



PLAN-IT X
TOWN AND COUNTRY PLANNING SERVICES

Asfordby Parish Neighbourhood Plan

Consultation Statement

September 2022

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1. Introduction

Legal Requirements

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

Asfordby Neighbourhood Plan

- 1.2 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.
- 1.3 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.
- 1.4 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.
- 1.5 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'.
- 1.6 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.

- 1.7 On 8 March 2018, Asfordby Parish Council agreed to withdraw the Neighbourhood Plan.

Consultation Process

- 1.8 Mindful that extensive consultation had already been undertaken during the preparation of the previously withdrawn Neighbourhood Plan, Asfordby Parish Council was concerned that significant consultation during the preparation of the new Plan could give rise to consultation fatigue. In any event, the previous work had already provided the Parish Council with a good understanding of the community's priorities and aspirations.
- 1.9 Consequently, the Parish Council decided not to consult on the new Plan prior to pre-submission consultation on the proposed Asfordby Parish Neighbourhood Plan under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012. To address any deficit in community engagement, particularly due to the time that had elapsed and change in circumstances since the first Plan was withdrawn, a more in-depth consultation process was undertaken on the Pre-Submission Neighbourhood Plan than the minimum standards set out in the Neighbourhood Planning (General) Regulations 2012. These arrangements are set out in Section 3.

2. Neighbourhood Plan Area

Designation

- 2.1 The whole parish of Asfordby has been designated as a Neighbourhood Area following an application made by Asfordby Parish Council under Part 2, Section 5 of the Neighbourhood Planning (General) Regulations 2012.
- 2.2 The Neighbourhood Plan area was approved by Melton Borough Council on 30 January 2013, following a 6-week period of public consultation as required by Part 2, Section 6 of the Neighbourhood Planning (General) Regulations 2012.
- 2.3 A map showing the area to be covered by the plan can be viewed below.



3. Pre-Submission Draft of the New Asfordby Parish Neighbourhood Plan

Consultation Period	Minimum 6-week consultation starting 14 February and ending 1 April 2022
Format	Online
Publicity	Website, Summary of Plan, email, drop-in sessions
Responses	22

Overview

- 3.1 Following the Plan being quashed and withdrawn, a new version of the Plan was drafted, taking into account change in circumstances and involved a review of the feedback from the earlier consultation events. A pre-submission draft of the new version of the Asfordby Parish Neighbourhood Plan was prepared and as required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, Asfordby Parish Council undertook a six-week pre-submission consultation on the proposed Neighbourhood Plan.
- 3.2 Within this period Asfordby Parish Council:
- Publicised the draft neighbourhood development plan to all that live, work, or do business within the parish.
 - Outlined where and when the draft neighbourhood development plan could be inspected.
 - Detailed how to make representations, and the date by which these should be received.
 - Consulted any statutory consultation body (referred to in Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012) whose interests may be affected by the proposals within the draft neighbourhood development plan.
 - Sent a copy of the proposed neighbourhood development plan to the local planning authority.

Who was consulted

- 3.3 Asfordby Parish Council publicised the draft neighbourhood plan to all those that live, work, or do business within the parish and provided a variety of mechanisms to both view the plan and to make representations.
- 3.4 Asfordby Parish Council formally consulted the statutory consultation bodies identified within Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2021 (see Appendix 1).

- 3.5 A total of 22 representations were received within the six-week consultation period (Appendix 2).

How were people consulted

- 3.6 A copy of the Pre-Submission Draft of the Neighbourhood Development Plan was made be available to download, along with supporting documentation, on the Parish Council's website. A summary of the Draft Plan was delivered to all premises within the Parish.
- 3.7 The Draft Plan was also made available for inspection at the following 'drop-in' sessions:
- The Stute, Asfordby Hill: 2pm-7pm on Tuesday 1 March
 - Asfordby Parish Hall: 2pm-7pm on Thursday 10 March
- 3.8 The drop-in sessions were attended by Parish Councillors to help explain the plan preparation process and the Plan's contents.
- 3.9 Statutory consultation bodies were contacted individually by e-mail or letter and invited to make representations on the draft Neighbourhood Plan.
- 3.10 Representations on the draft Plan were invited using a standard written comments form, e-mail or letter to the Parish Clerk.

Priorities and concerns raised

- 3.11 Details of all the representations made in relation to this draft Neighbourhood Plan can be found at Appendix 3. Occasionally representations have been summarised or reduced in length, but original representations are available for inspection on request to the parish clerk.

How the Issues, Priorities and Concerns have been considered

- 3.12 The representations received have been reviewed by the Asfordby Parish Council (Appendix 3). Anonymous representations have not been considered.
- 3.13 The consultation has generally only raised a limited number of significant issues. The detailed summary of representations (Appendix 3) provides an explanation of why changes have or have not been made to the Neighbourhood Plan.
- 3.14 Several comments have given rise to several changes to the Draft Neighbourhood Plan. These have been incorporated into the Submission version of the Neighbourhood Plan. The changes have

been minor and have not required major amendments to Plan policies of proposals.

4. Conclusion

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

Appendix 1: Pre-submission Asfordby Neighbourhood Plan – Consultees

Ab Kettleby Parish Council
Action Deafness
Age UK Leicester Shire & Rutland
Alicia Kearns MP
All Saints Church
Ancient Monuments Society
Andrew Granger & Co
Asfordby & Melton Society of Anglers
Asfordby Amateurs FC
Asfordby Hill Primary School
Asfordby Methodist Church
Asfordby Storage and Haulage
Asfordby Surgery
British Gas
Captains Close Primary School
Churches Together
Coal Authority
Councillor Ronnie de Burle
Councillor Steven Carter
Country Land and Business Association
CPRE (Leicestershire)
Deeley Group Ltd and EMH Group Ltd
East Leicestershire Clinical Commissioning Group
Environment Agency
Federation of Muslim Organisations Leicestershire
Federation of Small Businesses
Frisby Lakes
Frisby on the Wreake Parish Council
Grange Garden Centre
Grimston, Saxelbye and Shoby Parish Council
Hanson Quarry Products
Harris Lamb
Harworth Estates
Health and Safety Executive
Highways England
Historic England
Hoby with Rotherby Parish Council
Holwell Sports and Social
Homes and Communities Agency
Homes England
Jelson Limited

Kirby Bellars Parish Council
Leicester-Shire & Rutland Sport (LRS)
Leicestershire and Rutland Wildlife Trust
Leicestershire County Council
Leicestershire Diocesan Board of Finance
Leicestershire, Leicester City and Rutland Multi Agency Travellers
Unit
Melton Borough Council
Melton Local Policing Unit
Melton Mowbray & District Civic Society
Melton Mowbray and District Historical Society
Melton Mowbray Chamber of Trade
Melton Mowbray Library
Mencap and Gateway (Melton Mowbray)
Midlands Rural Housing
Mobile Operators Association
Multi Agency Travellers Unit
National Farmers Union (East Midlands Region)
National Grid
Natural England
Network Rail
Pegasus Group
Police & Crime Commissioner for Leicestershire
RDC
Rosconn Group
Rotherhill (Asfordby) Syndicate
Severn Trent

Appendix 2: Pre-Submission Draft Asfordby Parish Neighbourhood Plan– Representors

Melton Borough Council
Leicestershire County Council
National Highways
Natural England
Severn Trent
National Grid
LLR Clinical Commissioning Groups
Alan Webster
D M Sidwell
Pegasus Group on behalf of Rotherhill (Asfordby) Ltd
Harris Lamb Planning Consultancy on behalf of Deeley Group
Tony and Hilary Moore
Charlie Miller
Nigel Cottell
Environment Agency
Historic England
Mr & Mrs Blythe
Rebecca and Jakub Sysel
S Wall
Sharon Inchley
Mr & Mrs Jones
Sport England

Appendix 3: Pre-submission Draft Asfordby Parish Neighbourhood Plan– Summary of Consultation Responses

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
Melton Borough Council				Supports the community's initiative to produce a Neighbourhood Plan and recognises that this is a community-led process. Congratulations for the progress that has been made on the draft Neighbourhood Plan. Advice provided is intended to assist with the preparation of a submission of the Neighbourhood Plan that will withstand examination and any possible legal challenge. Welcomes the opportunity for continued communication.	Noted	No change
Melton Borough Council				The Melton Local Plan 2011-2036 was adopted October 2018. As specified in paragraph 1.8.5 of the Local Plan, "For the purposes of testing conformity of Neighbourhood Plans with the Local Plan, all policies included in the Local Plan up to and including Chapter 8 are regarded as strategic policies." Recommend to the Neighbourhood Plan Group	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				access to some of the most recent Examiner's reports e.g. Bottesford, Gaddesby and Somerby Neighbourhood Plans.		
Melton Borough Council				Welcome the creation of a dedicated Neighbourhood Plan webpage, undertaken by the Parish Council.	Noted	No change
Melton Borough Council				The document will need to meet the accessibility standards in order for it to be published in the Council's website during the next consultation. Receiving a non-accessible document means that we will not be able to upload it to our website.	An accessible document is a document created to be as easily readable by a sighted reader as a low vision or non-sighted reader. The Pre-Submission Asfordby Neighbourhood Plan meets accessibility regulations.	Ensure that the Submission version of the Asfordby Neighbourhood Plan meets accessibility regulations.
Melton Borough Council				The SEA Screening will be issued any time soon after the Regulation 14 consultation (draft Plan). The screening opinion has been sent out to statutory consultees and the Council is now awaiting a response from them.	The purpose of the Screening Statement is to set out a screening opinion in relation to whether a Strategic Environmental Assessment (SEA) process is required to accompany the development of the revised Asfordby Parish Neighbourhood Plan. Following consultation	No change

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
					with the statutory consultation bodies for SEA (Historic England, the Environment Agency and Natural England) for their opinion, Screening Statement was published by Melton Borough Council on 5 April 2022. It has been concluded that SEA is not required because the Plan is unlikely to have significant environmental effects.	
Leicestershire County Council – Environment				<p>Information for Neighbourhood Planning groups regarding Strategic Environmental Assessments (SEAs) can be found on the Neighbourhood Planning website (www.neighbourhoodplanning.org) and should be referred to. A Neighbourhood Plan must meet certain basic conditions in order to be 'made'.</p> <p>Not every Neighbourhood Plan needs a SEA, however, it is compulsory to provide when submitting a plan proposal to</p>	<p>The purpose of the Screening Statement is to set out a screening opinion in relation to whether a Strategic Environmental Assessment (SEA) process is required to accompany the development of the revised Asfordby Parish Neighbourhood Plan. Following consultation with the statutory consultation bodies for SEA (Historic England, the Environment Agency and Natural England) for their</p>	No change

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p>the local planning authority either:</p> <ul style="list-style-type: none"> • A statement of reasons as to why SEA was not required • An environmental report (a key output of the SEA process). 	<p>opinion, Screening Statement was published by Melton Borough Council on 5 April 2022. It has been concluded that SEA is not required because the Plan is unlikely to have significant environmental effects.</p>	
Leicestershire County Council – Highways				<p>Recognise that residents may have concerns about traffic conditions in their area which they may feel exacerbated by population, economic and development growth.</p> <p>Due to budget pressures, the County Highway Authority will generally prioritise resources on measures that will deliver the greatest benefits. Therefore new development will need to be funded from developer contributions. These will need to meet various legal criteria and cannot be sought to address existing problems. Commuted sum may also be needed if</p>	<p>Noted</p>	<p>No change</p>

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p>future maintenance of measures is required.</p> <p>Developer contributions for public transport will normally focus on larger developments and a more realistic prospect of the service being commercially viable.</p> <p>Improvements financed by developer contribution should comply with national and local policies, and Statutory Procedures.</p>		
Leicestershire County Council – Minerals & Waste Planning				<p>Neighbourhood Plans cannot include policies that cover minerals and waste development. However can provide information on whether the Neighbourhood Area contains any existing or planned minerals or waste sites.</p> <p>Also need to be aware of Minerals and Waste Safeguarding areas within the Minerals and Waste Local Plan. These areas are there to seek</p>	<p>Minerals Consultation Areas (MCA) covering the resources within Mineral Safeguarding Areas have been defined. The MCA also covers the safeguarding of mineral sites and associated infrastructure. Parts of the Parish are in Safeguarding Area for sand and gravel. However, no new land allocations are planned in these areas.</p>	No change

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				to ensure that non-waste and non-mineral development takes place in a way that does not adversely affect these resources or operations. Can provide guidance if needed.		
Leicestershire County Council – Strategic Property Services				No comment at this time.	Noted	No change
Leicestershire County Council - Environment				Leicestershire County Council (LCC) would like to see Neighbourhood Plans cover all aspects of archaeology and the historic and natural environment including heritage assets, archaeological sites, listed and unlisted historic buildings, historic landscapes, climate change, the landscape, biodiversity, ecosystems, green infrastructure as well as soils, brownfield sites and agricultural land.	All these matters are addressed by the Neighbourhood Plan.	No change
Leicestershire County Council – Environment				The County's Waste Management team considers proposed developments on a	The nearest Recycling and Household Waste Site is in Melton Mowbray and lies	No change

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p>case by case basis and when it is identified that a proposed development will have a detrimental effect on the local HWRC infrastructure then appropriate projects to increase the capacity to off-set the impact have to be initiated. Contributions to fund these projects are requested in accordance with Leicestershire's Planning Obligations Policy (2019) and the relevant Legislation Regulations.</p>	<p>outside the Neighbourhood Area.</p>	
Leicestershire County Council – Environment				<p>May wish to ask stakeholders to bear the Council's Equality Strategy 2020-2024 in mind when taking your Neighbourhood Plan forward through the relevant procedures, particularly for engagement and consultation work.</p> <p>A copy of the strategy can be viewed at: https://www.leicestershire.gov.uk/sites/default/files/field/</p>	<p>Noted</p>	<p>An Equalities Impact Assessment of the Neighbourhood Plan be undertaken.</p>

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				pdf/2020/7/10/Equality-strategy-2020-2024.pdf The Neighbourhood plan should comply with the main requirements of the Public Sector Equality Duty. This requires public bodies to have due regard of the need to: Eliminate discrimination, Advance equality of opportunity and Foster good relations between different people		
Leicestershire County Council – Environment				Public sector organisations have a legal requirement to make sure that all information which appears on their websites is accessible. As Neighbourhood Plans have to be published on Local Planning Authority websites, they too have to comply with government regulations for accessibility. Guidance for creating accessible Word and PDF documents can be found on the Leicestershire Communities website under the heading 'Creating	An accessible document is a document created to be as easily readable by a sighted reader as a low vision or non-sighted reader. The Pre-Submission Asfordby Neighbourhood Plan meets accessibility regulations.	Ensure that the Submission version of the Asfordby Neighbourhood Plan meets accessibility regulations.

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p>Accessible Documents'- https://www.leicestershirecommunities.org.uk/sr/</p>		
National Highways				<p>Welcome the opportunity to comment. Note that the Neighbourhood Plan provides a vision, and key objectives and policies which will help determine planning applications.</p> <p>Our role is to maintain the safe and efficient operation of the Strategic Road Network (SRN) and acting as delivery partner to national economic growth. Therefore principal interest is safeguarding the operation of the A46 which routes near the Neighbourhood Plan Area.</p> <p>Understand that the Neighbourhood Plan is required to be in conformity with the relevant national and Borough-wide planning policies.</p>	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				Based on the level of growth, housing and employment, currently being proposed across the Neighbourhood Plan area, and the fact that this is largely supporting the wider Melton Local Plan, do not expect that there will be any additional impacts on the operation of the SRN,		
Natural England				<p>A non-departmental body whose statutory purpose is to ensure that the natural environment is conserved, enhanced and managed for the benefit of present and future generations.</p> <p>Natural England welcomes the Screening Report which assesses the requirement for Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) for the Asfordby Neighbourhood Plan. Can confirm that Natural England agrees with the report's conclusion that it is not likely there will be significant</p>	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p>environmental effects arising from the policies in the plan, which have not already been accounted for within the adopted Melton Local Plan. Therefore the Asfordby Neighbourhood Plan does not require a SEA.</p> <p>Natural England also agrees that the plan would be unlikely to result in any significant effect to European Sites, either alone or in combination, and therefore an appropriate assessment under the Habitats Regulations is not required.</p>		
Severn Trent				<p>Welcome opportunity to comment on the plan and wish to be kept informed as plans are further developed.</p> <p>Have an obligation to provide water supplies and sewage treatment capacity for future development. Where more details is provide on site allocations, we will provide specific comments on the suitability of the site. Where</p>	<p>Flood risk is an important consideration in guiding the location of new development in the parish. Some areas have been affected repeatedly. In view of the significance to the local community, Chapter 4 and Policy A5 should be modified to incorporate the views of Severn Trent, the Lead Local Flood Authority and</p>	<p>Chapter 4 be re-titled 'Water Management' and modified, along with Policy A5, to reflect the views of Severn Trent, the Lead Local Flood Authority and Environment Agency.</p>

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p>there maybe capacity issues we may undertake modelling to understand the potential risk. For most development there is unlikely to be an issue connecting but will discuss in more with the LPA if an issue is identified. Where there is sufficient confidence a development will go ahead, will look to complete any necessary improvements to provide additional capacity.</p> <p><u>General Comments:</u></p> <p>Wastewater Strategy - have a duty to provide capacity for new development in the sewerage network and at our Wastewater Treatment Works (WwTW)and to ensure that we protect the environment. With respect to site allocations can provide a high-level assessment of impact on the existing network. If issues are identified we will look to undertake hydraulic sewer modelling. If sufficient</p>	<p>Environment Agency to ensure that the Neighbourhood Plan comprehensively addresses water management issues.</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p>confidence that a development will be built will look to undertake an improvement scheme to provide capacity.</p> <p>Surface Water – Management of surface water is an important feature of new development and introduction of flows to the public sewerage system can increase risk of flooding. Surface water flows to be managed sustainably and ideally directed back into the natural water systems. Recommend the following policy wording and supporting text is included:-</p> <p><i>Policy: New developments shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, whereby a discharge to the public sewerage system is avoided where possible.</i></p>		

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p>Supporting Text: <i>Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) states:</i></p> <p><i>Generally the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:</i></p> <ol style="list-style-type: none"> <i>1. into the ground (infiltration);</i> <i>2. to a surface water body;</i> <i>3. to a surface water sewer, highway drain, or another drainage system;</i> <i>4. to a combined sewer.</i> <p>SuDS- most effective way of managing surface water flows, being adaptable to climate change and wider benefits such as water quality, biodiversity and amenity. Recommend the following policy wording and supporting text:-</p> <p>Policy:</p>		

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p><i>All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are included, unless proved to be inappropriate.</i></p> <p><i>All schemes with the inclusion of SuDS should demonstrate they have considered all four areas of good SuDS design: quantity, quality, amenity and biodiversity.</i></p> <p><i>Completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure the SuDS are managed in perpetuity.</i></p> <p>Supporting Text: <i>Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, The SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and</i></p>		

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p><i>the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads.</i></p> <p>Blue Green Infrastructure – Supportive of the principles of blue green infrastructure. Encourage development that enhances biodiversity and ecology links through new development so there is appropriate space for water. Recommend the two following policies and supporting text:</p> <p>Policy: <i>Development should where possible create and enhance blue green corridors to protect watercourses and their associated habitats from harm.</i></p>		

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p>Supporting Text: <i>Planning policies and Decisions should contribute to and enhance the natural and local environment by:</i></p> <ul style="list-style-type: none"> <i>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their Statutory Status or identified quality in the development plan);</i> <i>b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</i> <i>c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;</i> <i>d) minimising impacts on and providing net gains for</i> 		

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p><i>biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.</i></p> <p>Policy: <i>Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.</i></p> <p>Supporting text: <i>We understand the need for protecting Green Spaces, however open spaces can provide suitable locations for schemes such as flood alleviation schemes to be delivered without adversely impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation schemes can result in additional benefits to the local green space through biodiversity and amenity</i></p>		

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p><i>benefits.</i></p> <p>Water Quality and Resources – Good quality watercourses and groundwater is vital for the provision of good quality drinking water. New development needs to adhere to Environment Agency's Source Protection Zones and Safeguarding Zone policies. New developments have a role to play in protecting water resources and recommend the following policies and supporting text are included:</p> <p>Protection of Water Resources Policy; <i>New developments must demonstrate that they will not result in adverse impacts on the quality of waterbodies, groundwater and surface water, will not prevent waterbodies and groundwater from achieving a good status in the future and contribute positively to the environment and ecology.</i></p>		

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p><i>Where development has the potential to directly or indirectly pollute groundwater, a groundwater risk assessment will be needed to support a planning application.</i></p> <p>Supporting text: <i>National Planning Policy Framework (July 2018) Paragraph 163 states: "Planning policies and decisions should contribute to and enhance the natural and local environment...e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should wherever possible, help to improve local environmental conditions such as river basin management plans;"</i></p> <p>Water Efficiency Policy:</p>		

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p><i>New developments should demonstrate that they are water efficient, incorporating water efficiency and re-use measures and that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, not exceeding 110 litres/person/day.</i></p> <p>Supporting Text: <i>National Planning Policy Framework (July 2018) Paragraph 149 states: "Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change</i></p>		

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p><i>impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure."</i></p> <p><i>This need for lower water consumption standards for new developments is supported by Government. In December 2018, the Government stated the need to a reduction in Per Capita Consumption (PCC) and issued a call for evidence on future PCC targets in January 2019, with an intention of setting a long term national target. The National Infrastructure Commission (NIC) has already presented a report including recommendations for an average PCC of 118 l/p/d. In Wales, the 110 l/p/d design standard was made mandatory in November 2018. In 2021 the Environment Agency classed the Severn Trent region as Seriously Water Stressed.</i></p>		

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p><i>We recommend that all new developments consider:</i></p> <ul style="list-style-type: none"> • <i>Single flush siphon toilet cistern and those with a flush volume of 4 litres.</i> • <i>Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.</i> • <i>Hand wash basin taps with low flow rates of 4 litres per minute or less.</i> • <i>Water butts for external use in properties with gardens.</i> <p>Water Supply – For the majority of new developments do not anticipate issues connecting new development. When specific detail of planned development location and sizes are available a site-specific assessment of the capacity of our water supply network could be made. If significant development in rural areas is planned, this is more likely to</p>		

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p>have an impact and require network reinforcements to accommodate greater demands.</p> <p>Developer enquiries- When there is more detail available on site-specific developments, we encourage developers to get in contact with Severn Trent at an early stage in planning to ensure that there is sufficient time for a development site to be assessed and if network reinforcements are required that there is time to develop an appropriate scheme to address the issues.</p>		
National Grid				<p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf.</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. National Grid Gas plc (NGG) owns and</p>	Noted	No change

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				<p>operates the high-pressure gas transmission system across the UK. National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p>The following National Grid asset has been identified as being within the Neighbourhood Area boundary - ZA ROUTE TWR (002 - 300C): 400Kv Overhead Transmission Line route: COTTAM – GRENDON. A plan is provided.</p> <p>National Grid also provides information in relation to its assets at the website below.</p> <p>www2.nationalgrid.com/uk/services/land-and-</p>		

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				<p>development/planning-authority/shape-files/</p> <p>Please see attached information outlining guidance on development close to National Grid infrastructure. Distribution Networks Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk</p> <p>Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p> <p>Please consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p> <p>We would be grateful if you could add our details shown below to your consultation</p>		

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				database, if they are not already included.		
LLR Clinical Commissioning Groups				<p>Supportive of the plan's vision and wish to work collectively.</p> <p>Many of the plan's themes will impact upon wider determinants of health and population health outcomes. Wish to maximise the opportunity for health and well-being.</p> <p>Particular support for the following:-</p> <p>Actions to support development of community identity – create community cohesion, come together, support</p> <p>Maximise opportunities and provision of green space and local recreational facilities, with access for residents and allows to undertake physical activity with ease. Type of provision can vary.</p>	Asfordby Neighbourhood Plan Policy A17: Infrastructure includes a requirement for new development to be supported by financial contributions to the improvement, remodelling or enhancement of Asfordby Surgery.	No change

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				<p>Development is designed in a way to encourage and enhance physical and mental health and well being and demonstrate compatibility with published national guidance.</p> <p>Ensure a range of options to travel including active travel, enabling easy access to work and leisure.</p> <p>Infrastructure for Active Travel should be actively encouraged with provision for high quality cycling and walking routes within the development.</p> <p>Designs that support the reduction in carbon emissions</p> <p>Important to note that an increase in the number of new residents in any area will have a direct impact upon local NHS services whether that is, hospital or community care. Local primary care services are already under high</p>		

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				demand and therefore any additional demand from housing development will require developer contribution to mitigate this.		
Alan Webster				The Plan broadly reflects the wishes of the majority of Asfordby parishioners and believe that it would be accepted by the public. Delivers the required, even exceeds, the number of properties to be built up to 2036 and in line with the adopted Melton Plan.	Noted	No change
D M Sidwell				Plan has many good features and emphasises need for sustainable development. Reference is made to a number of environmental matters, including water quality and infrastructure. However no mention of enhancement of sewage and waste water management to cope with increase in housing. Management in the UK is poor and therefore quality of rivers of poor. Believe there has	Flood risk is an important consideration in guiding the location of new development in the parish. Some areas have been affected repeatedly. In view of the significance to the local community, Chapter 4 and Policy A5 should be modified to incorporate the views of Severn Trent, the Lead Local Flood Authority and Environment Agency to ensure that the	Chapter 4 be re-titled 'Water Management' and modified, along with Policy A5, to reflect the views of Severn Trent, the Lead Local Flood Authority and Environment Agency.

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				<p>been discharge into the River Wreake and the sewage system in the Melton Mowbray area requires upgrading. These issues have been referenced to in a Severn Trent Report. My understanding is a significant upgrade to the management system has not been implemented. Therefore concerned why waste water/sewage management is not mentioned in the Draft Plan.</p> <p>Government Guidance on wastewater and water quality advises that housing 'should not be occupied until all necessary improvements to the public sewage system have been carried out.'</p> <p>Interest stems from a significant event that impacted upon the River Wreake and the periodic discharges that occur.</p> <p>Parish Council should be satisfied that the management</p>	Neighbourhood Plan comprehensively addresses water management issues.	

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				systems are adequate to cope with additional housing and infrastructure is provided prior to occupation. Water companies are considered to be slow to respond. Would like to see the final plan to include details of work carried out by Severn Trent on the management system and the required infrastructure.		
Pegasus Group on behalf of Rotherhill (Asfordby) Ltd				Policies are based on sound evidence. Work that has gone into the Neighbourhood Plan is evident. Community engagement provides good foundation for community support and consensus. Neighbourhood Plan must pass the Basic Conditions.	Noted	No change
Melton Borough Council	1	1.7		Link to the Order not working.	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.	Hyperlink to Order to be reinstated.

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Melton Borough Council	2 and 7: Consultation Stage and Chapter 2			Consultations with local community have not happened since 2014 and 2017. Priorities from the local community may have changed since then given, impact of the pandemic, climate change. Is the Neighbourhood Plan group sure that the stated key issues, vision, and objectives remain up to date?	The Neighbourhood Plan was passed by referendum on 28 September 2017 prior to being quashed. The broad nature of the new Neighbourhood Plan is unchanged but given the time that has passed the Parish Council has gone to great lengths to ensure that the Pre-Submission Plan was well publicised. This included the distribution of a publicity leaflet to all households and two community drop-in sessions.	No change
Melton Borough Council	7	2.8		Maybe useful to provide a link to the NPPF (2021).	Agree	Hyperlink to NPPF to be added at paragraph 1.11.
Melton Borough Council		Policies Map – Asfordby		We have differing data on our policies map for the Asfordby Storage & Haulage site as being shown as a historic local wildlife site. Please check/amend this information.	Noted	Local Wildlife Site boundaries to be checked.
Melton Borough Council	11	3.2		The inclusion of the Area of Separation between the settlements of Asfordby Hill	There is strong support within the Parish for maintaining the gaps	No change

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				and Asfordby Valley does not seem to be supported by evidence. The 'Melton Borough Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study' recommends in para 4.71 (page 102) the following: <i>'The area identified within the ADAS (2006) report is considered to have limited sensitivity to development. The settlements have similar characteristics to each other and are perceptibly seen as one settlement. It is not necessary to designate this area'</i> . This is the most up to date evidence we have, therefore this recommendation (used during the production of the Local Plan) seems to be relevant. Consequently, we recommend the removal of this Area of Separation.	between the three settlements. The prevention of sprawl and the protection of landscape quality are well established planning objectives. The designation of an Area of Separation between Asfordby Hill and Asfordby valley was supported by the ADAS 2006 Final Report Identifying Areas of Separation Criteria and Evidence Study. The Melton Borough Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study' assessment that Asfordby Valley and Asfordby Hill 'have similar characteristics to each other and are perceptibly seen as one settlement' is incorrect.	
Melton Borough Council	12	3.6		The Areas of Separation (AoS) do not seek to prevent development and defining the boundaries could have a	Plans should contain policies that are clearly written and unambiguous. The use of zig-zag lines	No change

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				<p>counterproductive effect. Our approach was supported in the Local Plan's examiner report (para 184): <i>'The resulting policy does not seek to prevent development in the identified areas; rather it aims to ensure that any development will respect the policy's objectives. It is appropriate therefore that the policy designation is shown as zig-zag lines on the Policies Map instead of a defined boundary. The policy is sound.'</i></p> <p>With this in mind, we recommend the removal/rewording of some misleading information (i.e., 'some parts have already been developed') as it could be interpreted as the AoS will prevent development. We also recommend the retention of the zig-zag lines rather than the use of defined boundaries</p>	<p>makes it difficult to interpret the Local Plan's Area of Separation policy, so this is resolved by the Neighbourhood Plan. Other neighbourhood Plans have taken a similar approach including the 'made' Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan.</p>	
Melton Borough Council	12	Landscape Character Section		The Melton Borough Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study, includes more detailed and updated	The Melton Borough Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study is based on The	No change

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				information and divides the landscape around the three settlements in 'Landscape Character Zones', with detailed information about the areas and a summary of their sensitivity. You can have an overview of these in our policies map (or the interactive version).	Landscape Character Assessment of Melton Borough Study of 2011 which has been used to inform the landscape character section of the Asfordby Neighbourhood Plan. The Settlement Fringe Sensitivity assessment was undertaken for the purposes of locating suitable sites for new development not character assessment.	
Harris Lamb Planning Consultancy on behalf of Deeley Group	12		A1	<p>The proposed approach to define the exact extent of the Areas of Separation is contrary to the strategic policies of the Melton Local Plan and therefore not in conformity with strategic policy.</p> <p>Contrary to strategic Policy EN4 of the Melton Local Plan. Policy EN4 does not define the extent of the Areas of Separation and instead allows a site by site assessment to be undertaken based on criteria</p>	<p>It is true that the Melton Local Plan shows areas of separation diagrammatically, without precise boundaries, but it is beyond the powers or the not beyond the purpose of the Neighbourhood Plan to seek to define such areas bearing in mind local knowledge and it's vision and purpose.</p> <p>In any event, plans should contain policies that are</p>	No change

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				<p>included in the policy. Approach taken is because the purpose of an Area of Separation is not to prevent all development but to prevent development which would result in coalescence and harm to individual settlement character.</p> <p>Policy A1 should be deleted and Areas of Separation removed from the related maps.</p>	<p>clearly written and unambiguous. The use of zig-zag lines makes it difficult to interpret the Local Plan's Area of Separation policy, so this is resolved by the Neighbourhood Plan. Other neighbourhood Plans have taken a similar approach including the 'made' Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan.</p>	
Tony and Hilary Moore	12		A1	<p>We find the omission of the Area of Separation between Asfordby Hill and Asfordby Valley in the Melton Plan disturbing, especially given the acceptance of such areas between:</p> <ul style="list-style-type: none"> •Asfordby and Asfordby Valley •Asfordby Valley & Hill and Kirby Bellars and •Melton Mowbray and Asfordby Hill 	<p>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</p>	No change

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				<p>Re-emphasise our wish that the Area of Separation between Asfordby Hill and Asfordby Valley be maintained/enshrined, in the Neighbourhood Plan. Significant development has already taken place on the hill, with further areas outlined. To lose the Area of Separation would eradicate the identify of both the Hill and the Valley with little actual overall gain.</p> <p>How would the existing drainage cope with additional development when there is already water running almost continuously on the A6006 down the hill? A danger and inconvenience to drivers and pedestrians – further development would exacerbate the problem.</p>	<p>coalescence of settlements. For this reason, the Neighbourhood Plan identifies an Area of Separation between Asfordby Hill and Asfordby Valley.</p>	
Charlie Miller	12	Countryside Section		<p>Since the mention of housing being built on the Hill, very concerned about the surrounding countryside, access to it, its enjoyment and its wildlife. Opposed to more</p>	<p>There are no plans for additional development at Asfordby Hill beyond existing commitments. However, to support the redevelopment of the</p>	No change

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				<p>building, especially the plan to build behind The Grange garden centre. Would be detrimental to the visual landscape, and result in loss of countryside and peaceful environment. Access to the countryside has been eroded as a result of development. Also a loss of ancient hedges.</p> <p>Where are the benefits and enhancements to the local area and residents.</p>	<p>Holwell Business Park site so that it can provide job opportunities for local people and be put into active use some new housing development may be required.</p> <p>The Grange Garden Centre lies outside Asfordby Parish and therefore beyond the scope of the Neighbourhood Plan.</p> <p>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.</p>	
Leicestershire County Council – Environment	12-15	Sections on Landscape Character and Green Infrastructure		The County Council would like to see the inclusion of a local landscape assessment taking into account Natural England's Landscape character areas; Leicester, Leicestershire and Rutland Landscape and	A landscape appraisal of the Parish has been undertaken to provide a robust understanding of the character and qualities of the Neighbourhood Area to help make sound	No change

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				<p>Woodland Strategy; the Local District/Borough Council landscape character assessments and the Landscape Sensitivity and Green Infrastructure Study for Leicester and Leicestershire (2017) which examines the sensitivity of the landscape, exploring the extent to which different areas can accommodate development without impacting on their key landscape qualities. The Neighbourhood Plan should also consider street scene and public realm and advice can be found in 'Streets for All East Midlands' Advisory Document (2006) published by English Heritage.</p> <p>LCC would encourage the development of local listings as per the National Planning Policy Framework (NPPF) and LCC have some data on the social, cultural, archaeological and historic value of local features and buildings</p>	<p>judgements as to the sensitivity and capacity of land within the Neighbourhood Area.</p>	

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				(https://www.leicestershire.gov.uk/leisure-and-community/history-and-heritage/historic-environment-record)		
Melton Borough Council	14		A2	<p>Suggest define the Settlement Boundaries/policy Ag first and then to refer to them in the policy, to help the reader to understand the context.</p> <p>If this is not possible, we recommend a direct reference to the policies map in the policy (i.e., 'In the Countryside (areas outside Settlement boundaries <u>as defined in the policies map</u>), new development [...]') and to add a paragraph of supporting text prior to the policy to explain where in the document the reasoning and justification for these Settlement Boundaries can be found.</p>	Noted	Modify Policy A2: Countryside by adding the following after 'Settlement Boundaries': 'as defined by the Policies Maps'.
Leicestershire County Council – Green Infrastructure	14	Section on Green Infrastructure		Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for their	The Rivers Eye and Wreake corridor is an integral element of the wider 6Cs GI network	No change

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				community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy. Through the Neighbourhood Plan and discussions with the Local Authority Planning teams and potential developers, communities are well placed to influence the delivery of local scale GI networks.	(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. Neighbourhood Plan Policy A3 protects the River Wreake Strategic River Corridor as an important ecological and informal recreation resource.	
Severn Trent	15		A3	Supportive of the principle outlined in Policy A3 regarding the protection of the River Wreake. Severn Trent are working with the Environment Agency across the region to comply with WFD. Have an agreed programme of improvements to ensure we meet our fair share of Water Quality improvements.	Noted	No change
Severn Trent	15		A4	Local green spaces can provide suitable locations for schemes such as flood alleviation without adversely	Policy A4 in the Asfordby Neighbourhood Plan is more restrictive than national policies for	Policy A4 be modified by removing the text after the list of Local Green Spaces.

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				<p>impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation schemes can result in additional benefits to the local green space in the form of biodiversity or amenity improvements.</p> <p>Recommend the following point is added to Policy A4to support the delivery of flood alleviation projects where required within green spaces:-</p> <p><i>Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.</i></p>	managing development within the Green Belt and that means that it is not consistent with national Green Belt policy.	
Melton Borough Council	15	3.18/Appendix 1 (Page 56)		<p>The methodology to designate Local Green Spaces (LGS) is not clearly defined. Does it have to meet at least one of the criteria listed in appendix 1? According to para 102 in the NPPF for a LGS to be designated it needs to meet three criteria: proximity to the</p>	<p>A detailed appraisal of Local Green Spaces has been undertaken and published on the Asfordby Parish Council website. The conclusions are summarised at Appendix 1 of the Neighbourhood Plan.</p>	No change

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				community, special to the community, local in character and not an extensive tract of land. Although we can see that it is in proximity to the community and may be local in character, appendix 1 only covers the second point, and it is not clear where this information comes from. For example, number 6 is defined in the Melton Borough Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study (para 4.82, page 112) as: <i>The communal courtyard (No.4) has weak functionality and eroded character. It is not suitable for designation as a Local Green Space but could be conserved by virtue of its setting to the Victorian terraces, through policy</i>		
Nigel Cottell	15			If all our green areas have been built on will Asfordby bypass no longer be called that but instead be named Main Street 2.	Noted	No change

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Environment Agency	19		A5	Policy is rather brief given the increasing importance of effect of flooding on communities as effects of climate change increase. Notwithstanding, where the Neighbourhood Plan is silent on particular aspects of legislation, then Local Plan and national legislation will need to be adhered to. Suggest a particular aspect to mention is that any new developments located in flood zones 2 or 3 will need to pass the sequential test. The Test is carried out to ensure that there are no other reasonably available sites at lower flood risk where the proposal could be located.	Flood risk is an important consideration in guiding the location of new development in the parish. Some areas have been affected repeatedly. In view of the significance to the local community, Chapter 4 and Policy A5 should be modified to incorporate the views of Severn Trent, the Lead Local Flood Authority and Environment Agency to ensure that the Neighbourhood Plan comprehensively addresses water management issues.	Chapter 4 be re-titled 'Water Management' and modified, along with Policy A5, to reflect the views of Severn Trent, the Lead Local Flood Authority and Environment Agency.
Leicestershire County Council – Lead Local Flood Authority	19		A5	LCC as a Lead Local Flood Authority (LLFA) undertake investigations into flooding, review applications for consent, and carry out enforcement. Also a statutory consultees on major applications and duty to ensure that the onsite drainage	Flood risk is an important consideration in guiding the location of new development in the parish. Some areas have been affected repeatedly. In view of the significance to the local community, Chapter 4 and Policy A5	Chapter 4 be re-titled 'Water Management' and modified, along with Policy A5, to reflect the views of Severn Trent, the Lead Local Flood Authority and Environment Agency.

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				<p>systems are designed in accordance with legislation and guidance. Also ensure flood risk is accounted for when designing drainage solutions.</p> <p>LLFA cannot prevent development where sites are at low risk of flooding or appropriate flood risk mitigation, use flood risk on adjacent land to prevent development or require development to resolve existing flood risk.</p> <p>When considering flood risk suggested the following points are considered:-</p> <p>Locate development outside of river flood risk, surface water flood risk and groundwater flood risk; Incorporation of SuDS to enhance local amenity, water quality, biodiversity and manage flood risk; and</p>	<p>should be modified to incorporate the views of Severn Trent, the Lead Local Flood Authority and Environment Agency to ensure that the Neighbourhood Plan comprehensively addresses water management issues.</p>	

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				<p>Protection of watercourse and land drainage to prevent increase in flood risk.</p> <p>Appropriate space allocation for required SuDS features to be incorporated within development.</p> <p>Where watercourse and drainage features form part of a development site, recommend they are retained as open features and in public open space to ensure access for maintenance.</p> <p>Will not support proposal contrary to LCC Policies.</p> <p>Suggest reference is made to the National Planning Policy Framework (March 2012), Sustainable drainage systems: Written statement - HCWS161 (December 2014) and the Planning Practice Guidance webpage.</p> <p>Flood risk mapping is readily available for public use at the links below. The LLFA also</p>		

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				<p>holds information relating to historic flooding within Leicestershire that can be used to inform development proposals.</p> <p>Risk of flooding from surface water map: https://flood-warning-information.service.gov.uk/long-term-flood-risk</p> <p>Flood map for planning (rivers and sea): https://flood-map-for-planning.service.gov.uk</p>		
Severn Trent	19		A5	Support need for development to undertake a flood risk assessment. Also recommended where possible, foul sewers are not located beneath exceedance flow routes or within flood zones to prevent the ingress of excess surface water or river water into the foul sewers that could then result in sewer flooding on the downstream system.	Noted	No change
Nigel Cottell	19	Flooding		Plan will test future flooding problems regardless of flood relief measures, given	Flood risk is an important consideration in guiding the location of new	Chapter 4 be re-titled 'Water Management' and modified, along

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				worsening environmental conditions. The EA's Incident Report – Easter 1998 Floods made important point regarding surface water run off from the north side of the bypass. The incident resulted in severe flood damage to houses in Prince Charles Street, Bradgate flats and properties thereafter. Housing the village side of the bypass is near completion and now there is development proposed on the north side. Potential for disaster is very high. Should also avoid development on land at Asfordby Hill to the rear of the Holwell's football pitch as this ground is massively built up from foundry slag and has been previously corned off due to subsidence.	development in the parish. Some areas have been affected repeatedly. In view of the significance to the local community, Chapter 4 and Policy A5 should be modified to incorporate the views of Severn Trent, the Lead Local Flood Authority and Environment Agency to ensure that the Neighbourhood Plan comprehensively addresses water management issues.	with Policy A5, to reflect the views of Severn Trent, the Lead Local Flood Authority and Environment Agency.
Melton Borough Council	20 and 22	5.1 and Map 5		We have different Local Wildlife Records than the ones shown in your policies map. Please can you double check with LERC (free of charge for	Noted	Local Wildlife Site boundaries to be checked.

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				Neighbourhood Plans) that you have the latest information? The most obvious difference is at the North of Asfordby Hill, where you can see that our Interactive Map differs from the information shown in page 22.		
Leicestershire County Council – Environment	20	Section on Biodiversity	A6	<p>The Natural Environment and Communities Act 2006 places a duty on all public authorities to the purpose of conserving biodiversity. The National Planning Policy Framework clearly outlines the importance of sustainable development and that planning should contribute to conserving and enhancing the natural environment, providing net gain for biodiversity, and reducing pollution.</p> <p>Neighbourhood Plans should work in partnership with other agencies to protect and improve the natural environment based on local evidence and priorities. Each</p>	Biodiversity information is based on data contained in the Leicestershire and Rutland Environmental Records Centre (LRERC).	No change

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				<p>Neighbourhood Plan should consider the impact of potential development or management of open spaces on enhancing biodiversity and habitat connectivity, such as hedgerows and greenways. Also, habitat permeability for habitats and species which addresses encouragement of movement from one location to another such as the design of street lighting, roads, noise, obstructions in water, exposure of species to predation and arrangement of land-uses.</p> <p>The Leicestershire and Rutland Environmental Records Centre (LRERC) can provide a summary of wildlife information for your Neighbourhood Plan area. These are all a material consideration in the planning process. If there has been a recent Habitat Survey of your plan area, this will also be included. LRERC is unable to</p>		

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				carry out habitat surveys on request from a Parish Council, although it may be possible to add it into a future survey programme.		
Environment Agency	21		A6	Welcome inclusion of Policy and the requirement for major developments to make a biodiversity net gain. Whilst the minimum requirement is 10%, would encourage where practical an increase of over 10% is provided.	Agreed	Add the following sentence to the end of paragraph 5.4: 'In the future, most developments will need to deliver a minimum 10% Biodiversity Net Gain.'
Natural England	21		A6	Welcome the inclusion of the wording on the policy that new development 'will be expected to include measures to make Biodiversity Net Gain.' However recommend that further improvements could be made to this policy to require developments to use the net gain approach to measure the gains in biodiversity they are delivering, in line with NPPF paragraph 179 and 180. Government intends to mandate a 10% gain in biodiversity for all development. Therefore	In the future, most developments will need to deliver a minimum 10% Biodiversity Net Gain.	In the future, most developments will need to deliver a minimum 10% Biodiversity Net Gain.

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				recommend that a target for net gains could be implemented within this plan, to future proof against national policy changes.		
Severn Trent	21		A6	Supportive of the principle to enhance biodiversity. It is important that this approach also protects existing watercourses retaining them as open features such that they can intercept and safely convey surface water flows through the landscape, providing viable sustainable surface water outfalls preventing the need for surface water connections to the sewerage system.	Noted	No change
Historic England	23-27	Section on Designated Heritage Assets		Neighbourhood Plan Area includes a number of important designated heritage assets. Strategy should safeguard those elements which contribute to the significance of these asset so that they can be enjoyed by future generations.	The Leicestershire & Rutland Historic Environment Record (HER) provides detailed information about the historic environment of Leicestershire and Rutland. The HER has been created as a result of decades of research and investigation and is	The Leicestershire & Rutland Historic Environment Record to be reviewed to identify other non-designated heritage assets which are particularly important to the local area.

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				<p>Suggest that the Local Planning Authority and County Council archaeological advisory service are contacted for details of designated heritage assets together with locally important buildings, archaeological remains and landscape. Can also access www.heritagegateway.org.uk and involve local voluntary groups.</p> <p>Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at: www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</p> <p>You may also find the advice in "Planning for the Environment at the Neighbourhood Level"</p>	<p>maintained and updated for public benefit. The HER is the primary information service for the historic environment within Leicestershire and Rutland. It is managed in accordance with national standards of good practice and aims to continue its development as an accurate, comprehensive and actively maintained resource.</p> <p>The HER will be reviewed to identify other non-designated heritage assets which are particularly important to the local area.</p>	

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				<p>useful.</p> <p>http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf</p> <p>If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, "Housing Allocations in Local Plans" as this relates equally to neighbourhood planning. This can be found at https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/</p>		
Leicestershire County Council – Environment	23-27	Sections on Designated Heritage Assets, Non-Designated Heritage Assets and		The planning process provides one of the most effective tools to manage the impact of land use change upon the historic environment. The inclusion of heritage in your Neighbourhood Plan, and the	The Leicestershire & Rutland Historic Environment Record (HER) provides detailed information about the historic environment of Leicestershire and	The Leicestershire & Rutland Historic Environment Record to be reviewed to identify other non-designated heritage assets which are particularly

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		Locally Valued Heritage Assets		<p>provision of relevant and effective policies, will significantly strengthen the management of these issues, and will be an effective way of the community identifying its own concerns and priorities.</p> <p>Neighbourhood Plans should seek to work in partnership with other agencies to develop and deliver this strategic objective, based on robust local evidence and priorities. We recommend that each Neighbourhood Plan should consider the impact of potential development or management decisions on the conservation and enhancement of the historic environment. The historic environment is defined as comprising all aspects of the environment resulting from the interaction between people and places through time, including all surviving evidence of past human activity, whether upstanding,</p>	<p>Rutland. The HER has been created as a result of decades of research and investigation and is maintained and updated for public benefit. The HER is the primary information service for the historic environment within Leicestershire and Rutland. It is managed in accordance with national standards of good practice and aims to continue its development as an accurate, comprehensive and actively maintained resource. The HER will be reviewed to identify other non-designated heritage assets which are particularly important to the local area.</p>	important to the local area.

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				<p>buried or submerged, as well as landscapes and their historic components.</p> <p>The Leicestershire and Rutland Historic Environment Record (LRHER) can provide a summary of archaeological and historic environment information for your Neighbourhood Plan area.</p> <p>Information on Designated assets (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Battlefields) is available from the National Heritage List for England (NHLE). https://historicengland.org.uk/listing/the-list/</p> <p>Consideration of the historic environment, and its constituent designated and non-designated heritage assets, is a material consideration in the planning process. We suggest that information provided by the</p>		

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				<p>LRHER should be taken into account when preparing the Neighbourhood Plan and contribute to any list of locally identified heritage assets.</p> <p>For help with including heritage in your Neighbourhood Plan please see the following guidance: CBA Toolkit No. 10, Neighbourhood Planning (2017)</p> <p>https://www.archaeologyuk.org/asset/6FE3A721-B328-4B75-9DEBBD0028A4AEED/</p> <p>National Trust Guide to Heritage in Neighbourhood Plans (2019)</p> <p>https://www.nationaltrust.org.uk/documents/neighbourhood-planning-and-heritage-guidance.pdf</p>		
Melton Borough Council	27	5.21		May be useful to have a link here for Building for Life 12	All development should contribute positively to the creation of well-designed buildings and spaces. Through good design the character of our area	Modify paragraphs 5.19-5.23 and Policy A8 to take account of the National Design Guide and the Melton Design of Development

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					<p>should be maintained and enhanced with places that work well for both occupants and users and that are built to last. Melton Local Plan Policy D1 helps to address the design objectives set out in the National Planning Policy Framework, but since then the Government has published the National Design Guide. Melton Borough Council adopted the Design of Development Supplementary Planning Document (SPD) on the 24 February 2022. This SPD was prepared to primarily support the implementation of Policy D1 of the Melton Local Plan.</p>	Supplementary Planning Document
Melton Borough council	27-29			Design of Development SPD was adopted on 24 February 2022.	<p>All development should contribute positively to the creation of well-designed buildings and spaces. Through good design the</p>	Modify paragraphs 5.19-5.23 and Policy A8 to take account of the National Design Guide and the Melton Design

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					<p>character of our area should be maintained and enhanced with places that work well for both occupants and users and that are built to last. Melton Local Plan Policy D1 helps to address the design objectives set out in the National Planning Policy Framework, but since then the Government has published the National Design Guide. Melton Borough Council adopted the Design of Development Supplementary Planning Document (SPD) on the 24 February 2022. This SPD was prepared to primarily support the implementation of Policy D1 of the Melton Local Plan.</p>	of Development Supplementary Planning Document
Melton Brough Council	28		A8	Welcome inclusion of Policy A8. Aligns with Policy D1 of the Melton Local Plan and	Noted	No change

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				supported by Chapter 6 of the NPPF (para 84)		
Leicestershire County Council – Highways	28		A8	<p>Features required may need to be curtailed to a height of 0.6m in order to provide visibility splays at site access locations.</p> <p>Para 110 (b) of the NPPF states 'safe and suitable access to the site can be achieved by all users'</p> <p>Any proposed access and footway width to be design in accordance with the Leicestershire Highway Design Guide (LHDG) – contained details regarding width and surfacing extents.</p> <p>Response also refers to DG4 of the LHDG regarding speed control methods, DG13 regarding parking requirements with parking self-contained and not overspill onto highway and DG15 regarding cycle parking. BS5906 provides guidance for refused collection.</p>	Noted	No change

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Severn Trent	28		A8	<p>Recommend that this policy highlights key design considerations about the performance of development sites, in such that they are built to manage surface water sustainably and utilise resources sustainably during use. The policy should highlight the need for development to incorporate:</p> <ol style="list-style-type: none"> 1) Sustainable Drainage systems (SuDS) 2) Implement the principles of the Drainage Hierarchy 3) Incorporate water efficient design and technology <p>Drainage hierarchy should be followed at initial site design stage and suggest the following wording be added to the policy:</p> <p><i>All applications for new development shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the</i></p>	<p>Flood risk is an important consideration in guiding the location of new development in the parish. Some areas have been affected repeatedly. In view of the significance to the local community, Chapter 4 and Policy A5 should be modified to incorporate the views of Severn Trent, the Lead Local Flood Authority and Environment Agency to ensure that the Neighbourhood Plan comprehensively addresses water management issues.</p>	<p>Chapter 4 be re-titled 'Water Management' and modified, along with Policy A5, to reflect the views of Severn Trent, the Lead Local Flood Authority and Environment Agency.</p>

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				<p><i>drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible.</i></p> <p>By incorporating appropriate references to SuDS in Policy A8, the need for developers to deliver high quality SuDS can be secured. Best practice highlights the need to consider SuDS from the outset of the design process and therefore recommend the following wording:</p> <p><i>All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are put in place unless demonstrated to be inappropriate. All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the</i></p>		

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				<p><i>existing landscape. The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity. Where possible, all non-major development should look to incorporate these same SuDS principles into their designs.</i></p> <p>The supporting text for the policy should also include:</p> <p><i>Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, The SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live,</i></p>		

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				<p><i>work and visit, making the surface water management features as much a part of the development as the buildings and roads.</i></p> <p>The Lead Local Flood Authority should be consulted on any wording regarding SuDS.</p> <p>Water efficient design and technology is important for ensuring the sustainability of the water supply system for the future, both supporting existing customers and future development.</p> <p>Recommend that this is detailed within Policy A8 so that developers are aware of what is expected of them from the outset of the design process. Example wording is provided:</p> <p><i>All development should demonstrate that they are water efficiency, where possible incorporating innovative water</i></p>		

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				<p><i>efficiency and water re-use measures, demonstrating that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, should not exceed 110 litres/person/day.</i></p> <p>New Development has the potential to interrupt both manmade and natural drainage systems that perform a vital function in preventing flooding and conveying water safely through the landscape. Damage or removal could result in increased flood risk on the development site or impact on the effectual drainage of other land. In the cases of ditches or watercourses the removal or culverting of these features can also impact on biodiversity by reducing the access to water for wildlife and result in loss of habitats.</p>		

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				<p>Severn Trent therefore recommend that the drainage systems of a site are understood before any site layout is constructed such that they can be incorporated into the layout of the development in the most effective and natural way. Suggested wording is provided:</p> <p><i>No development shall prevent the continuation of existing natural or manmade drainage features, where watercourses or dry ditches are present within a development site, these should be retained and where possible enhanced. Access to drainage features for maintenance should be retained and ownership of land clearly defined as part of the overall site maintenance plan. Prior to the alteration of any alignment an assessment will be required to ensure that all connections into the watercourse are retained and that exceedance flows are not then directed</i></p>		

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				<p>away from the watercourse channel towards properties.</p> <p>The supporting text for the policy should also include: The removal of watercourses and ditches from development sites, presents a risk for future growth and development in such that links to the natural water cycle can be removed resulting in a potential increase of on site and off site flood risk. The removal of these features would result in an increased need to connect surface water to the sewerage network, as identified above this is against the drainage hierarchy outline in the Planning Practice Guidance.</p>		
Mr and Mrs Blythe	30	Housing		<p>Object to housing on the other side of the bypass and paddock next to the village hall. Contaminated land at Holwell Works and gun range. Why is this being looked at when there was a proposal for a new village at Stony Cross works, although all quiet now.</p>	<p>There are no proposals in the Neighbourhood Plan to develop land to the east of Jubilee Park, Asfordby. There are no proposals in the Plan to develop land at the former Gun Range either. The remediation of contaminated land at</p>	No change

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					Holwell Works is an important consideration that is addressed by Policy A19. Neighbourhood planning bodies are encouraged to plan to meet their housing requirement, and where possible to exceed it.	
Severn Trent	30	Housing		<p>ASF1, ASF2 & ASF3 - Severn Trent are usually consulted on Planning Applications, as such any site level comments / condition requests will have been made on the individual Application. No further comments are necessary at this level.</p> <p>ASFH1 if an additional 90 Dwellings were to be delivered there is the potential need for capacity improvements. Would therefore recommend that developers consult with Severn Trent early within their site design process to understand their impact on the sewerage network and any subsequent next steps.</p>	<p>Flood risk is an important consideration in guiding the location of new development in the parish. Some areas have been affected repeatedly. In view of the significance to the local community, Chapter 4 and Policy A5 should be modified to incorporate the views of Severn Trent, the Lead Local Flood Authority and Environment Agency to ensure that the Neighbourhood Plan comprehensively addresses water management issues.</p>	<p>Chapter 4 be re-titled 'Water Management' and modified, along with Policy A5, to reflect the views of Severn Trent, the Lead Local Flood Authority and Environment Agency.</p>

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Rebecca and Jakub Sysel	30	Housing Section		<p>Been resident for 12 years and have seen considerable expansion. In support of the principles of non-expansion for Asfordby. Village is at capacity. Agree with the village boundary and any expansion would be unjustifiable. Other concerns as follows:-</p> <ul style="list-style-type: none"> Strain on existing infrastructure (schools, shops, roads etc); Loss of green space, particularly that between housing and main roads; Type of, quality and affordability of existing and proposed housing, in light of the national trend of low quality 'cookie-cutter' developments; Potential for land outside of the village to be developed for housing and expanding the village into unsuitable, unsafe or isolated estates; The Leah Way estate at limit of walkable to rest of the village and generates car journeys within the village; 	Noted	No change

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				<p>Development on the bypass would require speed restrictions/crossing and create a back-log of non-village traffic with impacts to residents.</p> <p>Encourage parish council to object to proposed new development and consult often and openly with residents.</p>		
S Wall	30	Housing		<p>Regarding the potential areas submitted by landowners for development. Any further development around Asfordby Village/Valley or Hall is going to create irreversible problems. Loss of wildlife would be exacerbated with hundreds of species already lost. Would the flood defences be able to cope with the proposed developments. More development would make the area a less desirable place to live. Hope that no more development takes place.</p>	<p>Even though over 300 new houses are in the pipeline for development in the Parish, there is pressure for more. This leaflet showed ADDITIONAL sites that have been put forward to Melton Borough Council for potential development by landowners and developers. Our Plan directs development away from the countryside separating Asfordby, the Valley and the Hill to brownfield sites.</p>	No change

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					Outside Settlement Boundaries, support for housing development will be limited in accordance with Neighbourhood Plan Policy Ag.	
Sharon Inchley	30	Housing		<p>Concerned about loss of arable land. Development on brownfield land would be a better option than countryside. Loss of hillside natural drainage would cause flooding and lead to loss of wildlife. Proposal appears to show the parish merging into one and the loss of the 'rural' characteristics of the area. And where would the necessary additional services and facilities go?</p> <p>Do not support development outside of the current village boundary. Land within the village should be used first. Why does the leaflet suggest 300+ homes.</p>	<p>Even though over 300 new houses are in the pipeline for development in the Parish, there is pressure for more. This leaflet showed ADDITIONAL sites that have been put forward to Melton Borough Council for potential development by landowners and developers. Our Plan directs development away from the countryside separating Asfordby, the Valley and the Hill to brownfield sites. Outside Settlement Boundaries, support for housing development will be limited in accordance with Neighbourhood Plan Policy Ag.</p>	No change

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Mr & Mrs Jones	30	Housing		<p>The plans shows the village will double in size and will join the Hill, Valley and Village together losing their identity. The village cannot cope with the traffic and the infrastructure and services cannot cope or are not in place.</p> <p>Building on the opposite side of the bypass would lead to loss of wildlife and agricultural land which is needed to reduce reliance on imports.</p> <p>Loss of fields would result in an increase in surface water run off.</p>	Even though over 300 new houses are in the pipeline for development in the Parish, there is pressure for more. Our Plan directs development away from the countryside separating Asfordby, the Valley and the Hill to brownfield sites.	No change
Melton Borough Council	33	Map 9		Recommend the settlement boundary only covers the parish boundary, it appears Asfordby Hill's boundary crosses the boundary with Melton. Please check/amend.	Agreed.	The Settlement Boundary at Asfordby Hill be modified to ensure that it remains within the Neighbourhood Area.
Harris Lamb Planning Consultancy on behalf of Deeley Group	33	Map 9		The settlement boundary should be amended to include Local Green Space 2 – Jubilee Park. The other proposed Local Green Spaces are	Different types of designations are intended to achieve different purposes.	No change

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				included in the settlement boundary and there is no justification for a different approach for this Local Green Space. Should be included for consistency.		
Melton Borough Council	34-37			Brownfield Sites - Recommend a map showing the location of each site and proposed boundaries if possible.	Agree	Map 8 and the Policies Map for Asfordby village be modified to show Whitlock garages and Asfordby Storage and Haulage Depot, Main Street.
Melton Borough Council	34		A9	Policies SS2 and SS3 in the Local Plan indicate that development could take place within and adjoining Service Centres, Rural Hubs and existing settlements. In the case of unallocated sites, as long as there is a proven need, would contribute to the protection of existing services and facilities. Consequently, recommend the modification of the policy and make explicit reference to the 'local proven needs' and to the land adjacent to the Settlement Boundaries.	The level of growth provided by the Melton Local Plan for Asfordby village and Asfordby Hill is well in excess 'pro-rata' housing growth without taking into consideration the Neighbourhood Plan's identification of the following opportunities for brownfield development: <ul style="list-style-type: none"> Whitlock garages, Asfordby Asfordby Storage and Haulage Depot, Main Street, Asfordby 	Housing policies be modified to allow for First Homes exception sites.

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					<ul style="list-style-type: none"> Holwell Business Park, Asfordby Hill <p>Further, much of the land adjoining Asfordby village and Asfordby Hill is identified as Area of Separation. Nonetheless, NPPF paragraph 72 supports the development of entry-level exception sites, suitable for first time buyers, on land which is not already allocated for housing.</p>	
Melton Borough Council	34		A9	Difference between policy A2 and the second part of policy A9 is unclear. Our understanding is that they are overlapping and consequently may be considered redundant.	The second part of Policy A9 is helpful because the Melton Local Plan does not specifically provide for this type of housing in the Countryside.	No change
Leicestershire County Council – Highways	34		A9	Paragraph 110 (b) of the NPPF states 'safe and suitable access to the site can be achieved for all users'	Criterion C of Policy A9 is consistent with NPPF paragraph 110b.	No change
Leicestershire County Council – Property education	34		A9	Where housing allocations or preferred housing developments form part of the Neighbourhood Plan, will consider viability of school	Noted	No change

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				places within 2 miles (primary) and 3 mile (secondary). If there are insufficient places section 106 funding will be sought to provide these places.		
Harris Lamb Planning Consultancy on behalf of Deeley Group	34		Ag	The list of developments that will be permitted outside of the settlement boundaries should include entry level exception sites in accordance with provisions of paragraph 72 of the NPPF. The exclusion of entry level exception sites from Policy Ag sites is contrary to the NPPF and fails to meet this basic condition.	<p>Exception sites are small sites brought forward outside of development plans in order to deliver affordable housing, and currently consist of rural exception sites and entry-level exception sites.</p> <p>While the Government supports the mechanism of allowing land to come forward outside of the development plan to deliver much-needed homes via exception sites, the entry-level exception site policy has not delivered affordable housing to the extent originally envisaged. Following consultation, the Government has replaced this policy with a 'First Homes exception</p>	Housing policies be modified to allow for First Homes exception sites.

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					sites' policy, in order to encourage First Homes-led developments on land that is not currently allocated for housing.	
Leicestershire County Council – Environment	34	Section on Brownfield Land		<p>The NPPF encourages the effective use of brownfield land for development, provided that it is not of high environmental/ecological value. Should check if the neighbourhood area includes brownfield sites. Where information is lacking regarding a site's ecological value, the NP could include policies to ensure ecological survey work is carried out prior to a development decisions.</p> <p>High quality agricultural soils should be protected from development where possible. Should consider using poorer quality area in preference to higher quality areas and using mapping agricultural land classification within their plan to enable inform decisions.</p>	The Parish Council gives substantial weight to the value of using suitable brownfield land within Asfordby Village and Asfordby Hill for homes. We have therefore identified opportunities for brownfield development with appropriate regard to environmental considerations.	No change

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				This information can be sought from Natural England.		
Severn Trent	34	Section on Brownfield Land		Recommend that brownfield development is directed to ensure that surface water is directed towards a sustainable outfall and kept separate from the foul flows, even where sites were previously combined, the benefits of attenuating or redirecting surface water of flood risk could be substantial and is consistent with the principles outlined within the Written Ministerial Statement for Sustainable Drainage (HCWS161).	Flood risk is an important consideration in guiding the location of new development in the parish. Some areas have been affected repeatedly. In view of the significance to the local community, Chapter 4 and Policy A5 should be modified to incorporate the views of Severn Trent, the Lead Local Flood Authority and Environment Agency to ensure that the Neighbourhood Plan comprehensively addresses water management issues.	Chapter 4 be re-titled 'Water Management' and modified, along with Policy A5, to reflect the views of Severn Trent, the Lead Local Flood Authority and Environment Agency.
Melton Borough Council	35		A10	Have contacted Housing Department to verify availability of the site. They will investigate its potential to develop new council housing and once appraised they will have further information. The conditions stated in the policy could add unnecessary	The criteria of Policy A10 ensure that the redevelopment of the Whitlock Garages site takes account of relevant constraints and opportunities.	No change

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				barriers to the redevelopment of the site		
Severn Trent	35		A10	Scale of development is not anticipated to result in any significant impact, provided surface water is directed to a sustainable outfall.	Noted	No change
Alan Webster	35/36		A10/A1 1	<p>Note the development proposed on brownfield sites. If more dwellings are required, numerous brownfield sites available particularly on the Holwell Business Park. Asfordby Hill would benefit from further development and investment given the scaling down of Holwell Works and the loss of, and, struggling local services. Housing development of brownfield land would help rejuvenate the area.</p> <p>There is no requirement or need for the development of any more Greenfield sites. Would vote against a Neighbourhood Plan that includes additional greenfield</p>	<p>The level of growth provided by the Melton Local Plan for Asfordby village and Asfordby Hill is well in excess 'pro-rata' housing growth without taking into consideration the Neighbourhood Plan's identification of the following opportunities for brownfield development:</p> <ul style="list-style-type: none"> • Whitlock garages, Asfordby • Asfordby Storage and Haulage Depot, Main Street, Asfordby • Holwell Business Park, Asfordby Hill <p>Further, much of the land adjoining Asfordby village and Asfordby Hill is identified as Area of Separation.</p>	No change

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				<p>sits when brownfield sites are an alternative.</p> <p>The additional document Asfordby Parish: The Future outlining further sites that had been put forward was unnecessary and caused confusion. In addition, development of any land to the north of the bypass is unthinkable.</p>		
Melton Borough Council	36		A11	<p>Site has a number of constraints including flood zone 2, adjacent to flood zone 3, and potentially contaminated land. Without the participation of the owner, the site is not available. Consequently the policy does not seem to be realistic, at least in the short term. Conditions stated in the policy could add unnecessary barriers to its redevelopment of the site.</p>	<p>Although the Parish Council have prepared a development brief for the site, this has been done without the participation of the landowner. The Neighbourhood Plan concedes that the site has established use for storage and distribution and that it could be more actively used in the future. Nonetheless, Policy A11 and accompanying Development Brief encourages the site's redevelopment for housing. It is not a housing</p>	No change

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					allocation, and the site does not need to be developed to meet local housing needs. Flood risk and other constraints are recognised by the Neighbourhood Plan, The criteria of Policy A11 and Development Brief ensure that the redevelopment of the Asfordby Storage and Haulage Depot site takes account of relevant constraints and opportunities.	
Severn Trent	36		A11	Severn Trent would not anticipate any significant impacts as a result of this re-development, especially where surface water flows could be attenuated and preferably discharged to a sustainable outfall.	Noted	No change
Leicestershire County Council – Adult Social Care	37	Housing Mix Section		Suggest reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc of differing tenures to	In 2015 we commissioned a housing needs assessment that compared data on household types and ages, or 'lifestages', from the	Additional text be added to recognise the anticipated growth in the older population.

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				accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead for their later life, including considering downsizing, but recognising that people's choices are often limited by the lack of suitable local options.	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. The 'optimum' mix of housing required includes provision for bungalows and housing with care.	
Melton Borough Council	38	6.30		More recent housing needs assessment exist and was undertaken by Midland Rural Housing in 2017: c2f881_7165822de8634873b69ofbd8dc5927ad.pdf (meltonplan.co.uk)	Noted	The affordable housing section of the Asfordby Neighbourhood Plan be modified to include reference to the Asfordby Housing Needs Study of 2017.
Melton Borough Council	38	6.30		More affordable homes have been built than stated, for example, 4 dwellings adjacent Crompton Road, 30 dwellings at allocation ASF1 and 15 dwellings at allocation ASF3. Sites ASF2 and ASF3 currently under construction with a	Noted.	Data regarding the supply of affordable housing be updated.

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				further 35 and 10 affordable dwellings respectively. The number of '94' affordable dwellings approved is incorrect as some of the sites are already built.		
Melton Borough Council	39	6.32		Housing Need for the Neighbourhood Plan area cannot be solely taken from a local housing need assessment. The HEDNA shows an unmet need for Melton Borough at 70dpa. This need will be met the whole Borough.	Neighbourhood planning bodies are encouraged to plan to meet their housing requirement, and where possible to exceed it. The Asfordby Neighbourhood achieves this.	No change.
Melton Borough Council	39 and 40	6.35	A13	The Lower Quartile Property Price in the Melton Borough Council Housing Needs Study 2016 for the Asfordby ward is £119,004, which with the 30% discount is £83,000. But now over 5 years ago and property prices have increased. Figure of £83,000 will need to be re-considered.	The First Homes Written Ministerial Statement of 24 May 2021 does give local authorities and neighbourhood planning groups the discretion to set lower price caps if they can demonstrate a need for this. The Neighbourhood Plan evidence for the proposed first sale price is drawn from the Borough Council's own Housing Mix & Affordable Housing	The last sentence of Policy A13 be modified to read: '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) unless more up to date evidence of local income levels, related to local house prices and mortgage requirements suggest

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					Supplementary Planning Document (Appendix 7) of 2019. Nonetheless, it is likely that more up to date evidence of local income levels, related to local house prices and mortgage requirements will be published during the plan period.	a different first sale price.'
Harris Lamb Planning Consultancy on behalf of Deeley Group	40		A13	<p>Policy does not accord with the NPPF or the strategic policies of the Melton Local Plan, and not meet these basic conditions. Reasons are:-</p> <p>Para 72 of the NPPF allows for Entry Level Exception Sites to meet district need. Whereas Policy A13 only allows for exception sites to meet a parish need. Therefore policy should either make it clear that it does not apply to entry Level Exception Sites or remove reference to local parish needs.</p>	A Neighbourhood Plan must be in general conformity with the strategic policies of the development plan in the area, in this case, the Melton Local Plan. The Melton Local Plan makes no provision for entry level exception sites in accordance with provisions of paragraph 72 of the NPPF.	No change

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				<p>Criteria B seeks to restrict entry level exception sites from Areas of Separation. Contrary to Policy EN4 and C5 of the Melton Local Plan. Policy EN4 supports a site by site assessment in Areas of Separation. Tenure of housing does not make a difference and consideration is focused on scale, form and spatial arrangements. Also no such restriction in Policy C5 which is the strategic policy for rural exceptions sites. Criteria B should be deleted.</p> <p>Policy sets an absolute cap of £83,000 on First Homes. Contrary to the definition of affordable housing in the NPPF. Its focus is on providing a discount on the market value of the home and allows for variation based on size and location of the home. Could also limit delivery of large homes. Reference to £83,000 should be removed.</p>		

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Leicestershire County Council – Environment	41	Services and Facilities		Neighbourhood Plans can proactively protect and develop facilities to meet the needs of people in local communities. Encourage to consider and respond to all aspects of community resources as part of the NP process. Further information, guidance and examples of policies and supporting information is available at www.leicestershirecommunities.org.uk/np/useful-information	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. The additional retail and community facilities are required to enhance the sustainability of Asfordby Hill. The provision of these facilities through Policy A20 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	No change

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					of the scheme was an issue.	
Leicestershire County Council – Environment	41	Services and Facilities		<p>High speed broadband is critical for businesses and for access to services, many of which are now online by default. Having a fast broadband connection is no longer merely desirable but is an essential requirement in ordinary daily life. Developers should take active steps to incorporate adequate broadband provision at the pre-planning phase and should engage with telecoms providers to ensure fibre broadband is available as soon as build on the development is complete. Where possible should encourage competition and consumer choice.</p> <p>Encourages a 'dig once' approach and telecommunications build which does not significantly impact on appearance of any building or space.</p>	Ofcom's broadband checker shows that Superfast broadband is available throughout most of Asfordby Parish.	No change

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Mr and Mrs Blythe	40	Services and Facilities		Schools, sewers, doctors and shops are not adequate.	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 in accordance with Neighbourhood Plan Policy A17.	No change
Melton Borough Council	42 and 43	7.11	Map 10	Map boundary shows the Horseshoe pub on Main Street however it is for Bradgate Lane Shops. Should this be included? If yes, seek clarification why the restaurant 'Empress of India' and 'The Crown' is not included, also on Main Street.	Bradgate Lane is a Local Centre that serves the local catchment area. The defined Local Centre is based on Appendix A of Volume 2 of the Melton Borough Retail Study 2015 which excludes both The Crown and Empress of India.	No change
Melton Borough Council	44		A14	Recommend the removal/rewording of ' <i>Class E (commercial, business and service uses) should remain dominant use and development leading to an over-concentration of any other uses</i>	The Melton Local Plan pre-dates the introduction of Class E (Commercial, business and service uses) and is therefore out-of-date.	No change

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				<p><i>(such as hot food takeaways) will not be permitted.'</i></p> <p>By stating '<i>will not be permitted</i>' it makes the policy too restrictive and prescriptive. Would not align with the NPPF (2021); Chapter 6, paragraph 84 a, nor Policy EC2 of the MLP, specifically points 5 and 7. We therefore recommend the policy is amended.</p>	<p>Use Class E includes a broad and diverse range of uses which principally serve the needs of visiting members of the public and or are suitable for a Local Centre. Class E allows for a mix of uses which recognises that a building may be in several different uses concurrently or be used for different uses at different times of the day. The Policy does not prevent the introduction of other uses provided there is not an over-concentration of any other uses.</p>	
Melton Borough Council	44	7.18		<p>May be useful to provide evidence of anti-social behaviour/intimidation at the play parks. If data was collected from Melton Borough Council consultations from 2012, 2013 and 2014 consultations (page 3), may be outdated and in need of review. Recommend</p>	<p>Parish Councillors report that anti-social behaviour is an on-going problem.</p>	No change

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				amending the direct reference of a specific group such as 'teenagers' to avoid discrimination, as the primary concern and consequential objective is to avoid anti-social behaviour regardless of the social group who might be causing it.		
Sport England	44	7.12 – 7.16		Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports	Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of our community. National and local planning policies already ensure that existing open space, sports and recreational buildings and land, including playing fields, should not be built on. Our Neighbourhood Plan also contributes to the protection of existing playing fields.	No change

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				<p>facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>Therefore essential that the neighbourhood plan reflect national planning policy, with particular reference to paragraphs 98 and 99.</p> <p>Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy for sport and</p>		

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				<p>further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 99 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. This could provide useful evidence for the neighbourhood plan. Where evidence does not already</p>		

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				<p>exist the neighbourhood plan should be based on a proportionate assessment of need for sporting provision in its area. Sport England's guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have capacity to absorb additional demand, planning</p>		

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				<p>policies should look to ensure new sports facilities or improved existing sport facilities are secured and delivered.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals. Active Design includes a model planning policy. The guidance could also be used as a checklist and at the evidence gathering stage.</p>		
Melton Borough Council	45		A15	Recommend altering the wording on last line of policy.	Agree	The last sentence of Policy A15 be modified

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				'their design should also aim to reduce the use by unintended visitors'. Seek clarification on what this means – current wording discriminates against certain groups potentially using the park.		to read: 'LAPs must be easily visible to ensure child safety and reduce vandalism.'
Melton Borough Council	46		A16	Welcome inclusion of Policy A16. Aligns with Policies IN3 and EN8 of the Melton Local Plan. Also in accordance with NPPF – set out in the Community Infrastructure Levy Regulations 2010.	Noted.	No change.
Leicestershire County Council - Highways	46		A16	The LHS have typically only sought Travel Packs and Bus Passes for developments of a scale of 25+ dwellings.	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.	No change
Melton Borough Council	46		A17	Welcome inclusion of Policy A17. Aligns with Policies IN3 and EN8 of the Melton Local Plan. Also in accordance with NPPF – set out in the	Noted.	No change.

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				Community Infrastructure Levy Regulations 2010.		
Leicestershire County Council	48	Economic Development		Recommend including economic development aspirations with your Plan, outlining what the community currently values and whether they are open to new development of small businesses etc	The Neighbourhood Plan seeks a prosperous local economy. Policies A18 to A20 support the local economy, sustaining existing businesses and providing opportunities for business diversification and new businesses to become established on suitable sites in the area.	No change
Melton Brough Council	50		A18	Policy A18 does not align with Policies E1 (Employment Growth in Melton Mowbray) and EC3 (Existing Employment Sites) of the Melton Local Plan. As it states it wants to be mixed and not just large scale development. Although note that if application came in for a mixed use it would be decided on its merits.	Use Class E (Commercial, Business and Service) was introduced on 1 September 2020 and covers the former use classes of A1 (shops), A2 (financial and professional), A3 (restaurants and cafes) as well as B1 (Business: including Offices), parts of D1 (non-residential institutions) and D2 (assembly and leisure) and puts them all into one new use class. The Melton Local Plan pre-dates the	No change

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					introduction of Class E (Commercial, business and service uses) and is therefore out-of-date.	
Melton Borough Council	52		A19	Policy A19 does not align with Policies E1 (Employment Growth in Melton Mowbray) and EC3 (Existing Employment Sites) of the Melton Local Plan. As it states it wants to be mixed and not just large scale development. Although note that if application came in for a mixed use it would be decided on its merits.	Use Class E (Commercial, Business and Service) was introduced on 1 September 2020 and covers the former use classes of A1 (shops), A2 (financial and professional), A3 (restaurants and cafes) as well as B1 (Business: including Offices), parts of D1 (non-residential institutions) and D2 (assembly and leisure) and puts them all into one new use class. The Melton Local Plan pre-dates the introduction of Class E (Commercial, business and service uses) and is therefore out-of-date.	No change
Melton Borough Council	53	8.14		Can the Viability and Marketing Report be available as an Appendix? It is a critical piece of evidence to support the	The Viability and Marketing Report (2021) has been published on the Parish Council's website.	No change

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				proposal and to demonstrate the reasoning explained in 8.16.		
Melton Borough Council	53		A20	Policy A20 does not align with Policy EC3 (Existing Employment Sites) as it states provide no more than 100 dwellings which would result in conflict with Policy EC3 for employment only. Also does not align with Policy EC3 as seeks mixed use and not just large scale development. Although note that if application came in for a mixed use it would be decided on its merits.	Local Plan Policy EC3 provides for the change of use of all of part of an existing employment site or allocation to non-employment uses will be permitted where: a) it can be demonstrated, through an acceptable viability study, that the site is no longer economically viable for employment purposes in the long term nor can be made so, and either: and b) its release for other purposes would offer significant benefits to the local area, in particular where proposals have demonstrable community support, for example through an allocation in a made Neighbourhood Plan.	No change
Melton Borough Council	53	8.14 & 8.16		Helpful to have the planning viability and marketing report	The Viability and Marketing Report (2021)	No change

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				(2021) as supporting evidence to show the site is not viable as a standalone employment site.	has been published on the Parish Council's website.	
Melton Borough Council	54		A20	Recommend the removal of the top cap for housing. Appears to be no justification for this to be limited to a maximum of 100 dwellings. Please see Employment and Infrastructure section for more information regarding policy A20	Local Plan Policy EC3 provides for the change of use of all of part of an existing employment site or allocation to non-employment uses will be permitted where: a) it can be demonstrated, through an acceptable viability study, that the site is no longer economically viable for employment purposes in the long term nor can be made so, and either: and b) its release for other purposes would offer significant benefits to the local area, in particular where proposals have demonstrable community support, for example through an allocation in a made Neighbourhood Plan. The ceiling on the number of dwellings will ensure	No change

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					that employment uses will be developed so that the site continues to contribute to meeting local economic needs.	
Melton Borough Council	54		A20	<p>Site has a number of constraints/potential constraints (impacts on biodiversity, LWS, potential buffer zones for gas and oil pipelines, contaminated land, Flood Zones 2 and 3). Mitigation of some is partly addressed by policy but further work may be needed to justify suitability of the site.</p> <p>Para 8.17 refers to access outside of the Neighbourhood Plan boundaries. If access is to be altered would the Neighbourhood Area need to be extended? Or can the proposal ignore the access element of the scheme.</p>	<p>The various constraints to development are reflected in Neighbourhood Plan Policy A20 but not Local Plan Policy EC3. While most of the Holwell Business Park site lies inside Asfordby parish, the main point of access- Welby Road, does not. This is not regarded as a significant barrier to the proposal being taken forward.</p>	No change
Severn Trent	54		A20	Severn Trent would not anticipate any significant impacts as a result of this re-development, especially where surface water flows	Noted	No change

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				could be attenuated and preferably discharged to a sustainable outfall.		
Pegasus Group on behalf of Rotherhill (Asfordby) Lts	54		A20	<p>Rotherhill (Asfordy) Lts is the owner of Holwell Business Park. Identification of Holwell Business Park under Policy 20 of the Neighbourhood Plan is supported. Pegasus has engaged extensively with the Parish Council and local community and has prepared a Draft Concept Masterplan. Will continues to work positively with the Parish Council and local community.</p> <p>Holwell Business Park is a brownfield redevelopment opportunity. Emerging proposals are consistent with Policy A20 of the Neighbourhood Plan.</p> <p>Technical reports suggest no overriding physical constraints and no market, cost or delivery factors that would make the development of the site</p>	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p>unviable within the next 5 years.</p> <p>Rotherhill promoting the site for residential and employment development and small scale retail within 0-5 years. Site in single ownership. Have extensive experience of mixed used development and in discussions with a volume housebuilder. Rotherhill specialise in land remediation. Site is available for development.</p> <p>Concept plan shows a development of employment, retail, community building, open space and up to 100 dwellings.</p> <p>Policy A20 is considered compatible with Policy EC3 of the Melton Local Plan. This site has been successfully marketed across 20 years for employment use, demonstrating no overriding need for employment land.</p>		

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				<p>Site also has overriding community support in allocating this mixed use brownfield site.</p> <p>Neighbourhood Plan and Policy A20 is considered to be sound.</p>		
Melton Borough Council	55		A21	<p>Suggest amending Policy A21 as it is very restrictive. Point C – there is no increase in holiday accommodation above the 59 lodges already permitted. Also not align with point 8.20 which states that it wants to contribute to the local economy.</p> <p>Policy A21 does not align with Policies EC2 and EC8 of the Melton Local Plan. Does not align with the NPPF – Chapter 6, paragraphs 81 and 82.</p>	<p>Neighbourhood Plan Policy A21 supports the development of Frisby Water Parks as a countryside leisure facility in accordance with national and local planning policies.</p> <p>Criterion C reflects Appeal Ref: APP/Y2430/A/08/2078427 which imposed a limit on the number of lodges to the 59 proposed, and their use for holiday purposes, to prevent a greater visual impact occurring and to safeguard the countryside.</p>	No change