Have safe and suitable access;
- D. Integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site. The amenities of residents in the area should not be significantly adversely affected, including by loss of daylight/sunlight, privacy, air quality, noise and light pollution;
- E. Create a place with a locally inspired or otherwise distinctive character;
- F. Take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates;
- G. Ensure buildings designed and positioned to enhance streets and spaces;
- H. Be designed to make it easy to find your way around;

Asfordby Parish Neighbourhood Plan



- I. Be designed in a way that encourage low vehicle speeds and allow them to function as social spaces;
- J. Ensure parking is well integrated so that it does not dominate the street;
- K. Ensure public and private spaces are clearly defined and designed to be attractive, well managed and safe; and
- L. Provide adequate external storage space for bins and recycling as well as vehicles and cycles.

6. Housing

Strategic Housing Requirement

- 6.1 The Asfordby Neighbourhood Plan must support the strategic development needs set out in the Melton Local Plan including policies for housing development.
- 6.2 The Melton Local Plan makes provision for the development of at least 6,125 homes between 2011 and 2036 (245 dwellings per annum). Melton Mowbray is the priority location for growth and will accommodate approximately 65% of the Borough's housing need. Service Centres and Rural Hubs will accommodate the remaining 35%.

Asfordby Village

- 6.3 Asfordby Village is one of 12 Service Centres. Service centres are villages that act as a local focus for services and facilities in the rural area. They have the essential services and facilities (primary school, access to employment, fast broadband, community building) and regular public transport, as well as other important services to meet the basic day-to-day needs of local residents and others living nearby.
- 6.4 Based on existing population size, Asfordby Village's housing requirement is 290 dwellings. Taking account of the 76 dwellings that have been completed over the period 2011 to 2017, the residual requirement for Asfordby village was 214 dwellings (at 31 March 2017). Most of the houses that were built in that period were at Jelson Homes' Hawthorns development at Flint Drive, Asfordby.



Figure 10: Flint Drive, Asfordby

- 6.5 The Melton Local Plan allocates three housing sites at Asfordby Village. Together they provide for 225 dwellings- slightly more than the residual housing requirement of 214 dwellings (Map 8):

ASF1: Land east of Station Lane and south of Klondyke Way, Asfordby Village (100dw)

- 6.6 Most of Jelson Homes' Station Lane development has been built.

Housing

Map 8 (Asfordby Village)

Asfordby

Author:

Date: 11/07/2021



Melton Local Plan housing allocation



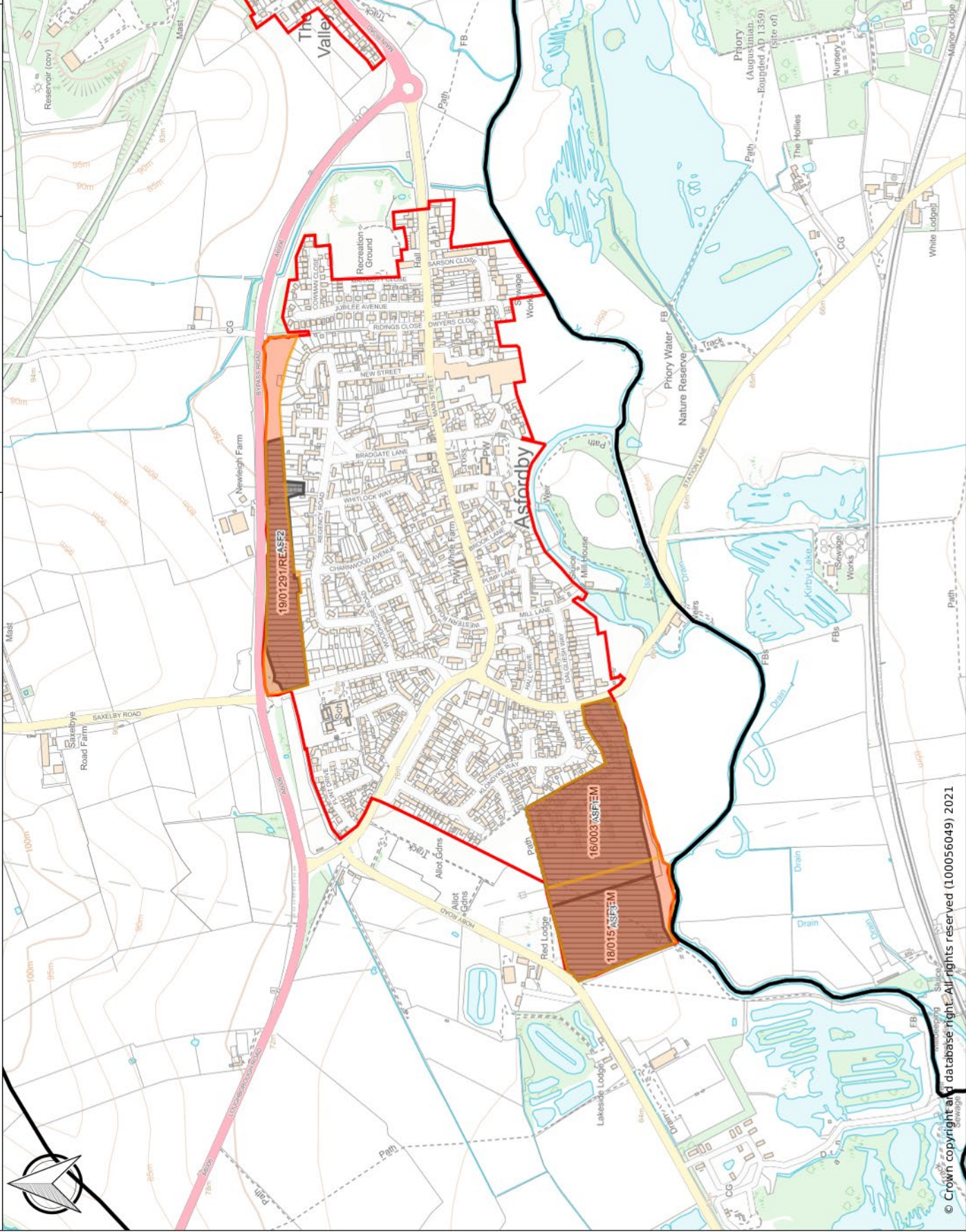
Large housing site with permission



Neighbourhood Area



Settlement Boundary



ASF2: Fields south of Bypass and north of Regency Road (55dw)

- 6.7 Planning permission has already been granted for 55 dwellings (Ref: 19/01291/REM). Deeley Homes and EMH (East Midlands Housing Association) have started to develop the site.

ASF3: Land off Hoby Road, Asfordby (70dw)

- 6.8 Planning permission has been granted for residential development (Ref: 18/01517/REM) in November 2019. Jelson Homes expect to start development in 2021/22.

Asfordby Hill

- 6.9 Asfordby Hill is one of seven Rural Hubs defined by the Melton Local Plan. Rural Hubs are a village or a group of villages which share a range of essential and important local services which serve the basic needs of people living within them and in nearby settlements, which can be accessed by cycling and walking. Residents will generally travel to nearby towns and cities to meet their retail, leisure and employment needs.

- 6.10 Based on existing population size, Asfordby Hill's housing requirement is 72 dwellings. Taking account of the 20 dwellings that have been completed over the period 2011 to 2017 and the five that were under-construction, the residual requirement for Asfordby Hill was 47 dwellings (at 31 March 2017).

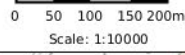
- 6.11 The Melton Local Plan allocates two adjoining housing sites at Asfordby Hill- together these two sites were expected to provide 87 dwellings- significantly more than the residual requirement of 47 dwellings (Map 9).

ASFH1 (land off Houghton Close & Glebe Road) and ASFH2 (Land of Stanton Road)

- 6.12 The two sites are being developed in four phases. The first phase of this development (15 dwellings) has already been built by Waterloo Housing Group. A further 16 dwellings were granted planning permission (Ref: 17/00821/FUL) off Crompton Road in November 2018.
- 6.13 An outline planning application (Ref: 20/00470/OUT) for a further 90 dwellings (Phases 3 and 4) was refused in October 2021

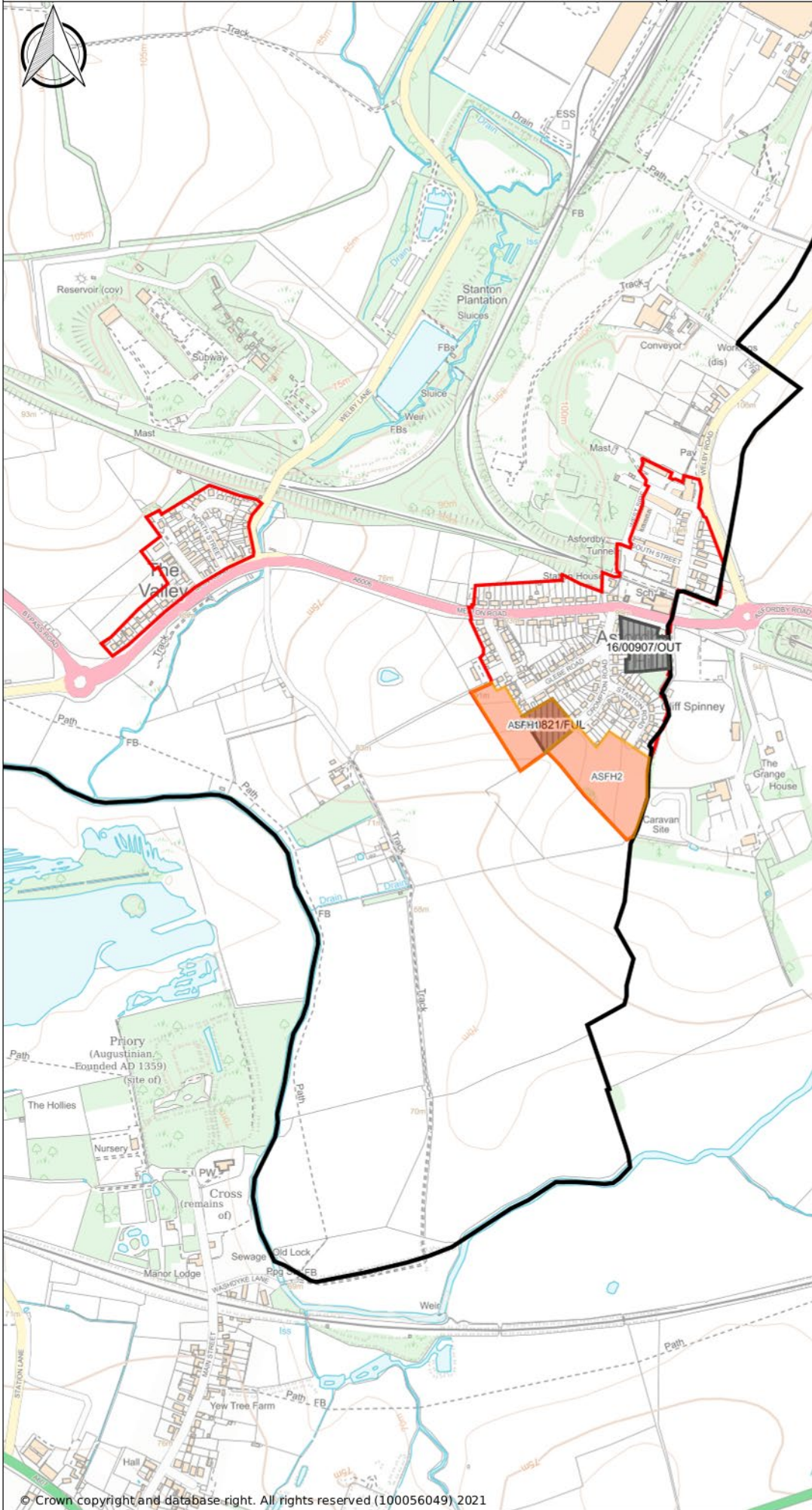
Recreation Area, Melton Road (14dw)

- 6.14 Outline planning permission (Ref: 16/00907/OUT) has been granted for 14 dwellings. The agreement will ensure that the existing play area is replaced. This site was allocated for housing development in the quashed Asfordby Parish Neighbourhood Plan but is not a Melton Local Plan allocation. It therefore further exceeds the housing provision for Asfordby Hill.



Melton Local Plan housing allocation

-  Large housing site with permission
-  Neighbourhood Area
-  Settlement Boundary
- 



Asfordby Valley

- 6.15 Asfordby Valley is identified as a Rural Settlement where no significant housing development is planned. However, schemes may be permitted where they demonstrably meet identified needs and/or help to sustain local services or facilities.

‘Windfall’ development

- 6.16 The housing requirement for Asfordby Village has been met and, in the case of Asfordby Hill, comfortable exceeded. Consequently, our Neighbourhood Plan does not need to allocate additional housing sites. However, the Local Plan does allow for the development of unallocated sites in the form of ‘windfall’ development’. To guide the location of this development our Neighbourhood Plan identifies Settlement Boundaries around the main built-up part of the Asfordby Village, Asfordby Hill and Asfordby Valley- taking account of existing housing commitments and Local Plan allocations (Maps 8 and 9).

POLICY A9: ‘Windfall’ development

In addition to existing housing commitments and Local Plan allocations, permission for housing development within the Asfordby Village, Asfordby Hill and Asfordby Valley Settlement Boundaries, as defined on the Policies Map, will be supported if the development:

- A. is in keeping with the scale, form and character of its surroundings;
- B. does not significantly adversely affect the amenities of residents in the area; and
- C. has safe and suitable access to the site for all people.

Outside Settlement Boundaries, support for housing development will be limited to:

- A. Rural Exception Housing, in accordance with Policy A13;
- B. Rural worker accommodation;
- C. Housing development that would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- D. The re-use of redundant or disused building where there will be an enhancement of its immediate setting;
- E. The development would involve the subdivision of an existing residential dwelling.

Brownfield Land

- 6.17 Land that has been previously developed is also known as Brownfield Land. Previously Developed Land is defined in National Planning Policy Framework and can include vacant and derelict land or buildings. Land that is or has been occupied by agricultural or forestry buildings is

excluded. The National Planning Policy Framework encourages the re-use of brownfield, if it is not of high environmental value.

6.18 We give substantial weight to the value of using suitable brownfield land within Asfordby Village and Asfordby Hill for homes. We have therefore identified the following opportunities for brownfield development:

- Whitlock garages, Asfordby
- Asfordby Storage and Haulage Depot, Main Street, Asfordby
- Holwell Business Park, Asfordby Hill

Whitlock garages, Asfordby

6.19 The Whitlock garage site lies between Whitlock Way and Charnwood Avenue and comprises around 20 garages and vacant land. It is a brownfield site and almost a half of residents identified it as one of the best sites for development in Asfordby village. The pedestrian only link between Whitlock Way and Charnwood Avenue should be retained.



Figure 11: Whitlock garages

6.20 During consultation, local schoolchildren identified the garage site as place where they felt unsafe at times and claimed that this was an area where teenagers 'do drugs'.

POLICY A10: Whitlock Garages, Asfordby

The redevelopment of land occupied by garages and vacant land between Whitlock Way and Charnwood Avenue, Asfordby as defined on the Policies Map for residential development will be supported subject to the following criteria:

- A. the development provides for around 10 houses;
- B. a single vehicular access to the site to be from either Whitlock Way or Charnwood Avenue;
- C. a footpath/cycleway link between Whitlock Way and Charnwood Avenue shall be retained;
- D. the layout of the development should maintain views through to the church spire;
- E. any impact arising from the loss of garages shall be mitigated by the provision of new off-street car parking.

Asfordby Storage and Haulage Depot, Main Street, Asfordby

6.21 Early consultation with local people showed that there was a lot of support for the redevelopment of the Asfordby Storage and Haulage site for housing.

6.22 With the company's main business now being based in Melton Mowbray, activity at the Asfordby site has gradually wound-down.

Although the site is very under-used, its established storage and distribution use could enable the site to be more actively used in the future and generate an increase in HGV traffic through the village. There are better located opportunities in the parish for the business to relocate to at Asfordby Business Park and Holwell Works.



Figure 12: Asfordby Storage and Haulage Depot, Main Street, Asfordby

6.23 To encourage the site's redevelopment for housing we asked Design Council CABE to prepare a development design brief for the site. Unfortunately, the owner has not been willing to participate in the preparation of the brief nor the Neighbourhood Plan so we cannot be sure that there is a realistic prospect of housing development. Nevertheless, the Development Design Brief demonstrates that the site can be viably redeveloped for around 67 new homes.

POLICY A11: Asfordby Storage and Haulage Depot, Main Street, Asfordby

The redevelopment of land at the Asfordby Storage and Haulage Depot, Main Street, Asfordby as defined on the Policies Map for residential development will be supported subject to the following criteria:

- A. the development provides for around 67 dwellings;
- B. development shall take place in accordance with the Development Design Brief set out at Appendix 3;
- C. the development provides for a viewing corridor through the site from Main Street to the east of the site towards the church spire;
- D. the material change of use by intensification of the existing use, or development which reduces the prospect of the site being redeveloped for residential use will not be permitted;
- E. the development incorporates a small number of live/work units.

Holwell Business Park, Asfordby Hill

- 6.24 There have been several proposals for the redevelopment of land to the south of the Holwell Works site, off Welby Road, Asfordby Hill, but the development of this brownfield, contaminated site has been difficult to achieve. We want the redevelopment of the site for employment uses to go ahead so that it can provide job opportunities for local people, but we recognise that new housing development may be required to enable this to happen. The redevelopment of this site is addressed by Policy A20.

Housing Mix

- 6.25 Meeting the different housing needs of people of different ages will help ensure Asfordby parish continues to be a mixed community with young families and older people in the parish. Consultation with Captains Close Primary School pupils showed that many children had extended families in the parish. This will be a significant reason why people feel there is a strong sense of community in the village.

- 6.26 In 2015 we commissioned a housing needs assessment that compared data on household types and ages, or 'lifestages', from the 2011 Census and Department for Communities and Local Government household projections. It interpreted these to give an estimate of the 'optimum' mix of housing required to best fit the future needs of the parish.

Housing type	Asfordby Parish optimum profile
shared housing	0%
upsizing houses, flats	15%
family housing	68%
bungalows etc.	8%
with care	4%
other	5%

- 6.27 This can then be compared with the actual existing stock in Asfordby parish to see where the proportions of different types and sizes may need to be adjusted. This means using assumptions of what types and sizes of accommodation will be suitable for, and acceptable to, various 'lifestages'. For example, it assumes that families with children will require family houses with enough bedrooms.

Dwelling size	Existing housing stock	Optimum housing profile	New developments
1 bed	6%	5%	0%
2 bed	27%	29%	42%
3 bed	60%	52%	4%
4 bed	7%	13%	50%
Other	1%	2%	4%

POLICY A12: Housing Mix

New housing development shall provide for a mix of housing types that will to be informed by the most up to date Strategic Housing Market Assessment and local evidence of housing need.

Affordable Housing

6.28 The local need for market housing will be met by the various housing commitments and Local Plan allocations.

6.29 Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Affordable housing can include affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.



Figure 13: Waterloo Housing Group have built four new affordable homes for rent at Crompton Road, Asfordby Hill

6.30 Our housing needs assessment undertaken in 2013, identified a requirement for an additional six affordable units a year. This suggests a total Affordable housing requirement of 138 homes to 2036. 19 affordable homes have been built recently on two sites off Crompton Road, Asfordby Hill and three new Council homes have been built at

Saxelby Road, Asfordby Village. Recently approved planning permissions will together provide for about 94² Affordable homes.

- 6.31 The Melton Local Plan requires that a minimum of 25% of new dwellings on sites of more than 10 dwellings in Asfordby parish should be Affordable.
- 6.32 Therefore, the remaining Local Plan housing allocations should provide for up to 14³ more Affordable homes, meeting our estimated Affordable homes requirement to 2036.

First Homes

- 6.33 First Homes are a specific kind of discounted market sale housing that meets the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:
- must be discounted by a minimum of 30% against the market value;
 - are sold to a person or persons meeting eligibility criteria;
 - on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount and certain other restrictions are passed on at each subsequent title transfer; and,
 - after the discount has been applied, the first sale must be at a price no higher than £250,000.
- 6.34 First Homes are the Government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.
- 6.35 Our Neighbourhood Plan is expected to take account of the new First Homes requirements. It can also develop policies that make use of the flexibilities afforded to them under First Homes policy. Having regard to local income levels, related to local house prices and mortgage requirements, we do not believe that it is necessary to increase the 30% discount. However, a first sale price of £83,000 (after 30% discount) is more appropriate for Asfordby Parish having regard to local house prices.

Exception Sites

- 6.36 In the unlikely event that additional affordable housing is needed, our Plan will allow planning permission to be granted for Affordable housing on 'Rural Exception Sites', i.e. sites within or adjoining Asfordby Village, Asfordby Hill or Asfordby Valley that would not normally be released for

² ASF1: 40 affordable
ASF3: 28 affordable
ASFH1: 21 affordable
Recreation Area, Melton Road, Asfordby Hill: 5 affordable

³ ASFH1: 2 affordable
ASFH2: 12 affordable

private market housing. Exception sites can also be used to deliver First Homes.

- 6.37 New Affordable housing (Rural Exception Sites and homes provided as part of market housing developments) will be allocated initially to people with a local connection, including those living, working or with close family ties in the Parish.

POLICY A13: Affordable Housing

The need for Affordable housing will be largely met by existing commitments and the housing allocation identified in policy A20. On housing developments of more than ten dwellings the minimum Affordable housing provision is 25%. First Homes should account for at least 25% of these affordable houses.

Affordable housing, including First Homes, may also be supported on rural exception sites adjoining Asfordby Village, Asfordby Hill and Asfordby Valley Settlement Boundaries where:

- A. the housing is demonstrated to meet an identified local (Parish) need for affordable housing that would not otherwise be met;
- B. the site does not lie in an Area of Separation;
- C. the development is in keeping with the scale, form and character of its surroundings;
- D. the development does not significantly adversely affect the amenities of residents in the area; and
- E. safe and suitable access to the site can be achieved for all people.

All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated, priority is given to people with a local connection to Asfordby Parish (i.e. including living, working or with close family ties in the Parish). First Homes must be discounted by a minimum of 30% against the market value and at a first sale price of no more than £83,000 (after 30% discount).

7. Services and Facilities

- 7.1 Residents want access to basic services and facilities without the need to travel, especially by car. Asfordby Village has a good range of services and facilities with a primary school, shops, church, pub, parish hall, GP surgery and sports & recreation facilities. Asfordby Hill and Asfordby Valley have much poorer services and facilities.

Education

- 7.2 There are two primary schools in Asfordby parish; both provide education for ages 4+ to 11. In autumn 2014, Asfordby Captains Close Primary School had an admission of 27 and Asfordby Hill Primary School an admission of 22. Around 40% of children attending Asfordby Hill Primary School come from outside the school's catchment area. Secondary education is provided in Melton Mowbray.

- 7.3 Captains Close Primary School will need more capacity to cope with the demand created by new housing development. There are already associated traffic/parking problems outside the School at drop-off and pick-up times, and they need to be addressed when the school is expanded.



Figure 14: Pupils from Captains Close Primary School plan their ideal town

Asfordby Surgery

- 7.4 There is a GP Surgery on Regency road, Asfordby that is open weekday mornings and is provided by Dr B Kirkup and Partners (Latham House). There are no capacity issues.

Parish Hall

- 7.5 Asfordby Parish Hall is available for hire for parties, weddings, sport, club meetings, conferences, etc. at very reasonable rates with special concessions for Asfordby parish residents. The Centre is in regular use by a range of groups and classes including badminton, Tae Kwon Do, Guides & Brownies, dance, fitness, and parent & toddler groups. The

Centre is constantly in use throughout the week and facilities require upgrading and expansion to accommodate a growing population.

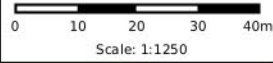
- 7.6 The Parish Office is also located at the Parish Hall.
- 7.7 Community meeting places in Asfordby Hill are very limited and there is no facility in Asfordby Valley.



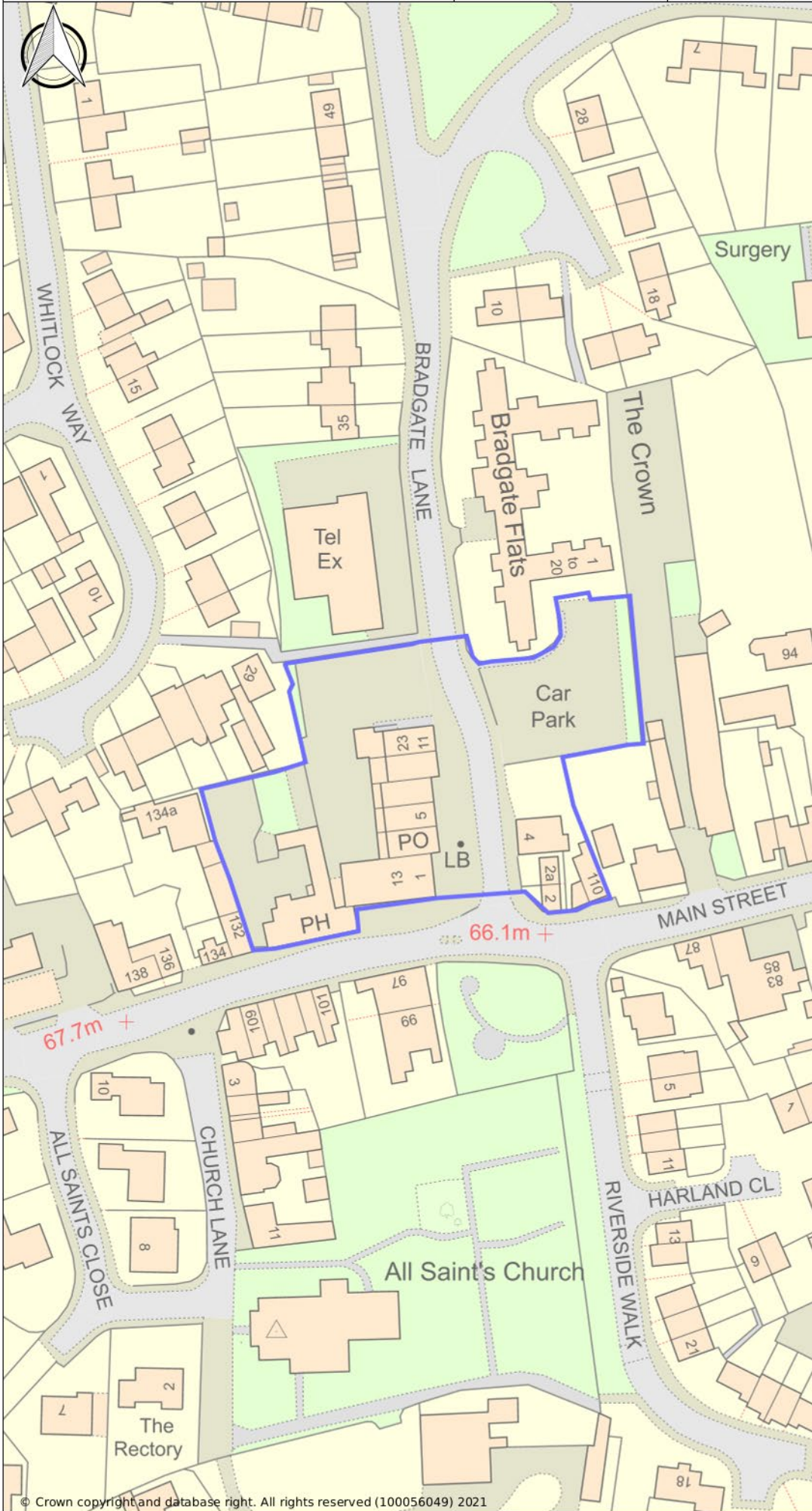
Figure 15: Asfordby Parish Hall

Shopping

- 7.8 Asfordby's retail centre is located around the 'T' junction of Bradgate Lane and Main Street. Most units are located within a small 1970s shopping parade along Bradgate Lane, with several shop units fronting onto Main Street. The centre consists of several retail units including a Co-op convenience store, a newsagent, a pharmacy, a restaurant and hot-food take-aways. The centre provides mainly for local daily top-up shopping needs.
- 7.9 Asfordby Village has a reasonably healthy local centre. Despite its proximity to Melton Mowbray the village centre remains free of vacancies. The village plays an important role in serving its local population both for services and small food shops serving top-up shopping needs. There is a good level of free, off-street car parking. The environmental quality of the local centre is good. The centre is free of graffiti and litter, while paving materials, street furniture and shop frontages are of good condition.
- 7.10 There are no shops in Asfordby Hill or Asfordby Valley, although the Grange Garden Centre is located at Asfordby Hill. The Grange sells garden plants and products, cards and gifts, has a ski shop and Alpine restaurant. The Grange Garden Centre lies outside the neighbourhood plan area.
- 7.11 Shops, financial and professional services, restaurants and cafes, offices, learning and community uses have recently been subsumed into three new overarching use classes making it easier to turn a newsagent into a café, for instance, or an accountants' into a crèche (or the other way around).



Bradgate Lane Shops



POLICY A14: Bradgate Lane Shops

Bradgate Lane, as defined on the Policies Map, is a Local Centre that serves the local catchment area. Planning applications that ensure that the Local Centre continues to provide a diverse range of Local Centre Uses which appeal to a wide range of age and social groups will be permitted.

Class E (Commercial, business and service uses) should remain the dominant use and development leading to an over-concentration of any other uses (such as hot food takeaways) will not be permitted.

Sport and Recreation

- 7.12 There is a good range of sport and recreation provision in the parish. Asfordby Sports Ground at Hoby Road, Asfordby, has three senior, one junior (equivalent to a 9v9 pitch) and two mini football pitches. In addition, it has a floodlit, long-pile artificial grass pitch (small) and a clubhouse. In summer there is a cricket pitch.
- 7.13 The Parish Playing Field pitch adjoins the Parish Hall in Asfordby.
- 7.14 Holwell Sports ground at Asfordby Hill has one senior pitch and a floodlit training pitch. There is also a bowling green, tennis courts and a rifle range. Mowbray Rangers Junior Football Club's ground lies just outside the parish boundary; there are three junior football pitches and two mini pitches.
- 7.15 Indoor sports and recreation provision is provided by Asfordby Parish Hall and Holwell Sports and Social Club. Asfordby Captains Close Primary School has a swimming pool which is available for private swimming lessons.
- 7.16 Sports pitches and facilities are well used and running at capacity.

Children's Play Areas

- 7.17 The Parish Council maintains the following children's play areas:
- Glendon Close, Asfordby
 - Jubilee Park, Asfordby
 - Brook Crescent, Asfordby Valley
 - Compton Park, Asfordby Hill
- 7.18 The Glendon Close Recreational Area is used by many schoolchildren as a place to hang out with friends and for this reason they like it. However, the equipment is seen as boring and the anti-social behaviour there (from teenagers) intimidates them. Jubilee Park provoked the same mixed reaction; it is a space where children can go to meet up but the

equipment for older children is broken and the play area is for young children.

7.19 The Brook Crescent play area in Asfordby Valley is also used and enjoyed by local children although they would like more equipment on it.



Figure 16: Brook Crescent Play Area

7.20 Crompton Park at Asfordby Hill is well used but it has minimal equipment and children want better swings and a decent climbing frame.

7.21 Local children value these play areas as places where they can meet up with their friends. They are more suitable for primary school children than the smaller Local Areas for Play which are aimed at under six-year olds that are often provided on new housing developments.

7.22 The new housing developments we are planning are well located in relation to existing play areas. Rather than provide new Local Equipped Areas for Play, it would be better if new development contributed to the improvement of the existing play areas.

POLICY A15: Children's Play Areas

Local Areas for Play (LAP), normally small landscaped areas of open space designed for young children (under 6's), should be provided on new developments of ten or more dwellings. All homes on the development should be within five minutes safe walking time of a LAP, so on large developments more than one LAP may need to be provided.

The design of LAPs should provide for a safe and attractive play area while encouraging the development of social skills. Their design should also aim to reduce the use by unintended visitors.

Public Transport

7.23 There is no passenger rail station in Asfordby parish, the nearest station is in Melton Mowbray. Bus services are generally good. There is a regular daily bus service linking Asfordby Village, Asfordby Valley and Asfordby Hill to Leicester and Melton Mowbray (Arriva Midlands 5A). Centrebus provides a regular daily bus service to Loughborough, Melton Mowbray and Grantham (Centrebus 8). Centrebus also links the three villages to Melton Mowbray and Nether Broughton on a regular daily basis (Centrebus 23).

- 7.24 Asfordby parish had the highest proportion (74% 2011 Census) of people travelling to work by car or van in the borough of Melton. To encourage the use of sustainable transport, all new houses should be provided with a Travel Pack containing information about the local area, advice on local transport bus services, cycle routes, taxi information, walking maps and journey planning assistance. The pack should also contain application forms for two, free, six-month bus passes for the local bus service, to encourage the use of sustainable transport.

POLICY A16: Travel Packs

Housing developments of more than ten dwellings should make provision for one Travel Pack per dwelling to inform new residents, from first occupation, what sustainable travel choices are available in the area. Each Travel Pack will include two six-month bus passes per dwelling, to encourage new residents to use bus services as an alternative to the private car.

Infrastructure

- 7.25 New development will have some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional infrastructure.
- 7.26 To enable the level of housing development set out in this Plan to take place, there will need to be improvements at Asfordby Captains Close Primary School, Asfordby Surgery, the Parish Hall and sports & recreation provision in Asfordby Village. However, the Plan must be deliverable. Therefore, the developments identified in the Plan should not be subject to such a scale of obligations and burdens that their viable implementation is threatened. Contributions are governed by the provisions of the Community Infrastructure Regulations 2010.

POLICY A17: 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:

- A. the provision of additional school places at Asfordby Captains Close Primary School, Asfordby Hill Primary School and secondary schools arising from the development. This should include measures that address local traffic congestion and parking problems associated with the Primary School; and
- B. the improvement, remodelling or enhancement of Asfordby Surgery;
- C. the improvement, remodelling or enhancement of the Parish Hall, to include greater provision for young people;

Asfordby Parish Neighbourhood Plan



- D. the improvement, remodelling or enhancement of sports and recreation provision in Asfordby village; and
- E. the provision of parish notice boards, defibrillator equipment, seats, bus shelters (nearest to the site), litter bins and grit bins.

To ensure the viability of housing development, the costs of the Plan's requirements, including the need for affordable housing, will be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.

8. Jobs

- 8.1 The principal employment sites in Asfordby parish are Asfordby Business Park and Holwell Works. Both sites lie close to the western edge of Melton Mowbray and are key employment sites for the town.

Asfordby Business Park

- 8.2 Located to the North of Asfordby Hill Village and 1 mile to the west of Melton Mowbray, Asfordby Business Park is the site of the former Asfordby mine.

The site measures some 28 hectares in total and is owned and managed by Harworth Estates, the property arm of UK Coal plc.

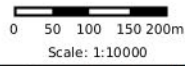
- 8.3 Coal mining at Asfordby ceased in 1997 due to adverse geological conditions. Most of Asfordby Parish lies in a High Risk Area where coal mining risks are present at shallow depth which are likely to



Figure 17: Asfordby Business Park

affect new development. New development may require a Coal Mining Risk Assessment: <http://mapapps2.bgs.ac.uk/coalauthority/home.html>

- 8.4 In the three years following the closure of the mine, some of the buildings and plant on the site were cleared. Planning permissions were granted for employment use of the remaining buildings. The owners marketed space in these buildings, which businesses began to occupy. Now most of the coal storage sheds, offices and other buildings have been re-used to provide 23,000m² of building space. The partial clearance of the site left behind some 16 hectares of open area, around and between existing buildings, on which infill development could take place.



Author:

Date:

11/07/2021



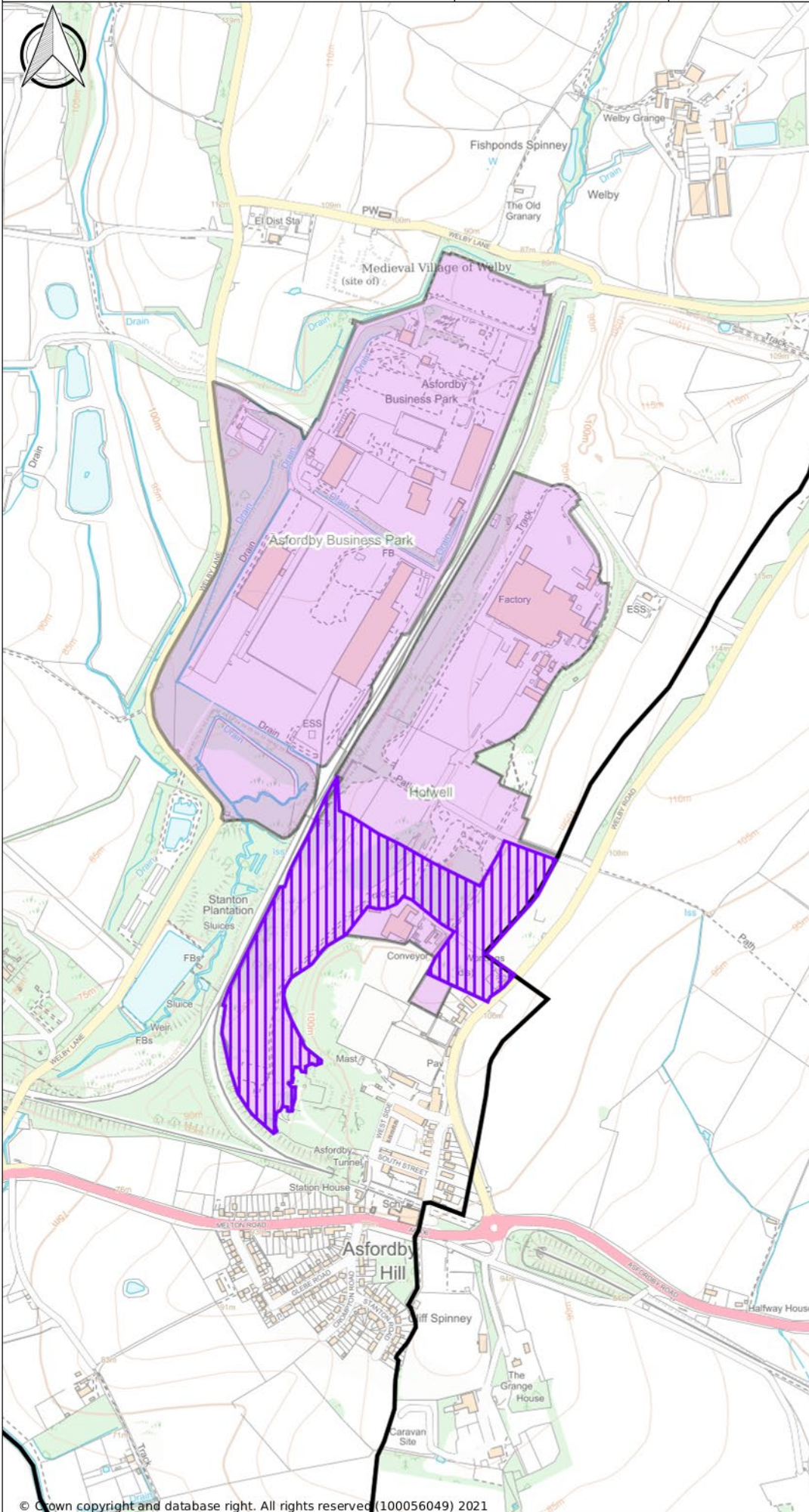
Holwell Business Park



Neighbourhood Area



Employment Site



- 8.5 The park accommodates around 30 businesses in a wide variety of unit sizes; from 12m² to almost 5,000m². The main activity on the site appears to be transport and distribution. Occupiers include haulage firms and suppliers of a wide variety of goods, mostly bulky goods including vehicles, plant and machinery, scaffolding, pallets and industrial chemicals. About 200 people work at the site. All the occupiers are tenants, since UK Coal's company policy is not to sell land and property.
- 8.6 The site also includes the former coal railway, which is in use as a test track for Network Rail.
- 8.7 In 2009, Melton Borough Council commissioned a Study that looked at the potential use of the business park. As part of this study, Harworth Estates were asked about their plans and aspirations for the future of the site. Harworth Estates proposed to provide additional buildings on the business park in coming years, up to the site's full capacity. Their masterplan shows infill development on portions of the site which are now vacant, to develop a total site area of 9.8 hectares for 42,000m² of industrial/ warehouse space. If this proposed new floorspace were occupied at the same density as the existing space at the site, as estimated by the owners, it would support around 400 additional jobs. Proposed unit sizes range from 94m² starter units to around 9,400m².
- 8.8 Melton Local Plan Policy EC1 allocates 10 hectares of employment land on brownfield land available at Asfordby Business Park for Class B employment uses. Local Plan Policy EC3 seeks to retain the site for employment uses. Policy A18 supports these policies by taking account of the 2020 amendments to the Use Classes Order and providing more detailed site considerations.

POLICY A18: Asfordby Business Park and Old Dalby Test Track

Asfordby Business Park and the Old Dalby Test Track are of strategic importance to the economy of the Melton area.

The development of Asfordby Business Park, as defined on the Policies Map, for General Industrial and Storage or Distribution (Classes B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended)) is supported where:

- A. Non-B class uses development:
 - i. Is for small-scale uses providing services to support the business on the Business Park or non-B class economic development use;
 - ii. Would not result in any significant loss in employment;
 - iii. Would, where possible, enhance the quality and attractiveness of the Business Park; and
 - iv. Would not, alone or cumulatively, result in the Business Park ceasing to be predominantly in B class use;

- B. Built development should not take place over or within the influencing distance of the two mine entries; and
- C. Development at the northern end of the site should have regard to the impact on the setting of the Grade II* listed St Bartholomew's Church including the remaining earthworks and old pasture in its setting which appear to represent the physical remains of the medieval village it was built to serve.

The development of the Old Dalby Test Track for the testing of trains and railway equipment is supported provided any noise and disturbance does not give rise to significant adverse impacts on health and quality of life.

Holwell Works

- 8.9 The Holwell Works site, as allocated in the Melton Local Plan, measures some 27 hectares and lies to the east of Asfordby Business Park, from which it is separated by a railway line. The main part was originally occupied by an iron foundry and associated railway sidings and is now vacant and partly derelict, having seen a variety of industrial uses over the years. The site also includes 3.6 hectares, at the eastern boundary, which is greenfield and in agricultural use, and a small area occupied by existing employment units, including a steelworks and small industrial/distribution businesses including Hanson Quarry Products.



Figure 18: Holwell Works

- 8.10 In 2011, planning permission was granted for a new industrial unit and open storage facility for St Gobain PAM Ltd (10/00912/FUL). The development is an addition to the existing Saint Gobain operation for the manufacture of drainage related iron products at Holwell Works.

- 8.11 Melton Local Plan Policy EC3 seeks to retain Holwell Works for employment uses. Policy A19 supports this policy by taking account of the 2020 amendments to the Use Classes Order and providing more detailed site considerations.

POLICY A19: Holwell Works

Holwell Works is of strategic importance to the economy of the Melton area.

The development of Holwell Works, as defined on the Policies Map, for General Industrial and Storage or Distribution (Classes B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended)) is supported where:

- A. Non-B class uses development:
 - i. Is for small-scale uses providing services to support the business on the Holwell Works or non-B class economic development use;
 - ii. Would not result in any significant loss in employment;
 - iii. Would, where possible, enhance the quality and attractiveness of the Holwell Works; and
 - iv. Would not, alone or cumulatively, result in the Holwell Works ceasing to be predominantly in B class use;
- B. Ground conditions and land instability, including from natural hazards or former activities, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation, have been taken into account. There should be a remediation plan for the disused spoilt tip to the north of the site;
- C. After remediation, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990;
- D. Noise and other pollution do not give rise to significant adverse impacts on health and quality of life as a result of new development;
- E. Other adverse impacts on health and quality of life arising from noise and other pollution from new development have been mitigated and reduced to a minimum;
- F. Existing and potential rail heads and rail links are safeguarded; and
- G. measures are in place for the installation, maintenance and monitoring of security systems.

Holwell Business Park

- 8.12 The site has been allocated for employment purposes in the development plan for over 20 years. There have been several proposals for the redevelopment of land to the south of the Holwell Works site, off Welby Road. In 2009, a planning application (09/00356/OUT) was

submitted by Rotherhill (Asfordby) Syndicate for the development of 36,152m² of industrial and warehouse units called Holwell Business Park. Planning permission was granted in 2010 and an extension of time was agreed in April 2013 but has now expired.

- 8.13 The redevelopment of this brownfield site has been difficult to achieve. The site has been marketed for employment development for much of the last 20 years without success. The site remains undeveloped and has been subject to vandalism and anti-social behaviour.
- 8.14 A Viability and Marketing Report (2021) confirms that the site is incapable of supporting large-scale employment uses with the result that a more mixed-use form of development should be considered. We want to see the redevelopment of the site for employment uses to go ahead so that it can provide job opportunities for local people and be put into active use. We recognise that new housing development may be required to enable this to happen. Therefore, we have been working with landowners/developers on a mixed-use development at Asfordby Hill for some 3.23 hectares of business, general industrial and storage or distribution uses, along with up to 100 dwellings, provision for a new general store, a new or replacement community meeting place and play space. The proposals were supported by the community during the preparation of the now quashed Neighbourhood Plan.
- 8.15 The additional retail and community facilities are required to enhance the sustainability of Asfordby Hill. The provision of these facilities will be reviewed if they are likely to make the development undeliverable, but Asfordby Parish Council would prefer to see a reduction in affordable housing provision in the first instance if the viability of the scheme was an issue.
- 8.16 While Melton Local Plan Policy EC3 seeks to retain Holwell Business Park for employment uses, it does allow redevelopment for other uses where the site is no longer economically viable for employment purposes and if there is community support through an allocation in a Neighbourhood Plan. The planning Viability and Marketing Report demonstrates that the site is not viable as a standalone employment site.
- 8.17 It should be noted that while most of the Holwell Business Park site lies inside Asfordby parish, the main point of access- Welby Road, does not.

POLICY A20: Holwell Business Park

The redevelopment of land to the south of Holwell Works, Asfordby Hill, as defined on the Policies Map, for a mixed-use development is supported where:

- A. it provides for the development of some 3.23 hectares for Commercial, Business and Service, and Local Community (Classes E and F2 of the Town and Country Planning (Use Classes) Order 1987 (as amended)) uses. Planning applications for main town centre uses should have regard to Melton Local Plan Policies EC5 and EC7;
- B. it provides for no more than 100 dwellings and includes provision for a new general store, a new or replacement community meeting place and play space;
- C. there are measures in place to ensure that the development takes place in a comprehensive but phased manner and avoids piecemeal development;
- D. it does not significantly adversely affect the amenities of existing or new residents in the area;
- E. existing footpaths shall be retained and new links, including cycleways, created:
 - i between the development and the existing E14 public footpath; and
 - ii between the development and South Street, Asfordby Hill;
- F. a landscaping scheme should be implemented to provide for an improvement in biodiversity and include:
 - i the retention of important ponds, trees and hedgerows;
 - ii the maintenance and enhancement of existing ecological sites;
 - iii additional planting between the proposed development and the residential area of Asfordby Hill to protect the residential amenities of residents;
 - iii an appropriately designed, constructed and maintained sustainable drainage system.

Frisby Lakes

- 8.18 North of the River Wreake and close to the village of Frisby on the Wreake, sand and gravel were extracted from the 1940s until not long before 1970. The sand and gravel pits were subsequently flooded to form two lakes which were used for sailing and fishing. There was also some industrial activity close to the lakes.
- 8.19 A planning application for the change of use of the former quarry and land to a holiday lodge park at Frisby Lakes was allowed in 2009. Although the lodges can be occupied all year round, they can only be occupied for holiday purposes (except for a management lodge) and none of the lodges can be used as a person's sole or main place of residence.
- 8.20 Although permission was granted, the Inspector who allowed the appeal wanted to limit the number of lodges. We want to make sure that the site contributes to the local economy by ensuring that it remains as a local tourism and recreation asset.

8.21 An Order which added Public Footpaths H108 and H108A at Frisby Lakes to the Definitive Map was confirmed in October 2015.

POLICY A21: Frisby Water Parks

Planning permission for the development of Frisby Water Parks as a countryside leisure facility will be supported subject to the following criteria:

- A. the development is small-scale and of a design that is compatible with its landscape setting;
- B. the development is safe and accessible and maintains opportunities for countryside recreation for visitors and local residents. Public Footpaths H108 and H108A are to be protected;
- C. there is no increase in holiday accommodation above the 59 lodges already permitted;
- D. other than for manager's accommodation, all accommodation shall be for holiday use only;
- E. the geological and nature conservation interest of the site is protected and enhanced; and
- F. development should be compatible with recreation and tourism uses and the quiet enjoyment of the countryside.



Appendix 1: Local Green Space: Summary of Reasons for Designation

No.	Local Green Space	Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
1	Glendon Close, Asfordby			✓			
2	Jubilee Park, Asfordby			✓	✓		✓
3	Captains Close Primary School playing field, Asfordby			✓			
4	All Saints churchyard, Asfordby	✓	✓				
5	Brook Crescent, Asfordby Valley	✓		✓			
6	Drying areas, Asfordby Hill			✓			✓

Appendix 2: Locally Valued Heritage Assets

1 Asfordby Methodist Chapel, Main Street, Asfordby

The Methodist Chapel on Main Street was built in 1840 and enlarged in 1889. It closed as a chapel in 2007 due to its dwindling congregation and was converted to a house in 2014. It remains reasonably unaffected by change – a remnant from a bygone Victorian age.

The red brick Chapel dominates the street scene with its main gable and gabled porch.



2 The Old Co-op, Main Street, Asfordby

The former Co-op is now an Indian restaurant. An unfortunate shop front display window insertion has changed the character of the building. It does, however, display some interesting features not least the detailed brickwork and moulded terracotta at first-floor level, which bear witness to its former glory.



3 The Crown, Main Street, Asfordby

The Crown is a traditional village pub. Originally the building was a small farm cottage which was extended in the 18th century to become a coaching Inn. The Crown is rich in history with thick sandstone walls.

4 Parish Hall, Main Street, Asfordby

Victorian red brick village hall contains World War I war memorial. Wooden board with names and inscription on metal(?) plaques and carved inscription at bottom.

5 Old Battery House, Mill Lane, Asfordby

6 Mill Lane, Asfordby

An attractive Edwardian Villa.

7 The Mill House, Asfordby

The millpond area is encircled by trees and overlooked by Mill House and the historic remnants of some mill machinery. The watermill had its wheel removed for scrap in 1932. Two mills are mentioned in the Domesday survey (one of which may be at this site).

8 Cast iron bridge, Mill Lane, Asfordby

An eye-catching cast iron bridge that crosses the river provides access to a beautiful millpond area that is encircled by trees and overlooked by Mill House and the historic remnants of some mill machinery.

9 Penarth Cottages, Pump Lane, Asfordby

Penarth Cottages have been substantially altered and modernised, however a legacy of attractive unpainted brickwork can be found on numbers 3, 5 and 7. A row of high level, decorative air vents and steps leading up to the front doors adds distinction to the whole row.

10 Asfordby Hill Primary School

Asfordby Hill Primary school has been at the heart of village life since 1909. This is a smaller than average primary school with four mixed-aged classes. Although there have been some more modern additions, the integrity of this Victorian school building remains intact.

11 Asfordby Gun Range

Located in the countryside to the north of Asfordby Valley, the remnants of the former Asfordby Gun Range have been invaded by trees, scrub and plant so that the site has now been assimilated into the wider landscape.

In July 1918 the Midland Railway were asked to modify the "North Sidings" near Asfordby to accommodate a Government Gun Proof Range as requested by the Ministry of Munitions. The range was built adjacent to these sidings and became known as Asfordby Gun Range, servicing heavy-calibre guns. The guns were fired from one end of the range into tunnels which still remain.



Used up until the 1960's to test naval shells, the noise became a major source of annoyance to Asfordby residents and some even claimed cracks were appearing in their houses from the vibrations. It is possible it fell into disuse for a while, because in 1965, local residents protested at plans by the MOD to reopen it, and a noise muffling tunnel was installed in 1968. When it did close in March 1971, some 70 employees were made redundant. The last gun was fired at Asfordby Gun Range in October 1971 in a short ceremony to mark its closure.

Asfordby Parish Neighbourhood Plan



Appendix 3: Asfordby Storage and Haulage Depot Development Brief

ACCESS

**ASFORDBY HAULAGE & STORAGE DEPOT
MAIN STREET, ASFORDBY**

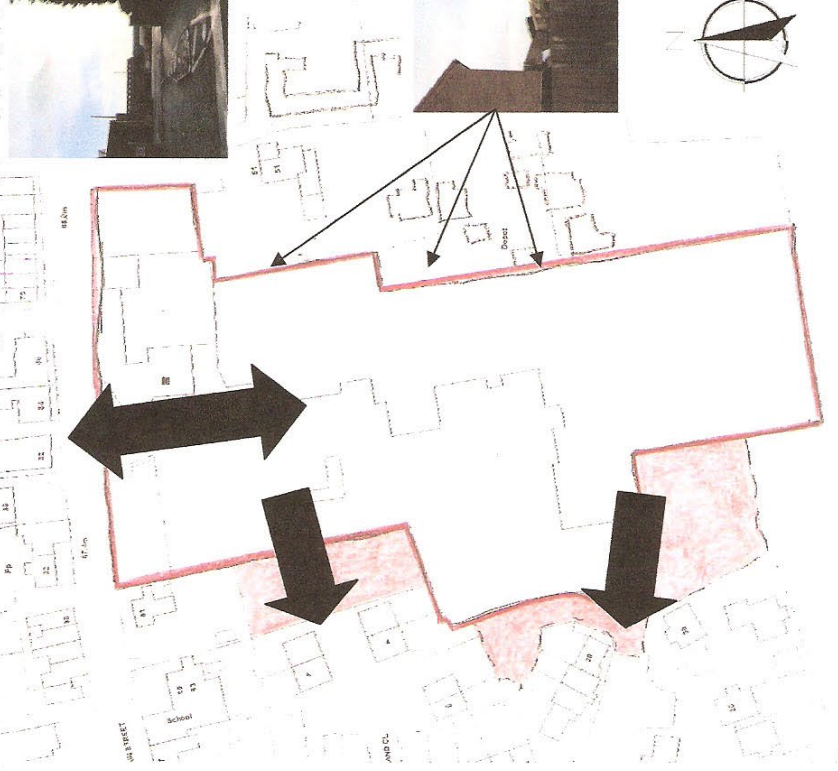
BUILDING FOR LIFE 12 : CRITERIA 1



POSSIBLE SECONDARY ACCESS
onto Harland Close (subject to
ownership & Section 38 Road
Adoption Agreements)



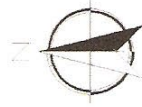
POSSIBLE SECONDARY ACCESS
onto Riverside Walk (subject to
ownership & Section 38 Road
Adoption Agreements)



**MAIN ACCESS IN AND OUT from
Main Street** (subject to visibility
splay details)



**NO AVAILABLE
ACCESS** from
Eastern side of site

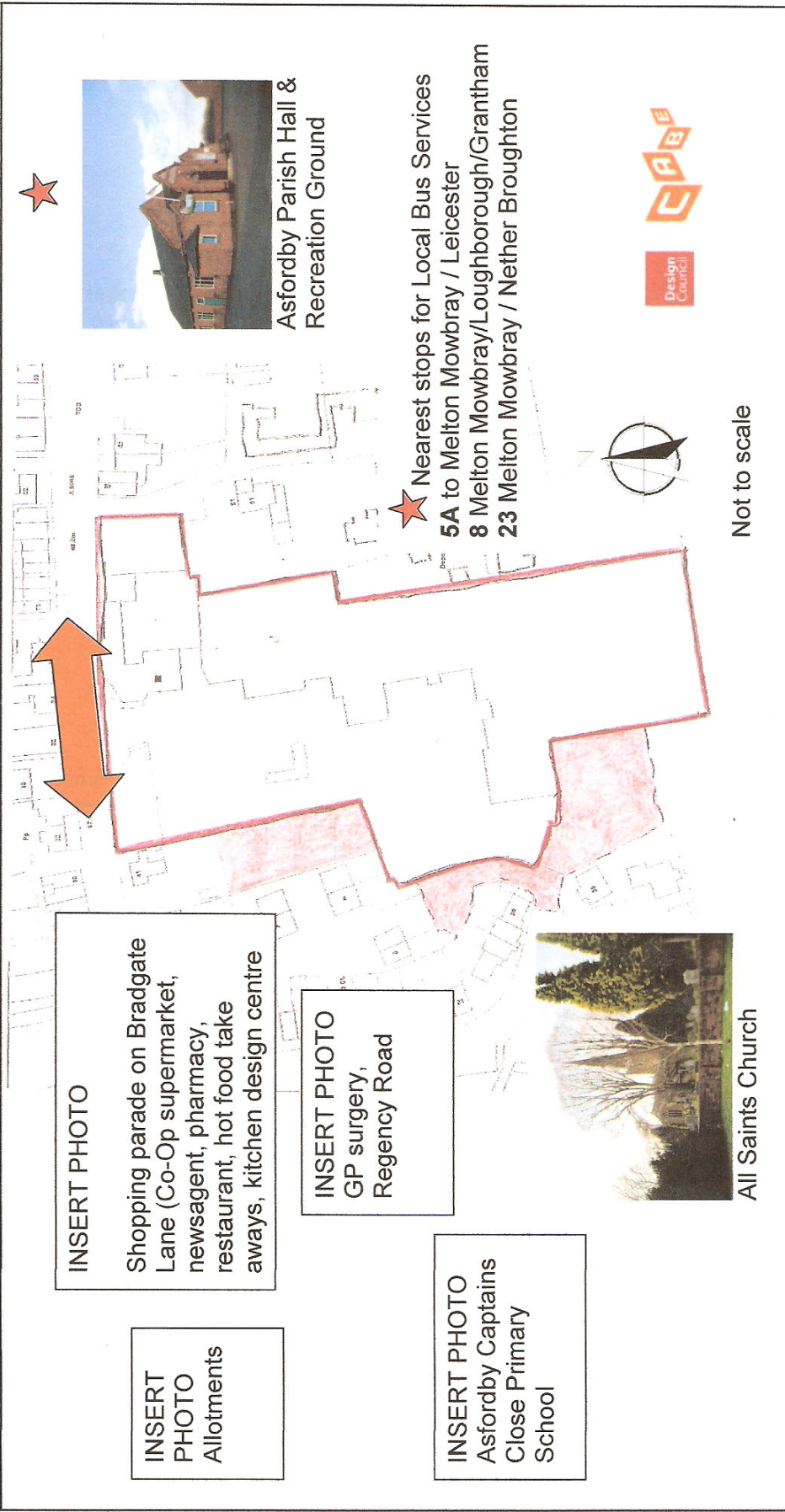


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CONNECTIVITY

ASFORDBY HAULAGE & STORAGE DEPOT
MAIN STREET, ASFORDBY

BUILDING FOR LIFE 12 : CRITERIA 2 & 3



Not to scale

**CONSTRAINTS AND OPPORTUNITIES
 ASFORDBY HAULAGE & STORAGE DEPOT
 MAIN STREET, ASFORDBY**

BUILDING FOR LIFE 12 : CRITERIA 1 & 6



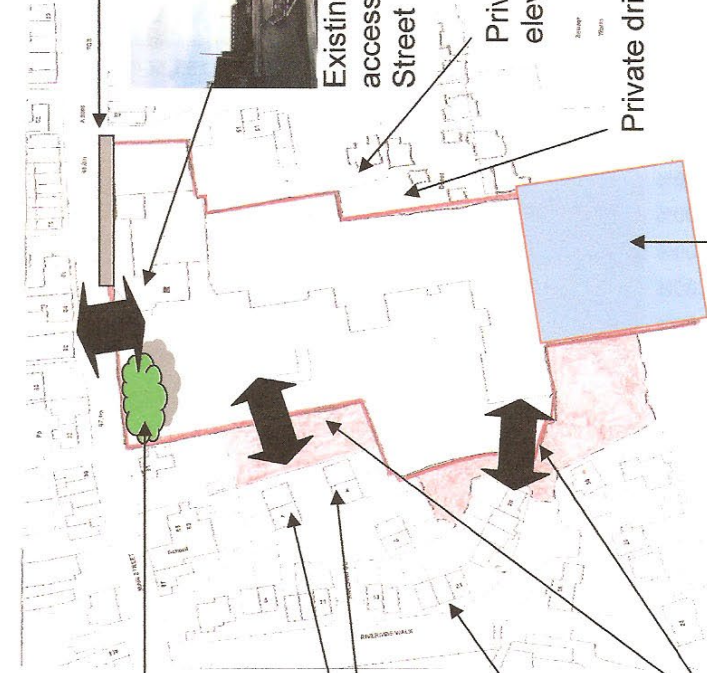
Retention of existing trees



Existing bungalows on Harland Close



Existing houses on Riverside Walk



Strong existing building line



Existing vehicular access from Main Street

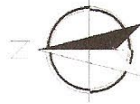
Privacy distances to front and side elevations of existing houses

Private drive – no access

Possible secondary accesses from Harland Close & Riverside Walk

Potential flooding zone

Not to scale



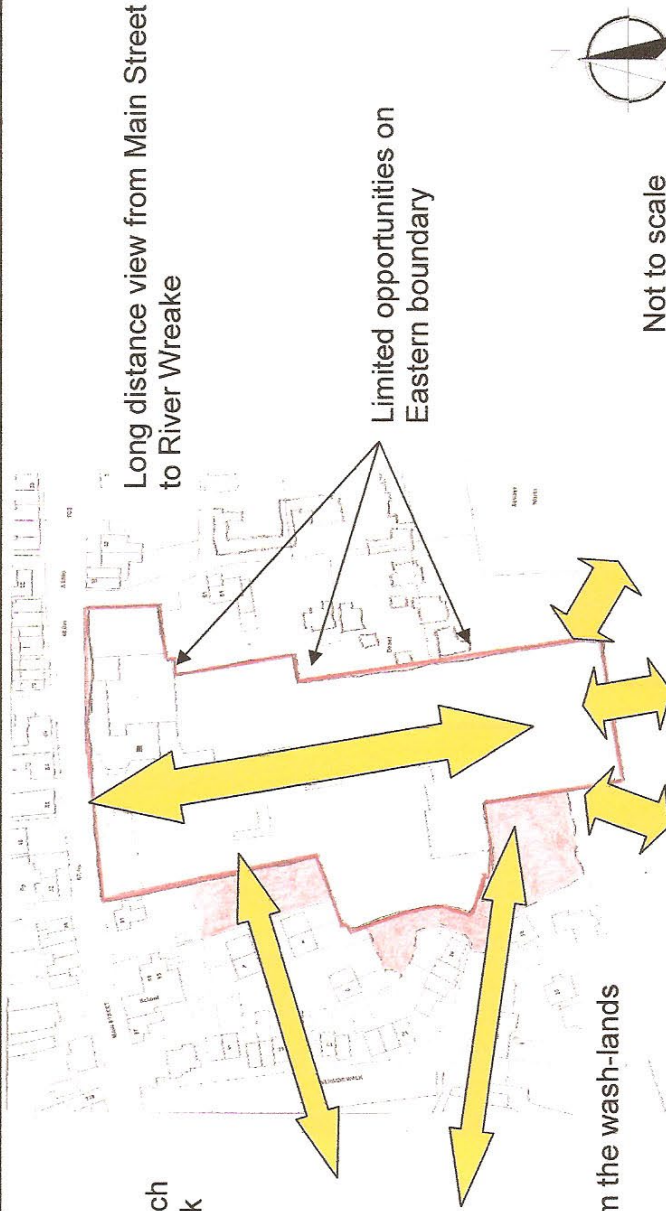
VIEWS

ASFORDBY HAULAGE & STORAGE DEPOT
MAIN STREET, ASFORDBY

BUILDING FOR LIFE 12 : CRITERIA 6



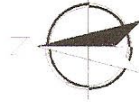
Long distance view of All Saints Church along Harland Close & Riverside Walk



Long distance view from Main Street to River Wreake

Limited opportunities on Eastern boundary

Long distance views into & from the wash-lands



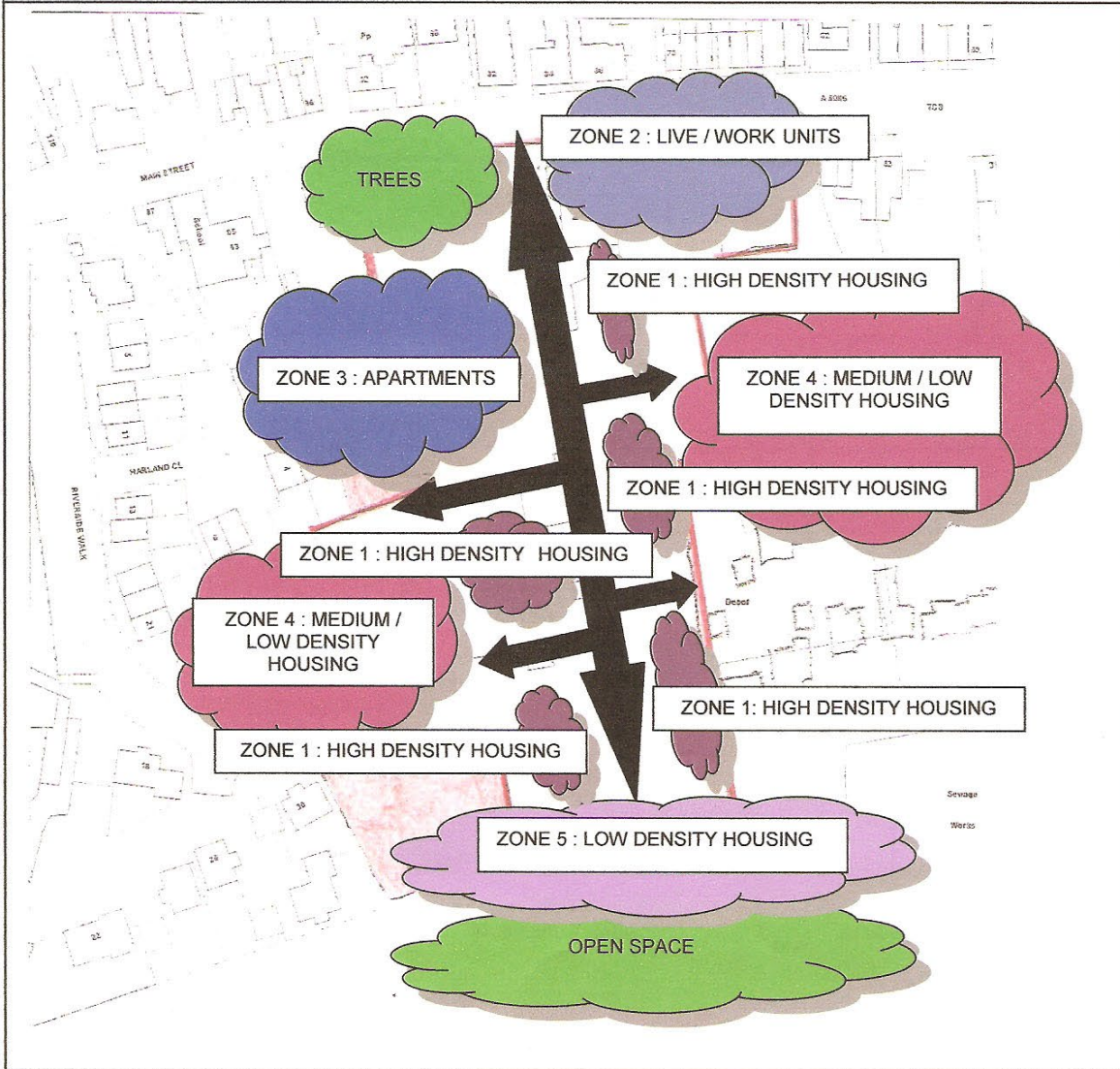
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ZONING PROPOSALS

ASFORDBY HAULAGE STORAGE DEPOT

MAIN STREET, ASFORDBY



Not to scale





Bradgate Lane Shops



Local Green Space



Settlement Boundary



Frisby Water Parks



Holwell Business Park



Employment Site



Areas of Separation



Locally Valued Heritage Assets



River Wreake Strategic River Corridor



Melton Local Plan housing allocation



Conservation Area



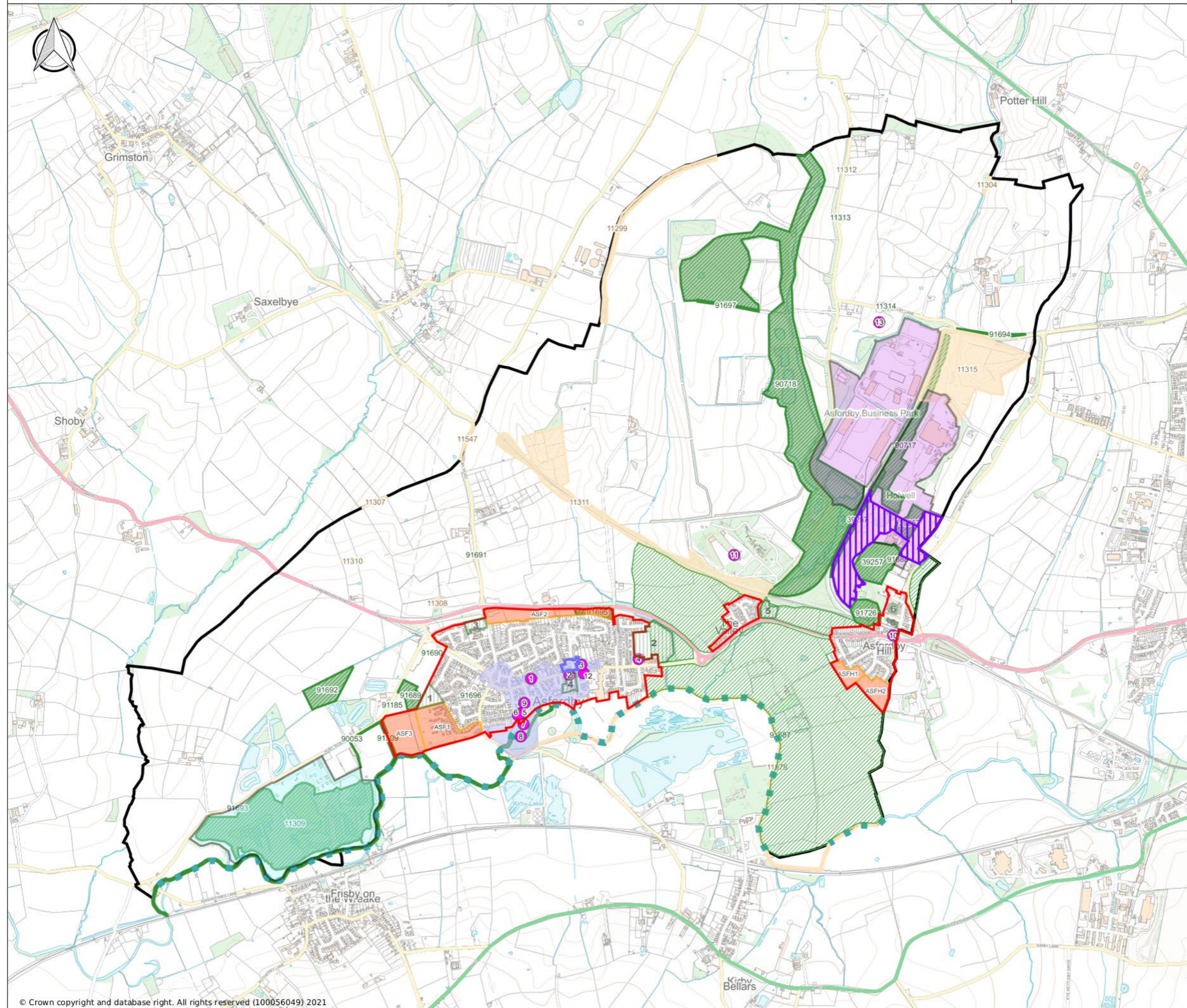
Historic Local Wildlife Sites



Local Wildlife Site



Neighbourhood Area





Bradgate Lane Shops



Local Green Space



Settlement Boundary



Frisby Water Parks



Areas of Separation



Locally Valued Heritage Assets



River Wreake Strategic River Corridor



Melton Local Plan housing allocation



Conservation Area



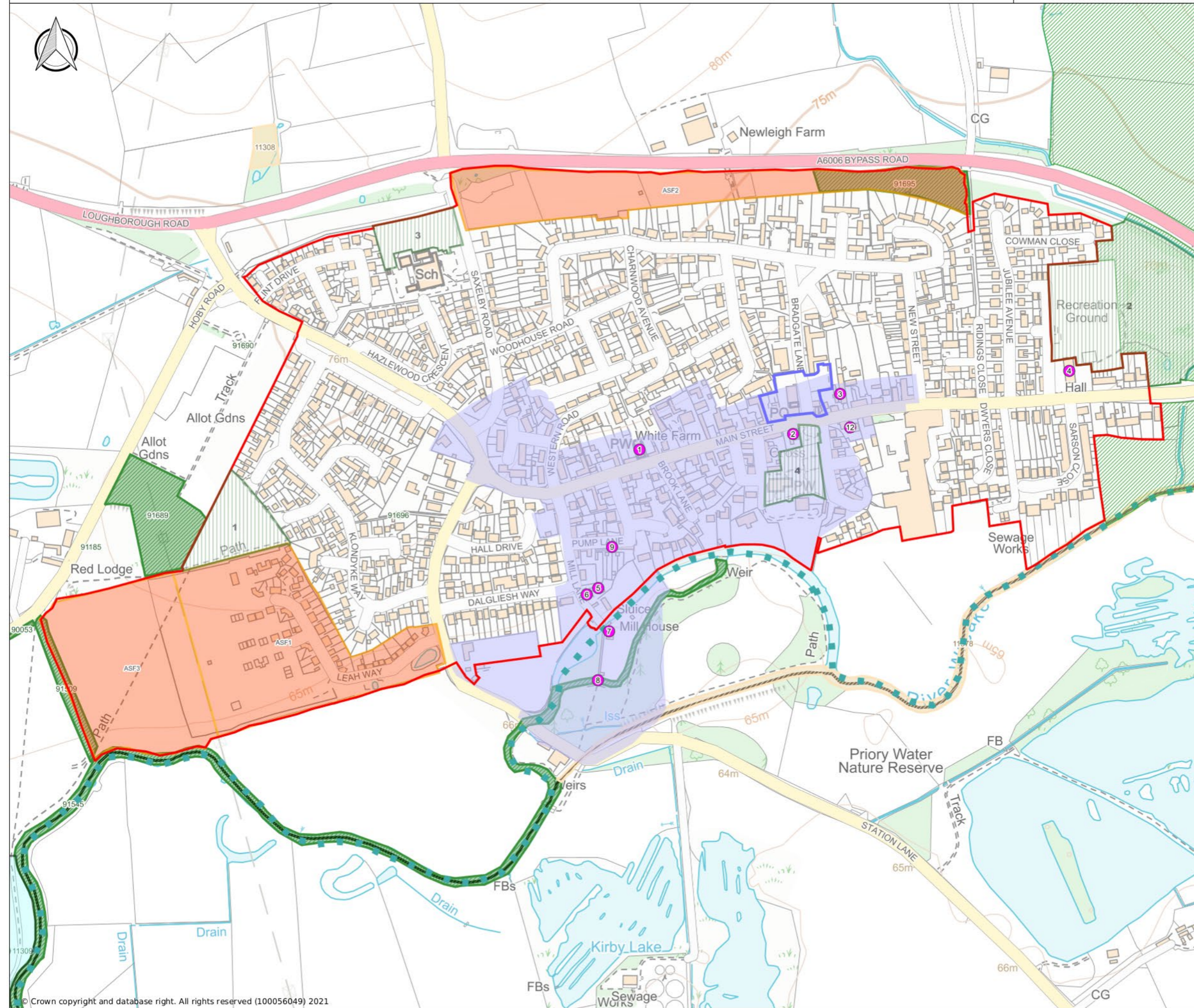
Historic Local Wildlife Sites



Local Wildlife Site



Neighbourhood Area





Local Green Space



Settlement Boundary



Holwell Business Park



Employment Site



Areas of Separation



Locally Valued Heritage Assets



River Wreake Strategic River Corridor



Melton Local Plan housing allocation



Historic Local Wildlife Sites



Local Wildlife Site



Neighbourhood Area

