

Neighbourhood Plan

Pre-submission consultation responses: 18 April – 30 May 2017 (updated 29/06/17)

No	Chapter/ Section	Policy Number	From	Comment	Response	Amendment
1	N/A	N/A	Resident	Having been a member of the environment group it is great to see a well-structured and complete NP. I fully support it.	Noted	None
2	N/A	N/A	Resident	The plan looks sensible and well thought through. I'm in agreement with it, and thanks for all the hard work that has gone into it.	Noted	None
3	N/A	N/A	Leicestershire County Councils Equality Dep't	While we cannot comment in detail, you may wish to note in your submission to MBC that they should bear the County Council's Equality Strategy 2016-2020 in mind when taking the NP forward through the relevant procedures.	Noted	None
4	Chapter 6 (page 17)	S1	Environment Agency	I am supportive of Policy S1: Sustainable Development.	Noted	None
5	Chapter 6 (page 23)	S3	Environment Agency	I am supportive of Policy S3 – Development in the countryside. Whilst the plan area only suffers a small amount of fluvial flooding – land to the NE of Nether Broughton and land to the east of the A46 to the SE of Broughton Lodge will be protected from development by this Policy.	Noted	None
6	Chapter 6 (page 27)	H2	Environment Agency	I am supportive of Policy H2 Reserve site - Station Lane Old Dalby. It is encouraging to see that a brownfield site has been allocated for re-development. In respect of the contamination on site it should be noted that according to our records the site is not underlain by aquifer and as such risk of pollution to that water resource is minimized.	Noted	None
7	Chapter 6 (page 33)	H6	Environment Agency	I am very pleased to see that point e) of Policy H6 - Housing Design mentions rain water harvesting. Water is often overlooked as being a scarce resource. As part of the Agency's objective to further the sustainable use of our water resources we are promoting the adoption of water conservation measures in new developments. Such measures can make a major contribution to conserving existing water supplies. We recommend the installation of fittings that will minimise water usage such as low, or dual,	Noted	None

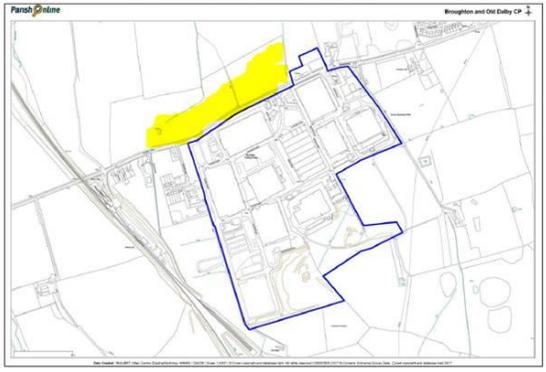
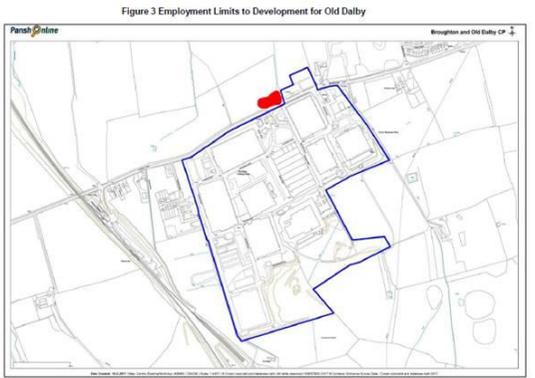
				flush WC's, spray taps and economical shower-heads in the bathroom. Power showers are not recommended as they can consume more water than an average bath. Water efficient versions of appliances such as washing machines and dishwashers are also recommended. In the garden consider installing a water butt to provide a natural supply of water for plants. Following the above recommendations will significantly reduce water consumption and associated costs when compared to traditional installations, reducing the cost to the environment and the householder.		
8	Chapter 6 (page 57)	ENV 3	Environment Agency	I am supportive of Policy ENV3 Wildlife corridors and habitat connectivity, particularly as it not only says protect but also enhance.	Noted	None
9	Chapter 6 (page 65)	ENV 8	Environment Agency	This Policy is not compliant with National Policy. National Policy does allow for development in Flood Zones 3 & 2 subject to the development vulnerability classification and application of the sequential test and exception test as applicable. Within the Flood Risk and Coastal Change chapter of National Planning Practice Guidance Table 2 details the Flood Risk vulnerability classification and Table 3 Flood risk vulnerability and flood zone compatibility details what development is appropriate and what development should not be permitted. Flood Zone 1 is only deemed an area at risk of flooding if it has a critical drainage problem. A critical drainage problem area is an area which has been notified by the Environment Agency to the Local Planning Authority. There are no "critical drainage problems" notified for the Melton Borough Council area. The sequential test and exemption test are applied to developments being proposed in areas of Flood Zone 2 or 3. National Policy prefers development in Flood Zone 1. Development proposals in Flood Zone 1 do not require a sequential test but they do require a flood risk assessment which addresses surface water disposal from the site. Surface water flooding lies within the remit of the Lead Local Flood Authority. The last bullet point of the Policy uses the word "adjacent". All areas of land in Flood Zone 1 will be "adjacent" to Flood Zones 2 & 3 hence this is unclear as to what areas of land you would require climate change projections to be taken into account.	Agreed. Policy to be amended.	This policy to be amended to say as follows: Development proposals of appropriate scale and where relevant will be required to demonstrate that: a) Its location takes geology, flood risk and natural drainage into account, including undertaking a hydrogeological study whose findings must be complied with in respect of design, groundworks and construction; b) Its design includes, as appropriate, sustainable drainage systems (SuDS), other surface water management measures and permeable surfaces;

						c) It does not increase the risk of flooding downstream.
10	N/A	N/A	Historic England	<p>Your Neighbourhood Plan includes the Old Dalby Conservation Area and includes a number of designated heritage assets including two Grade II* churches, twenty-eight Listed Buildings, and one Scheduled Monument. It will be important that the strategy you put together for this area safeguards those elements which contribute to the importance of those historic assets. This will assist in ensuring they can be enjoyed by future generations of the area and make sure it is in line with national planning policy.</p> <p>The conservation officer at Melton Borough Council is the best placed person to assist you in the development of your Neighbourhood Plan They can help you to consider how the strategy might address the area's heritage assets. At this point we do not consider there is a need for Historic England to be involved in the development of the strategy for your area.</p> <p>If you have not already done so, we would recommend that you speak to the staff at Leicestershire County Council's archaeological advisory service, who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also locally important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan.</p> <p>Your local authority might also be able to provide you with general support in the production of your Neighbourhood Plan. National Planning Practice Guidance is clear that where it is relevant, Neighbourhood Plans need to include enough information about local heritage to guide planning decisions and to put broader strategic heritage policies from the local</p>	Noted. Policy amendment to be made to strengthen the protection of heritage assets.	'Development proposals will be required to protect historic assets and their setting where appropriate' to be added to design criteria.

				<p>authority's local plan into action at a neighbourhood scale. If appropriate this should include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions.</p> <p>Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England. This signposts a number of other documents which your community might find useful 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:- http://www.historicengland.org.uk/advice/planning/plan-making/improve-yourneighbourhood/</p>		
11	Chapter 6 (page 72)	Env 11 Section 2(c)	Resident	As the homes and businesses in the area take energy from the national grid there should not be an exclusion of developments for wind turbines that are linked to the grid.	Noted. The Neighbourhood Plan does not exclude wind turbine development.	None
12	Chapter 6 (page 88)	BE4	Resident	The implied opposition to the current test track being returned to passenger use is in contradiction to the plans approach on sustainability and controlling road traffic.	The intention of the policy is to support this national asset and we consider it vital that it is supported, but in the unlikely event that testing stops then we would want to see it play its part in sustainability and helping to reduce traffic.	None
13	Chapter 6 (page 72)	Env 11	Resident	Housing developments of greater than 6 dwellings should be required to make a contribution to the provision of increased renewable energy supply in the area to offset the inevitable increase in demand.	Planning Practice Guidance on planning Obligations (Paragraph: 031 Reference ID: 23b-031-20161116) states that contributions should not be sought from developments of 10 units or less.	None
14	Chapter 6 (page 84)	TR3	Resident	While it is true that no accidents (to persons) have occurred so far on Main Road, Old Dalby, the level of noise intrusion (especially from large agri-vehicles) and the frightening	Noted. The text will be amended to reflect this. Contributions should not be sought from	Wording to be revised to reference concern about the potential for accidents on Main Road in Old Dalby.

				speed at which cars are often driven, this dangerous reality needs to be taken more seriously in your document.	developments of 10-units or less.	
15	N/A	N/A	Resident	In toto excellent document indicating a huge amount of thoughtful research.	Noted	None
16	Chapter 6	General concerns re traffic Inc TA3	Resident	My main concern is that, although there are numerous concerns in the following pages about roads, traffic, HGV, agricultural vehicles, I would like to see more positive comments, such as, " <u>more development should not go ahead or be allowed</u> unless – roads are widened, pavements improved, parking restrictions or alternatives provided". P83 – Traffic Management – "the impact in development will be considered – improvements may be required – concerns about HGV traffic and large agricultural vehicles". P87/88 – The re-use of buildings will be supported – if the local road system is capable..... P101 n) – "Development that would give rise to...will not be supported" P102 y) – The local road system.... P103 g) to l) – should include M0 – improvement in roads P106 – Traffic Management TA3 should include road improvements	It is not possible in the NP to be so prescriptive as required. Planning regulations state that the impact of additional traffic must be severe before it can affect the level of new housing. Reports from Highways re recent applications indicate that traffic levels although increasing are not yet at severe levels.	None except comment at page 106 to be incorporated.
17	Chapter 6 (page 78)	Health	Resident	On page 78 in the paragraph headed HEALTH, there is a sentence about the volunteer service run by residents from Old Dalby to Long Clawson Medical Practice. If this refers to the Thursday morning service provided by Duncan Bennett and John Bairstow, it does not include Nether Broughton residents – just Old Dalby and Queensway.	Noted	Remove "and Nether Broughton" from the paragraph
18	Chapter 6	Table ENV 2 D001	Resident	Old Dalby Play Park – The land belongs to the Church (Diocese) but is allocated to the Parish Council for maintenance etc	It is the extension which the PC rents.	Add reference to the Old Dalby Play Park being owned by the Church
19	Chapter 6	CA ENV 1 (page 49)	Resident	The cemetery is not a Parish Council cemetery it is a church cemetery managed and maintained by the Parochial Church Council.	Agree	Change reference to 'church cemetery'.
20	Chapter 6	Green Spaces	Resident	I believe during the consultation period the land at the side of the old people's home (at the rear of 6 Church Lane) was indicated as a possible green area by many residents attending the meeting. I could not find any reference to this.	The Environment Group were only aware of two comments to this effect. They were considered but this privately-owned land did not score highly in the environmental inventory.	None

21	Chapter 6 (page 75)	Community Facilities	Resident	I would support the development of a new village hall because the existing building is too small when future increase in housing is considered.	Noted	None
22	N/A	N/A	Resident	Some excellent work done by the committee in producing this plan.	Noted.	None
23	Chapter 6	B&E1 (page 85 & 85)	Martin Hawthorn	<p>Running Hawthorne Theatrical Ltd from Crown Business Park for 17 years, rather belatedly we have realised the development of new factories and the Brewery on what was parking is now causing issues and could cause both safety problems as well as limit future expansion. This doesn't affect just us but has also been problematic for Noise Control prior to their current downsizing, presumably temporary. Hawthorn now employ over 140 staff on the site and parking is now a major challenge for staff and customers, often resulting in cars being parked on the Estates Roadways. This policy makes no provision for the already overcrowded/lack of parking on Crown Business Park, all space is fully utilised.</p> <p>Whether the paragraph on page 82 (Policy T1: Public Car Parking) is supposed to apply to parking for workers I am unsure. What I foresee is cars being parked along Station Road narrowing the traffic flow to being single was when passing the business park for both the existing and new residents in both Dalby and Queensway and their associated traffic. If we don't do anything I see highway pedestrian safety being compromised.</p> <p>I would like to explore whether the existing sidings north of Station Lane would make an appropriate car park.</p> <p>Taking the plan on page 20 (Figure 3) -As I understand it, the area currently field was former railway sidings so in fact brown field. Would an area allocated for parking in this area be a sensible solution, or if not what is the proposal to reduce the chance of on street carparking which will create safety issues, delay traffic and look unsightly compared with setting back behind hedges and trees freeing up space for truck movements on the industrial estate.</p>	<p>Overall the plan seeks to reduce car use and encourage cars to be parked off the road network, in line with consultation findings</p> <p>Applications on the business park were all granted on the understanding that all traffic required for the businesses could be contained within the application area. This was also a consideration when the existing car park on the north side was granted permission for use as a depot by Fawkes – additional car parking was not considered necessary.</p> <p>In line with consultation and also with the draft Melton Local Plan, the business estates in the Parish are not expected to expand significantly. Therefore, we would be looking for additional parking solutions to be contained within the existing business area, possibly the two business</p>	

				<p>Figure 3 Employment Limits to Development for Old Dalby</p>  <p>Figure 3 Employment Limits to Development for Old Dalby</p> 	<p>parks co-operating to provide adequate parking.</p> <p>The area north of Station Lane was reclassified to agricultural land when returned to the farmer therefore is now open countryside.</p> <p>Further car parking would discourage use of public transport and also employment opportunities for local residents who can walk.</p> <p>Policy BE1 requires any new business development to have adequate on-site parking, whilst policy T1 supports additional public car parking, so the NP addresses these issues.</p>	None
24	N/A	N/A	Resident	<p>I was looking at the conservation plans for Old Dalby and noticed that there was no reference to the Great crested newts presumably in the pond, in the corner of the paddock between the cricket club & Longfield Close. I dug out some post holes in my back garden after the wind had blown over the fence in the spring and found the newts in the holes the next morning. These (2) were carefully taken out before concreting the new posts in. I have also seen them at the bottom of my garden. I just thought there should be some reference to them being there.</p>	<p>This is covered by national policies</p>	None
25	N/A	N/A	Highways England	<p>Highways England welcomes the opportunity to comment on the pre-submission version of the Broughton and Old Dalby Neighbourhood Plan. It is noted that this document provides</p>	<p>Noted</p>	<p>Change reference to A606 and A6006 from Trunk Road to Principal Road</p>

a vision for the future of the Parish of Broughton and Old Dalby and sets out a number of key objectives and planning policies which will be used to help determine planning applications.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is the role of Highways England to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Broughton and Old Dalby Neighbourhood Plan, Highways England's principle interest is safeguarding a section of the A46 which borders the Neighbourhood Plan area to the west.

Highways England understands that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for Broughton and Old Dalby is required to be in conformity with the emerging Melton Local Plan and this is acknowledged as a requirement within the document. It is noted that there is a residual requirement of 35 dwellings to be delivered in Broughton and Old Dalby over the Plan period in accordance with the emerging Melton Local Plan. To date 36 dwellings have been granted permission but have not yet been built and should therefore meet this requirement. Policy H2 sets out an allocation for a Reserve Site at Station Lane in Old Dalby with an allocation of 42 dwellings should there be any issues with meeting the housing requirement.

Highways England considers that, given the small scale of this growth, there should be no impacts upon the operation of the SRN.

Highways England also notes that reference is made in the Plan to a proposed housing development at Six Hills for 3,000 dwellings. Whilst there is limited detail in the Neighbourhood Plan about this development, a site of this size in this location is expected to significantly impact upon the operation of the A46, particularly the Hobby Horse junction. The Plan indicates that the implications of this development will be considered at the next review stage of

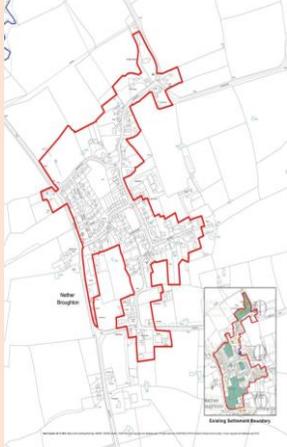
				<p>the Neighbourhood Plan and this is welcomed by Highways England as it will be important to ensure that impacts from this site on the operation of the A46 are considered and addressed through an appropriate transport assessment. The A606 and A6006 are referred to as trunk roads within the Neighbourhood Plan. However, whilst these may be Principal Roads they are not trunk roads, and thus do not form part of the SRN managed by Highways England. The Neighbourhood Plan should therefore be updated to reflect this position.</p> <p>Highways England has no further comments to provide but would welcome future engagement with Broughton and Old Dalby Parish Council as the Neighbourhood Plan progresses.</p>		
26	Chapter 6 (page 17)	Limits to Development	Resident	<p>Pleased to see some reigning in of boundaries. Strong regulation is necessary, such a pity it does not follow through to the building stage. Once planning permission acquired there is no legal stop on what is actually built and everything changes.</p>	Noted.	None
27	N/A	N/A	Resident	<p>I have been impressed by the detail and time that has obviously been dedicated to this project by the communities and feel it is worthy of comment and thanks. NB I have taken some copies of maps I felt worthy of retention for future reference. Trust you have no objections to this.</p>	Noted.	None
28	Chapter 6 (page 54?)	Fig. ENV 3	Nottinghamshire County Council	<p>The document includes details of badger setts. This information should not be included in a publicly available document, and should be treated as confidential, due to the risk of persecution taking place (i.e. sett digging and badger baiting). NCC therefore request that any information (text of maps) that identifies the location of badger setts within the Neighbourhood Plan area is removed.</p>	Agreed.	Remove Figure ENV 3 and reference to it.
29	N/A	N/A	Resident	Looks good to me	Noted	None
30	N/A	N/A	Resident	<p>If the village plan goes ahead without any forethought to future requirements what useful purpose will it be? After attending the meeting in the village hall and listening to the negative comments raised regarding the proposed re location I think it about time people realised that the facilities they were protecting have no car parking what so ever and with all the new planning that has already been granted the village will become totally blocked for through traffic twice a day for the school & whenever there is a function in the</p>	The Plan provides an opportunity for the local community to take forward the possibility of a new VH.	None

				village hall. The proposal of wasting money on a disabled toilet is completely stupid.		
31	Chapter 6	Limits to development	Defence Infrastructure Organisation – Ministry of Defence	<p>Comments made with reference to the MoD site known as Old Dalby, Old Dalby Lane being part of the Defence Animal Centre. The Old Dalby site has been identified under the better defence estates initiative as a site that will be vacated, currently estimated to be in 2020. Defence Infrastructure Organisation will be consulting with the LPA and stakeholders as to the future uses of the site in due course.</p> <p>We would like to make representations that this site be included within the settlement boundary for Queensway as the boundary stops at the edge of the MOD site which already had development within it.</p>	<p>The uncertainty over the future of this site is noted as is the intention to consult on the future uses in due course.</p> <p>In view of this uncertainty over its future use the LtD will be kept as proposed and the situation considered at the first review of the NP.</p>	None
32	Chapter 6	Fig ENV 10	Defence Infrastructure Organisation – Ministry of Defence	A representation that we have an objection to Fig ENV 10 which currently shows a Valued and Important View designation going across our site. Given that there are existing buildings at the access to the MOD site, it is not appropriate that the designation covers our site, and should be shown to be further west.	Agree.	Move arrows further West.
33	Chapter 6	B&E1	Defence Infrastructure Organisation – Ministry of Defence	A representation objecting to the Employment Policy B&E1. This requires that all existing business parks have to be fully utilised before new sites are permitted. The site is considered suitable for residential development or enhanced employment as a site currently utilised and to wait for all other business parks to be fully developed before this site could be considered is not appropriate.	<p>The Parish has significant numbers of business parks given its size and the policy BE1 is intended to support businesses and business development in the right locations.</p> <p>The situation regarding the MOD land is to be considered at the first review of the NP when the MODs intentions are clearer.</p>	None.
34	N/A	N/A	Resident	My only comment is a huge thank you to all concerned for producing an excellent plan in record time. Best wishes.	Noted	None
35	Chapter 6	Pages 104 & 49	Resident	I have read through the draft version of the Plan purely with respect to its historical accuracy. I have no problems with this, except for one item under the heading “Other” on pages 49 and 104. It concerns the “Parish Council Cemetery”. The cemetery was not provided by the Parish Council nor has it	<p>Noted</p> <p>Agree</p>	<p>Modify to accommodate</p> <p>Change reference to ‘church cemetery.</p>

				<p>ever been maintained by them. In 1909 the original churchyard was declared “full” but burials could still be allowed there is existing graves. It was not declared “closed”. In June of the same year a new burial ground was consecrated. This was a piece of ground which was part of the Manor, and it was given by C.J.Phillips, who was the Lord of the Manor. He also paid for the walling, fencing and gates.</p> <p>When John Hooley (vicar 2001-2003) was trying to reduce the church running costs, he applied to have the churchyard declared “closed”, because the Parish Council has the legal responsibility for the upkeep of closed churchyards. However, it was then found that the cemetery had been registered by the diocese as a “churchyard extension” and had to be considered as a part of the churchyard. Therefore, the churchyard could not be closed until the extension was also full and it remained the responsibility of the church and not the Parish Council.</p> <p>I think for the purposes of this Plan we can use the word “cemetery” as that is its popular name and could call it the Parish Cemetery, but please remove the word “Council”.</p>		
36	Chapter 6 (page 18)	Limits to Development	Resident	Why is there no map available for Manor Farm Business Park?	Unfortunately, maps were not available for Woodhill Industrial Estate; Manor Farm Business Park and Six Hills Farm Industrial Park but are provided within the Submission version of the NP.	Maps to be provided
37	Chapter 6 (page 21)	Limits to Development (Fig 5)	Resident	Why is there a small map of existing settlement boundary place over Dairy Lane and adjacent field so it is not visible? There has already been development in this area and recent planning for the field has been refused?	Dairy Lane is outside boundary and remains so. Map was placed in this spot as a convenient spot. Can be moved if needed	Move inset map if possible to cover open fields
38	Chapter 6 (page 76)	Policy CF2	Resident	<p>a) <i>Will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties:</i> How and who monitors this? And eventually enforce?</p> <p>b) <i>Will not generate a need for parking that cannot be adequately catered for:</i> How and who monitors this? And eventually enforce?</p>	MBC Enforcement Team would monitor ongoing compliance	None

39	Chapter 6 (page 85)	Policy B&E1	Resident	<p>Release of land for is it purely for business development? May be subject to various changes during the various planning stages, or is it from live work units to residential use how will this be monitored?</p>	The plan aims to encourage small business development and control expansion of the larger business parks in the parish. Monitoring is through the normal planning process	None
40	Chapter 6 (page 87)	Policy B&E3	Resident	<p><i>d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site.</i> Who and how is the road system and traffic accommodation assessed? Who is responsible and accountable for any vehicles causing issues? <i>e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk, that has not been successfully mitigated.</i> How is this monitored and dealt with? How is this enforceable and by whom?</p> <p>I would like to be kept updated on the progress of the plan.</p>	Assessment and monitoring are through the normal; planning process. Policies set out the criteria for assessment and must be in conformity to the NPPF and Adopted MLP.	None
41	Chapter 6 (page 22)	Limits to Development	1 st Old Dalby Scout Group	<p>The plan designates "Limits of Development" and the map of Queensway shows the Scout Hut falling outside of this. The Scout Group are concerned that this delineation may prevent the Group being able to expand or upgrade the existing facilities on the site, which is necessary in order to provide the range of recreational facilities for young people in the Parish. We are currently developing proposals for replacing the 2 metal containers on the land with a store extension, and we would hope that the Plan would not prevent this going forward.</p>	<p>The methodology followed guidance from best practice which suggested such facilities are excluded if on the edges.</p> <p>The policy states that development of sporting or recreational facilities close to or adjoining the LtD will be supported, so the policy already covers this</p>	None
42	Chapter 6 (page 82)	Parking concerns	1 st Old Dalby Scout Group	<p>Although the plan makes observations on the shortage of car parking at certain locations in the Parish, including 'the Northern end of Queensway' the Group is concerned that the specific parking issue at the Scout Hut is not sufficiently highlighted in the Plan. There are issues for residents in</p>	Agree that this is mentioned alongside other parking issues and the Policy TR1 is changed	Extra paragraph to be added to TR1 - A thriving Scout Group meeting in Queensway has similar problems

				<p>terms of parking along Queensway, but there is also an issue specifically affecting users of the Scout hut due to the inadequacies of the current car park, which can only accommodate a handful of cars which are usually all filled by residents. The Scout Group is thriving, and since it serves young people from all 3 settlements, and beyond, transport by car is essential and car parking is becoming a serious hazard for our young people. We propose that the Plan specifically mentions the inadequacies of parking at the Scout Hut. We are also hopeful that additional parking provision can be secured from the surrounding area, but we are concerned that this may be more difficult if the area around the Scout Hut falls outside the limits of development. Is it possible for the Plan to state that additional car parking might be found on areas currently designated outside the "Limits of Development"?</p>	<p>to suggest that it covers more than one location.</p> <p>The LtD will not prevent additional parking being secured</p>	<p>especially at pick/drop off times.</p> <p>Alter TR1 to say 'at suitable locations'.</p>
43	N/A	General comments	1 st Old Dalby Scout Group	We support the Plan.	Noted	None
44	Chapter 6	Limits to Development	Mr Mike Sibthorpe (Mike Sibthorpe Planning)	<p>It is considered appropriate in this case to modify the Limits to development to incorporate land at Limes Farm. Planning permission has been granted for the erection of 4 dwellings situated on the eastern side of Middle Street (MBC Ref: 15/00220/OUT). The consented access for that development is from Nottingham Road, as illustrated on the attached plan. It is appropriate that this consented residential access is included within the planned Limits. It is also appropriate for the Limes Farm complex, and the adjoining land to the south to be included in the Planned Limits. The farm group includes a number of buildings suitable for conversion and re-use, and the adjoining land to the south, which includes the consented access drive, offers the potential for a limited infill development in conjunction with the consented land and the Limes Farm complex.</p> <p>The land to the north of Limes Farm, as identified on the attached plan is enclosed by residential curtilages and is considered to be appropriate for including within the Planned</p>	The 4 granted houses are included. Access roads (and gardens) do not have to be included in the limits. Our methodology also followed best practice in excluding farms, at edges of villages.	None

				<p>Limits. The land is not identified as an important open space area within the draft plan.</p> 		
45	Chapter 6	Policy H3 Windfall Sites	Mr Mike Sibthorpe (Mike Sibthorpe Planning)	<p>Policy H3 (a) references that windfall development sites within Nether Broughton will be limited to a maximum of three dwellings. There is no justification form this figure, or for different levels of provision in Old Dalby and Nether Broughton. We see no justification for a restriction to three dwellings. Windfall sites typically comprises up to 10 dwellings; the point at which allocations are typically made. We consider that there should be a uniform provision for up to 10 dwellings across each of the defined area.</p> <p>Development should not simply be confined to restricted gaps in the continuity of existing frontage development. The characteristics of Nether Broughton are such that a variety of development forms may be suitable (for example backland type development), and it would be inappropriate to include an infill only type stipulation. The definition of a settlement boundary should prove a sufficient policy tool to control windfall type development.</p> <p>We do not take issue with the other strands of the Policy.</p>	<p>The number comes from the classification of NB within the pre-submission draft Melton local Plan.</p> <p>The limits to development do not preclude applications outside the limit, which will be decided on their merits and policies. The LtD is a line which defines current development and allocated sites and were drawn following national guidance</p>	None
46	Chapter 6	Policy s2 Limits to Developme	Resident	<p>There is no justification for the removal of the “central field” or land to the west and south of this field from the limits to development. The land forms a natural infill site between</p>	<p>The updating of the LtD has followed best practice guidelines and a</p>	None

		nt Nether Broughton		Main Road and Middle Lane. The site is surrounded by development and would be ideally placed to be included within the limits to development.	methodology as detailed on page 18 of the NP. The removal of the field reflects a consistent application of this methodology.	
47	Chapter 6	Policy ENV 1 Local Green Spaces	Resident	<p>The designation of Central Field as a Local Green Space has not been sufficiently justified and does not meet the policy requirements of a Local Green Space.</p> <p>Central Field is not a recreational open space and is an agricultural field which can be used for grazing. There are two rights of way across the site but this does not allow access to the whole field for walkers or play area it is private land. The pond is not known as a great crested newt breeding pond and a recent ecological survey of the site has demonstrated that the pond is unlikely to be of importance for breeding great crested newts.</p> <p>Work undertaken as part of the new local plan has led to all current protected open areas being assessed by the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015. In this study, the strength of appropriateness for this site being protected as Local Green Space is assessed in line with the NPPF. This site did not meet the established criteria and therefore would not be considered worthy as designated as a Local Green Space when assessed against the NPPF. The report states;</p> <p>'To the south of the village, the sites become more enclosed and secluded by the surrounding vegetation, with limited accessibility and visibility. There is little relationship to the wider village and they are not distinct or multi-functional spaces, although do contribute to the rural character of the village.'</p> <p>Therefore, in not meeting the policy test requirements of the NPPF the site referred to as Central Field should not be designed as a Local Green Space.</p>	<p>The Environment Group assessed the area according to NPPF guidelines, the justification scores for which are given in the neighbourhood plan supporting information, no change is proposed.</p> <p>Whilst this parcel of land is privately owned it does have 2 pRoW with 4 access points which are used by many in the community (specifically dog walkers and children running around 'the loop'. During the pre-consultation events, it was identified as important by multiple people on the maps provided. Whilst not subject to wide ranging views multiple households have this field as their prime rural outlook. The field also has a high biodiversity score due to its mature hedgerows, trees and secluded pond (one of very few natural ones in the village). Many have commented on the amount of birds, bats and hedgehogs seen in and</p>	None

above the field. In the 2015 study, Nether Broughton only has a single nominated Local Green Space and during consultation it was clear that the community valued this area. We believe we have represented the views of the vast majority of the community whilst applying the scoring as per the NPPF 2012 guidelines.

The LGS sites have been assessed in a comprehensive manner by local people under guidance from an independent specialist and qualified geologist. Those sites proposed for designation as LGS are demonstrably special to the local community having been ranked above the other open spaces in the Parish as confirmed by the environmental inventory in the supporting information. This process has been amongst the most comprehensive and thorough site assessment processes undertaken in any Neighbourhood Plan. The LGS assessments undertaken by MBC did not include reference to

					the community's prioritisation of what makes the sites 'special'. The NPPF enables local communities to 'identify for special protection green areas of particular importance to them'. It is unclear how MBC undertook this process and incorporated the views of the community in their assessments. The Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015 states 'Neighbourhood Planning would enable further identification of Local Green Spaces that have not already been designated within this Local Plan period' The Neighbourhood Plan group has taken up this challenge.	
48	N/A	General comments	Resident	I have now read through the draft Neighbourhood Plan and I would like to pass on my thanks and congratulations to everyone who has been involved in putting together this document, which has clearly involved a huge effort by a small number of people but also many hours of input by those involved to a lesser agree.	Noted	None
49	N/A	Matters of Principle	Resident	Station Road reserve housing site boundaries: wouldn't not be more logical to extend this reserve area to take in the triangular shaped area to the left between the designated area and the natural boundary of the railway line/embankment? Or is this area already subject to outline consent as one of the sites listed on page 27 para 2? Nether Broughton Limits of Development-is the line that runs	This cannot be done as the extended site is in different ownership and there has been no expressed intention to develop this land.	None

			<p>parallel with Hecadeck Lane at the line to which the resolution to grant consent for development? If so, that would be the sensible line.</p> <p>Page 24 para 4- reference to "the site" implies you know its extent. Why not put this on the Queensway Limits of Development map and say it falls in or outside the Limits?</p> <p>Page 26 para 7: final sentence: how can you say that 42 houses is the number of houses required to address the contamination issues? Have you had a detailed technical survey undertaken? Have you had a detailed viability study performed? If you have, then refer to these to give authority to the statement; if you haven't don't make a sweeping assertion that 42 houses is the number: why not 41 or 43? Given there are clearly known contamination issues, it does beg the question as to whether this is appropriate as a reserve site at all. Personally, I think it is but I think this needs rewording to say it's the reserved site while acknowledging some remediation will be required which will in turn bring benefits.</p> <p>Pages 30-31: have you considered the combined effect on viability and hence deliverability of policies that require 37%+ social housing and give priority to 1, 2 & 3-bedroom housing? You might well end up with numerous uneconomic sites none of which are then delivered (which might of course be the unofficial desired outcome).</p> <p>Policy H6- I am unconvinced about an inclusive road layout with short cuts linking existing roads together as that can result in the development of "rat runs" and increase traffic speed in high density residential areas, although I accept that it could result in reducing traffic flow on some of the more established roads.</p> <p>Policy Env 1- I find it surprising that the (1) green square</p>	<p>It is merely a possibility at this stage</p> <p>This was the figure identified by the developer as being necessary to address the contamination issues.</p> <p>The figure of 37% is a Local Plan policy that the NP cannot amend and the housing mix figures are in line with Local Plan. The housing mix targets cover all new residential development and will help meet a local need whilst being in line with the draft Local Plan.</p> <p>Noted – this will be tested through further consultation.</p> <p>This parcel of land was scored using the guidance provided. It had low scores for</p>	
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				<p>bounded by Chapel Lane, Middle Lane and Blacksmiths Close and (2) the field immediately south of Hecadeck Lane, both in Nether Broughton, are not designated as local green spaces, while recognising that the former is a Community Action important open space.</p> <p>Policy Env 9 does not seem to cover the view east from Nether Broughton church yard which falls between items 1 (north from Nether Broughton rectory) and 3 east from King Street (and what is meant by "View from Clawson Lane": which view from where on Clawson Lane). Would it not make more sense to extend the protected view 1 to the east and that of 3 to the north so they overlap, thereby protecting the whole view across the vale?</p> <p>Have you considered the question of whether a shale gas extraction policy is also needed?</p> <p>Community Action CF1 - is this specific to Old Dalby - if so I think you should say so - or for a village hall for the entire area?</p>	<p>Recreation/Education (0) due to no access, Tranquility (1) due to roads on 3 sides and History (2) due to no known special features. It was, however shown to be valued by the community and scored 3 out of 4 here. It therefore scored 21/32 overall and therefore merited an 'Important Open Space' listing.</p> <p>Point 2 –the view across the whole Vale from East to North was deemed 'too wide' and more specific views were therefore stated. The view from Clawson Lane is towards Slyborough Hill and the end of Broughton Hill escarpment.</p> <p>Mineral extraction is outside of the scope of the NP</p> <p>The wording of community action CF1 was intended to cover any future proposals of any form or in any location over the life of the project. The situation with ODVH highlighted that this could occur and may be the first example.</p>	
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				<p>Para 4 Page 90 refers to "the Plan [is required] to prioritise the infrastructure requirements" but it's not clear if this is the Neighbourhood Plan or the Local Plan. If it's the Neighbourhood Plan you haven't specified your order of priorities just listed some types of new infrastructure. If the Local Plan, then I think you should say that.</p>	<p>The Plan isn't required to prioritise infrastructure but chooses to do so. Those listed are the priorities identified.</p>	
50	N/A	Drafting Points	Resident	<p>Chapter 2 para 1: if the parish is northwest of Melton, it is southeast of Nottingham and northeast of Leicester not south and north respectively.</p> <p>Chapter 3 para 1, line 2 should be community was invited or communities were invited</p> <p>Chapter 4 first bullet: a parish cannot be a presence: it can have a presence so replace "and" in line 1 with "with"</p> <p>Page 14 para 3 under main objectives- the final sentence doesn't have a verb. Should it be another numbered para starting "Support and maintain at all times the cohesion..."</p> <p>Page 14 para 7: why the distinction between business in line 1 and businesses in line 2? Say "Encourage local businesses to align with the objectives and support those with development needs that are in accordance with the Neighbourhood Plan in order...."</p> <p>Page 15 final para final line: replace "it" with "them" as you are talking about levels of employment not "the level of employment"</p> <p>Page 16, 3rd bullet: don't you mean "appropriate changes of use"?</p> <p>Page 16: environment role in line 2 change "helping" to "help" to tie in with subsequent verbs</p> <p>Page 16. 3rd bullet under environment, do you mean "villages" identity'?</p>	<p>Comments noted and amendments to be made.</p>	<p>Amendments to be made as proposed</p>

Page 17 para 3 2nd sentence: should it be "The Plan..."?

Page 17 final para- is there a distinction between the "Adopted Local plan for Villages", "the Local plan" and "the Local Plan"? If so, it's not clear. If not, be consistent.

Page 24 para 4 "Further details are awaited"

Page 24 para 5: this seems completely out of place or what relevance does it have?

Page 24 para 7: Church is described as 13th century but on page 9 as 12th century?

Page 24 para 7: last sentence could be better phrased: perhaps "Particularly noteworthy is Manor House Farm and its associated buildings on the A606. Built around 1830, it was originally one of the....".

Page 24 para 8: more consistent with rest of document to say "from the thirteenth century to the present day".

Page 33- top para- the sentence starting "Part 1 of the Building Regulations..." doesn't fit in with the rest of that paragraph and could do with more explanation

Page 37- Old Dalby is described as being of Old Norse derivation but page 9 as Danish. The two are not the same.

Pages 38, 59, 61, 62 - references to centuries are in numeric form (e.g. 12th) whereas elsewhere in the document they tend to be in letter form- i.e. Twelfth....

Policy Env 7- there is something awry in the last lines "...and, wherever possible and will be...."? Not sure if something is missing or something needs deleting.

Policy Env 8: the use of "lifetime" in the first bullet point is rather woolly: what is meant? One in one hundred?

Page 74 para 5 refers to Brinvale bird foods (also page 76

				<p>para 1) but para 6 to Brinvale Bird Foods</p> <p>Page 81 para 4 references to photographs- what photographs? (same point page 82)</p> <p>Page 81 - section on parking at Old Dalby school substantially repeats points at pages 77-78</p> <p>Page 88- Old Dalby Test "Track" in title and replace NP with "Neighbourhood Plan"</p>		
51	N/A	General Comments	Resident	Well done to all involved at NPAC in producing a professional, detailed, balanced and well thought out document. The amount of detail, care and thought that has gone into this piece of work is very impressive. Good luck with the next steps.	Noted.	None
52	N/A	N/A	Natural England	<p>Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>Best and Most Versatile Agricultural Land We have not checked the agricultural land classification of the proposed allocations, but we advise you to ensure that any allocations on best and most versatile land are justified in line with para 112 of the National Planning Policy Framework.</p>	This classification was checked and no allocations present	None
53		Forward	Mr Matthew Fox (Hortons Estate)	<p>The Foreword states that the Neighbourhood Plan covers the period 2017-2036. We assume that 2017 reflects the envisaged date of adoption (although this is not made explicit) and 2036 has been selected as an end date to align with the emerging Melton Local Plan. However, the latter document actually proposes to cover the period 2011 to 2036.</p> <p>In order that the Neighbourhood Plan is in general conformity with the strategic policies of the emerging Local Plan it should cover the same plan period; 2011-36. This is important in relation to monitoring the Parish's past and future housing and employment development, and how this relates to the wider needs and requirements of the Borough as set out in the emerging Melton Local Plan.</p>	<p>This comment suggests that the NP will fail to be in general conformity with the Local Plan unless it covers the same period as the emerging Local Plan.</p> <p>This is not the case. Many NPs have starting dates from the date they are 'Made' (not 'Adopted').</p> <p>The regulations require the NP to state the period</p>	None

					during which it is to have effect. The NP does this and therefore meets the Basic Conditions.	
54	Pages 14 85		Mr Matthew Fox (Hortons Estate)	<p>The vision on page 14 refers to a "...<i>significant light industrial presence</i>..." and page 85 refers to the "<i>business parks</i>" having permission for "<i>light industrial or storage and distribution use</i>" (emphasis added).</p> <p>Hortons' Estate Ltd is the owner of the Old Dalby Industrial Estate on Station Road. This was the former Army Base Storage and Distribution Agency (ABSDA) which now comprises a significant industrial estate of circa 17.7ha and which accommodates a range of businesses within warehouses and office buildings. The site was historically owned and occupied by the Ministry of Defence (MOD) and used for the manufacture and repair of military vehicles, machinery and equipment which would be classed as a general industrial use (B2). Moreover, following the site's transfer into private ownership it now benefits from a lawful use for warehousing and industrial purposes by virtue of planning permission Ref. 00/00117/REV which was granted by Melton Borough Council in 2000. The description of lawful use is not limited to "<i>light</i>" industrial uses (B1(c) Use Class) but rather permits B1 offices, B8 storage and distribution and B2 "<i>general</i>" industrial uses (in addition to a D2 social club) (a condition provides specific uses for specific buildings). Having regard to the historic and lawful use of Old Dalby Industrial Estate, the references to "<i>light</i>" industrial uses on pages 14 and 85 must be amended as they are factually incorrect and could lead to incorrect assumptions being made in the future about the lawful use of the site.</p> <p>This lawful use is an important consideration for the proposed "<i>reserve</i>" housing site under Policy H2 which adjoins Old Dalby Industrial Estate. Indeed, the draft policy refers to the industrial units that "<i>bound</i>" the reserve housing site. This is explained in more detail in our response to Policy H2.</p>	Agreed	<p>The policy will be amended to restrict use to current uses in each Business Park (B1, B2, B8 & D2).</p> <p>The Vision Statement will be amended to say 'mainly light industrial presence'.</p>
55	Chapter 6 (page 18 and Fig 2- 6)	Limits to Developme nt	Mr Matthew Fox (Hortons Estate)	The second paragraph on page 18 refers to the proposed designation of Limits to Development for the villages/settlements but does not refer to the proposed Limit to Development for the Old Dalby Industrial Estate and	Agree.	Maps to be produced.

				<p>Crown Business Park. This should be added for completeness.</p> <p>Hortons' Estate Ltd supports the proposed Limit to Development identified on Figure 3. This aligns with its landholding at the Old Dalby Industrial Estate and encompasses plots which are currently vacant but available for industrial/employment use so provides a rational area within which future use/development is justified (the emerging Melton Local Plan Proposals Map does not accurately reflect the boundary for Old Dalby Industrial Estate (Site Ref. EC3(vii))).</p> <p>As a point of detail, it is suggested that a key/legend should be provided for the Limits of Development as shown on Figures 2-6. As it stands, these are shown in different colours although the reason for this is unclear and we consider that they should be shown in a single colour to link to Policy S2 and to avoid any potential confusion over their interpretation.</p>	agree	Key to be provided.
56	Chapter 6	Policy S2	Mr Matthew Fox (Hortons Estate)	<p>Hortons' Estate Ltd supports Policy S2 which provides in principle support for development within the defined Limits to Development. However, more explicit policy support should be provided in Chapter 5 in relation to the principal industrial sites (refer to our response to Policy B&E1).</p>	Agreed.	Policy BE1 to start with 'The NP supports the continued retention of the Business Parks within the Parish and the release of ...'
57	Chapter 6	Policy H1	Mr Matthew Fox (Hortons Estate)	<p>As drafted, Policy H1 essentially states that the housing requirement has been exceeded and that new housing will be restricted to windfall development, subject to an increased housing need. The view is taken that this policy is ambiguous as drafted because it does not confirm what the residual housing requirement figure actually is. It is noted that some of this information is set out in the explanatory text but it is essential that it is clearly articulated in policy form for monitoring and implementation purposes. It must also be recognised that the emerging Melton Local Plan housing requirement in draft Policy SS2 is expressed as a minimum figure ("at least 6,125 homes") so it follows that the requirement figure expressed in the Neighbourhood Plan should also be expressed as a minimum.</p> <p>Having regard to the above, Policy H1 should be reworded along the following lines:</p> <p><i>"The Melton Local Plan requires Old Dalby village to deliver at least 35 net additional dwellings between April 2016 and</i></p>	Agreed	Amendment to be made as proposed.

				<i>March 2036. Between April 2016 and March 2017 planning permission was granted for 36 dwellings within Old Dalby village and 37 dwellings elsewhere within the Parish. Further housing will therefore be restricted to windfall development in line with Policy H3 until such time as the Parish's housing need increases or the housing commitments do not translate into actual dwelling completions."</i>		
58	Chapter 6	Policy H2	Mr Matthew Fox (Hortons Estate)	<p>The "Reserve Site" directly adjoins Old Dalby Industrial Estate. Mindful that the Estate includes industrial and warehousing uses it is important that any residential development on the adjoining site does not threaten the continued operation of the industrial estate through potential amenity impact complaints from any future residents (e.g. noise and air issues). Hortons' Estate Ltd has formally objected to the pending outline planning application (Ref. 17/00397/OUT) proposing 80 dwellings on this site given that this level of development would involve dwellings being constructed directly adjoining the boundary between the two sites. Old Dalby Industrial Estate has no restrictions on hours of operation so there is potential for future residents to be affected by potential noise and air impacts in such close proximity. However, as a lawful existing use it is the responsibility of the Borough Council and developer to ensure that appropriate mitigation is delivered to safeguard future residents.</p> <p>It is, therefore, essential that this policy includes clear requirements for any residential development to deliver appropriate mitigation to safeguard against any amenity impacts potentially arising from the lawful and continued operation of the businesses within the industrial estate.</p>	Agreed.	Policy amendment to be made as indicated 'appropriate mitigation will be required to safeguard future residents'.
59	Chapter 6	Policy H3	Mr Matthew Fox (Hortons Estate)	<p>Policy H3 allows for appropriate windfall development within the Limits to Development of Old Dalby, Nether Broughton and Queensway. The view is taken that this policy should be made more flexible to allow for potential windfall development within the defined Limit to Development identified for the Old Dalby Industrial Estate.</p> <p>Policy EC3 of the emerging Melton Local Plan recognises that there will be instances where existing employment sites will become obsolete and provides criteria to allow alternative uses such as residential windfall development. This is in accordance with national planning policy relating to</p>	The NP seeks to maximise the employment potential of the existing employment sites and does not consider it appropriate to replace employment uses with residential development.	None

				<p>alternative uses on employment sites (NPPF para. 22). It is therefore entirely appropriate for Policy H3 to allow for potential windfall development on any surplus/obsolete employment land at Old Dalby Industrial Estate given that it comprises accessible previously-developed land. Obviously, any such proposals would be subject to addressing the criteria within Local Plan Policy EC3 and other policies within the Neighbourhood Development Plan.</p> <p>This flexibility can be easily achieved with some minor amendments to Policy H3, as follows:</p> <p><i>“Small residential development proposals (up to 10 dwellings in Old Dalby and up to 3 dwellings in Nether Broughton and Queensway) within the Limits to Development will be supported...</i></p> <p><i>a) Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Old Dalby, Nether Broughton and Queensway where the site is closely surrounded by buildings...</i></p>		
60	Chapter 6	Policy B & E1	Mr Matthew Fox (Hortons Estate)	<p>Policy EC3 of the emerging Melton Local Plan identifies “Old Dalby Trading Estate” and Crown Business Park as <i>“Employment Facilities listed for Retention”</i>. Policy EC2 states that the expansion of existing rural businesses is acceptable in principle.</p> <p>The Neighbourhood Plan provides a Limit to Development boundary around these two sites which supports their continued retention and expansion, although the view is taken that a specific policy should be included within the <i>“Business and Employment”</i> section given that these are the two principal employment sites in the Parish. As it stands, the Neighbourhood Plan is only proposing a single policy (B&E1) within this chapter which relates purely to the release of new/further land for business development.</p>	Agreed	Policy BE1 to start with “The Plan supports the retention of the Business Parks’.
61	Chapter 6	Policy DC 1	Mr Matthew Fox (Hortons Estate)	<p>Policy DC1 relates to developer contributions. The view is taken that the first paragraph is unnecessary because it is simply duplicating national and Local Plan policy (e.g. Policy IN2).</p> <p>Emerging Melton Local Plan Policy IN2 provides an order of priority for developer contributions which can be summarised as essential utilities/facilities/access, other infrastructure (including affordable housing) and <i>“desirable”</i> infrastructure.</p>	The NP has identified the infrastructure requirements over and above those essential for the development which will be covered by the MLP.	None

				It states that such infrastructure will be identified in the Infrastructure Delivery Plan or Neighbourhood Plan. Policy DC1 should therefore provide a clear breakdown of specific infrastructure priorities for the Parish to align with the categories listed in IN2. As it stands, the second part of the draft policy simply provides a list of what appears to be “desirable” infrastructure.	The requirements listed are drawn from the specific policies within the NP and indicate the local priorities for infrastructure.	
62	N/A	General comments	Mr Matthew Fox (Hortons Estate)	The Neighbourhood Plan currently includes no paragraph numbers which makes it difficult to reference. Paragraph numbers should therefore be included in the next version.	Agreed	Paragraph numbers to be introduced.
63	Chapter 6 (page 21)	Limits to Development	Resident	With reference to the barn with access on to Hickling Lane, North side of the church. I would suggest that the barn is included in the new village envelope. It has been used by farmers resident in Nether Broughton for many years and as such is part of the village community.	In setting the limits of development, we followed best practice and excluded farm buildings (and farms) from LtD. Should any future development of these buildings be proposed, they would be judged under the relevant policies including re-use of farm buildings and development in the countryside.	None
64	Chapter 6 (pp26-28)	H2: Reserve Site	Resident	42 units are proposed, and this is stated (Para 3 of section) to be the number of units required to address the contamination issues. It is also stated (Para 5) that nineteen houses have already received outline planning permission and a further 25 houses have been approved. Is it correct to assume that these two developments, only when combined, meet the number of units required to address the contamination issues, and that neither development should continue without the other? The character of the Station Rd mini-settlement has been overlooked. This may have occurred because the number of residents here is very small in comparison to those in the other major settlements covered by this plan.	This comment is noted; however the site was selected as a reserve site above other available sites following a detailed independent assessment.	None

				<p>My concern is that the mini-settlement on Station Rd has a distinct character which has not been considered by this plan and is at significant risk from Policy H2, despite the protections that this policy aims to apply.</p> <p>This mini-settlement is a row of detached 2-storey houses with substantial gardens in a rural setting affording views of open countryside as far as the horizon to both front and rear. The houses are not overlooked by any residences, including each other. (The mature trees and hedging on the north-western edge of the land between Station Rd and Station Lane also provide an effective visual screen within the panoramic view to the rear, in addition to their intrinsic value.)</p> <p>This mini-settlement is distinct and separated by open countryside and intermittent pavement from both Old Dalby and Queensway settlements. It is outside the 30mph limits and street lighting, and part of the open and largely undeveloped land between Old Dalby and Queensway. These are all positive attributes for this mini-settlement, which should be protected to preserve residents' experience of the settings of their home.</p> <p>An additional 42 houses which may remove the geographical distinction and visual separation between the Station Rd mini-settlement and the (approximately 10 house) Station Lane mini-settlement would see the mini-settlement of 7 houses on Station Rd become the edge of an effective settlement of about 59 houses: an expansion of over 700%. To compare, Nether Broughton has approximately 150 properties (as stated on page 24) so use of this reserve would bring the mini-settlement of Station Rd to over a third of the size of that village.</p> <p>I fail to see how this expansion could be achieved without detriment to the character of the area.</p>		
65	N/A	General comments	Resident	<p>I participated in both the online discussion and posters consultations, but did not, until this stage, appreciate that I would need to oppose the use of Station Road as a reserve site. I support the remainder of the plan.</p>	Noted.	None.

66	N/A	Highways	Nik Green (LCC)	<p>The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth. Like very many local authorities, the County Council's budgets are under severe pressure. It must therefore prioritise where it focuses its reducing resources and increasingly limited funds. In practice, this means that the County Highway Authority (CHA), in general, prioritises its resources on measures that deliver the greatest benefit to Leicestershire's residents, businesses and road users in terms of road safety, network management and maintenance. Given this, it is likely that highway measures associated with any new development would need to be fully funded from third party funding, such as via Section 278 or 106 (S106) developer contributions. I should emphasise that the CHA is generally no longer in a position to accept any financial risk relating to/make good any possible shortfall in developer funding.</p> <p>To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems.</p> <p>Where potential S106 measures would require future maintenance, which would be paid for from the County Council's funds, the measures would also need to be assessed against the County Council's other priorities and as such may not be maintained by the County Council or will require maintenance funding to be provide as a commuted sum.</p> <p>With regard to public transport, securing S106 contributions for public transport services will normally focus on larger developments, where there is a more realistic prospect of services being commercially viable once the contributions have stopped i.e. they would be able to operate without being supported from public funding.</p>	This general comment is noted.	None
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				<p>The current financial climate means that the CHA has extremely limited funding available to undertake minor highway improvements. Where there may be the prospect of third party funding to deliver a scheme, the County Council will still normally expect the scheme to comply with prevailing relevant national and local policies and guidance, both in terms of its justification and its design; the Council will also expect future maintenance costs to be covered by the third-party funding. Where any measures are proposed that would affect speed limits, on-street parking restrictions or other Traffic Regulation Orders (be that to address existing problems or in connection with a development proposal), their implementation would be subject to available resources, the availability of full funding and the satisfactory completion of all necessary Statutory Procedures.</p>		
67	N/A	Flood Risk Management	Nik Green (LCC)	<p>The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating to new developments. LCC in our role as the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to undertake works on ordinary watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk. In April 2015, the LLFA also became a statutory consultee on major planning applications in relation to surface water drainage and have a duty to review planning applications to ensure that the onsite drainage systems are designed in accordance with current legislation and guidance. The LLFA also ensures that flood risk to the site is accounted for when designing a drainage solution.</p> <p>The LLFA is not able to:</p> <ul style="list-style-type: none"> • Prevent development where development sites are at low risk of flooding or can demonstrate appropriate flood risk mitigation. • Use existing flood risk to adjacent land to prevent development. • Require development to resolve existing flood risk. <p>When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points:</p>	Noted	None

				<ul style="list-style-type: none"> • Locating development outside of river (fluvial) flood risk (Flood Map for Planning (Rivers and Sea)). • Locating development outside of surface water (pluvial) flood risk (Risk of Flooding from Surface Water map). • Locating development outside of any groundwater flood risk by considering any local knowledge of groundwater flooding. • How potential SuDS features may be incorporated into the development to enhance the local amenity, water quality and biodiversity of the site as well as manage surface water runoff. • Watercourses and land drainage should be protected within new developments to prevent an increase in flood risk. <p>All development will be required to restrict the discharge and retain surface water on site in line with current government policies. This should be undertaken through the use of Sustainable Drainage Systems (SuDS). Appropriate space allocation for SuDS features should be included within development sites when considering the housing density to ensure that the potential site will not limit the ability for good SuDS design to be carried out. Consideration should also be given to blue green corridors and how they could be used to improve the bio-diversity and amenity of new developments, including benefits to surrounding areas.</p> <p>Often ordinary watercourses and land drainage features (including streams, culverts and ditches) form part of development sites. The LLFA recommend that existing watercourses and land drainage (including watercourses that form the site boundary) are retained as open features along their original flow path, and are retained in public open space to ensure that access for maintenance can be achieved. This should also be considered when looking at housing densities within the plan to ensure that these features can be retained. LCC in our role as LLFA will object to anything contrary to LCC policies.</p> <p>For further information, it is suggested 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>		
68	N/A	Planning	Nik Green	Developer Contributions	General comments noted.	None

			(LCC)	<p>If there is no specific policy on Section 106 developer contributions/planning obligations within the draft Neighbourhood Plan, it would be prudent to consider the inclusion of a developer contributions/planning obligations policy, along similar lines to those shown for example in the Draft North Kilworth NP and the draft Great Glen NP albeit adapted to the circumstances of your community. This would in general be consistent with the relevant District Council's local plan or its policy on planning obligations in order to mitigate the impacts of new development and enable appropriate local infrastructure and service provision in accordance with the relevant legislation and regulations, where applicable.</p> <p>www.northkilworth.com/wp-content/uploads/2016/01/nk-draft-low-resolution-1.pdf</p> <p>www.greatglen.leicestershireparishcouncils.org/uploads/175670305aeaf48650823074.pdf</p> <p>Mineral & Waste Planning</p> <p>The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and also makes decisions on mineral and waste development.</p> <p>Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations or any future development planned for your neighbourhood. You should also be aware of Mineral Consultation Areas, contained within the adopted Minerals Local Plan and Mineral and Waste Safeguarding proposed in the new Leicestershire Minerals and Waste Plan. These proposed safeguarding areas and existing Mineral Consultation Areas are there to ensure that non-waste and non-minerals development takes place in a way that does not negatively affect mineral resources or waste operations. The County Council can provide guidance on this if your neighbourhood plan is allocating development in these areas or if any proposed neighbourhood plan policies may impact on minerals and waste provision.</p>		
69	N/A	Education	Nik Green (LCC)	Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local	General comments noted.	None

				<p>Authority will look to the availability of school places within a two-mile (primary) and three mile (secondary) distance from the development. If there are not sufficient places then a claim for Section 106 funding will be requested to provide those places.</p> <p>It is recognised that it may not always be possible or appropriate to extend a local school to meet the needs of a development, or the size of a development would yield a new school. However, in the changing educational landscape, the Council retains a statutory duty to ensure that sufficient places are available in good schools within its area, for every child of school age whose parents wish them to have one.</p>		
70	N/A	Property	Nik Green (LCC)	<p>Strategic Property Services</p> <p>No comment at this time.</p>	Noted	None
71	N/A	Adult Social Care	Nik Green (LCC)	<p>It is suggested that reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc. of differing tenures to accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead for their later life, including considering downsizing, but recognising that people's choices are often limited by the lack of suitable local options.</p>	The NP recognises this growth in the elderly population and addresses it in Policy H4.	None
72	N/A	Environment	Nik Green (LCC)	<p>With regard to the environment and in line with the Governments advice, Leicestershire County Council (LCC) would like to see Neighbourhood Plans cover all aspects of the natural environment including climate change, the landscape, biodiversity, ecosystems, green infrastructure as well as soils, brownfield sites and agricultural land.</p> <p>Climate Change</p> <p>The County Council through its Environment Strategy and Carbon Reduction Strategy is committed to reducing greenhouse gas emissions in Leicestershire and increasing Leicestershire's resilience to the predicted changes in climate. Neighbourhood Plans should in as far as possible seek to contribute to and support a reduction in greenhouse gas emissions and increasing the county's resilience to climate change.</p> <p>Landscape</p> <p>The County Council would like to see the inclusion of a local landscape assessment taking into account Natural England's</p>	This general guidance is noted.	None

Landscape character areas; LCC's Landscape and Woodland Strategy and the Local District/Borough Council landscape character assessments. We would recommend that Neighbourhood Plans should also consider the street scene and public realm within their communities, further advice can be found in the latest 'Streets for All East Midlands' Advisory Document (2006) published by English Heritage.

Biodiversity

The Natural Environment and Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their duties, to the purpose of conserving biodiversity. The National Planning Policy Framework (NPPF) clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment and reducing pollution. Neighbourhood Plans should therefore seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and improving the natural environment based on local evidence and priorities. Each Neighbourhood Plan should consider the impact of potential development on enhancing biodiversity and habitat connectivity such as hedgerows and greenways.

The Leicestershire and Rutland Environmental Records Centre (LRERC) can provide a summary of wildlife information for your Neighbourhood Plan area. This will include a map showing nationally important sites (e.g. Sites of Special Scientific Interest); locally designated Wildlife Sites; locations of badger setts, great crested newt breeding ponds and bat roosts; and a list of records of protected and priority Biodiversity Action Plan species. These are all a material consideration in the planning process. If there has been a recent Habitat Survey of your plan area, this will also be included. LRERC is unable to carry out habitat surveys on request from a Parish Council, although it may be possible to add it into a future survey programme.

Contact: planningecology@leics.gov.uk, or phone 0116 305 4108

Green Infrastructure

Green infrastructure (GI) is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities, (NPPF definition). As a network, GI includes parks, open spaces, playing fields, woodlands, street trees, cemeteries/churchyards allotments and private gardens as well as streams, rivers, canals and other water bodies and features such as green roofs and living walls. The NPPF places the duty on local authorities to plan positively for a strategic network of GI which can deliver a range of planning policies including: building a strong, competitive economy; creating a sense of place and promote good design; promoting healthier communities by providing greater opportunities for recreation and mental and physical health benefits; meeting the challenges of climate change and flood risk; increasing biodiversity and conserving and enhancing the natural environment. Looking at the existing provision of GI networks within a community can influence the plan for creating & enhancing new networks and this assessment can then be used to inform CIL (Community Infrastructure Levy) schedules, enabling communities to potentially benefit from this source of funding. Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for their community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy. Through the Neighbourhood Plan and discussions with the Local Authority Planning teams and potential Developers communities are well placed to influence the delivery of local scale GI networks.

Brownfield, Soils and Agricultural Land

The NPPF encourages the effective use of brownfield land for development, provided that it is not of high environmental/ecological value. Neighbourhood planning groups should check with DEFRA if their neighbourhood planning area includes brownfield sites. Where information is lacking as to the ecological value of these sites then the Neighbourhood Plan could include policies that ensure such survey work should be carried out to assess the ecological

				<p>value of a brownfield site before development decisions are taken.</p> <p>Soils are an essential finite resource on which important ecosystem services such as food production, are dependent on. They therefore should be enhanced in value and protected from adverse effects of unacceptable levels of pollution. Within the governments “Safeguarding our Soils” strategy, DEFRA have produced a code of practice for the sustainable use of soils on construction sites which could be helpful to neighbourhood planning groups in preparing environmental policies.</p> <p>High quality agricultural soils should, where possible be protected from development and where a large area of agricultural land is identified for development then planning should consider using the poorer quality areas in preference to the higher quality areas. Neighbourhood planning groups should consider mapping agricultural land classification within their plan to enable informed decisions to be made in the future. Natural England can provide further information and Agricultural Land classification.</p> <p>Impact of Development on Civic Amenity Infrastructure</p> <p>Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district area and the Leicestershire County Council. The County’s Waste Management team considers proposed developments on a case by case basis and when it is identified that a proposed development will have a detrimental effect on the local civic amenity infrastructure then appropriate projects to increase the capacity to off-set the impact have to be initiated. Contributions to fund these projects are requested in accordance with Leicestershire’s Planning Obligations Policy and the Community Infrastructure Legislation Regulations.</p>		
73	N/A	Communities	Nik Green (LCC)	<p>Consideration of community facilities in the draft Plan would be welcomed. We would suggest where possible to include a review of community facilities, groups and allotments and their importance with your community. Consideration could also be given to policies that seek to protect and retain these existing facilities more generally, support the independent development of new facilities and relate to the protection of</p>	The NP addresses these points	None

				Assets of Community Value and provide support for any existing or future designations. The identification of potential community projects that could be progressed would be a positive initiative.		
73	N/A	Economic Development	Nik Green (LCC)	We would recommend including economic development aspirations with your Plan, outlining what the community currently values and whether they are open to new development of small businesses, shops etc.	The NP covers these issues	None
74	N/A	Superfast Broadband	Nik Green (LCC)	High speed broadband is critical for businesses and for access to services, many of which are now online by default. Having a superfast broadband connection is no longer merely desirable, but is an essential requirement in ordinary daily life. All new developments (including community facilities) should have access to superfast broadband (of at least 30Mbps) Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as build on the development is complete. Developers are only responsible for putting in place broadband infrastructure for developments of 30+ properties. Consideration for developers to make provision in all new houses regardless of the size of development should be considered. Mention of Broadband is very limited within the plan. The plan encourages home working and farm diversification but assumes access to fibre broadband. Although current provision may be available, regard to future requirements should be considered.	Agreed. Policy to be introduced.	Policy to say 'Proposals to provide increased access to a super-fast broadband service and improve the mobile telecommunication network that will serve businesses, community facilities and other properties within the parish will be supported. This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape and not be located in or near to open landscapes. All new developments should have access to superfast broadband (of 30Mbps or greater taking into account future service improvements). Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as build on the development is complete.
75	Chapter 6	Limits to Development	Resident	The designated "Limits of Development" in Nether Broughton includes the "cricket field" off Hecadeck lane. Although outline planning has been discussed by Melton Borough	The Planning Application has been approved by	None

		(page 21)		Council it has not been ratified and is the subject of a legal enquiry. This planning application was significantly objected to by residents and the Parish Council for compelling reasons, including public safety. It was noted by Melton Borough Council that in a different time, this application would not succeed. There is a good possibility that this planning application will not be fulfilled, yet the designation of the limits of development could cement this field as a development site for the long-term. Could the plan identify that if the current planning application is not fulfilled, the limits of development will exclude this field.	MBC and therefore the LtD must reflect this.	
76	Chapter 6	Page 36	Resident	It would be more accurate to use "historic environment", instead of historical.	Agreed	Amend as proposed
77	Chapter 6	Page 43	Resident	The field off Hecadeck lane is of archaeological significance for the village.	This field did not feature highly in the environmental assessments undertaken.	None
78	N/A	General comments	Resident	I support the policies in the Plan.	Noted	None
79	Chapter 6	Limits to Development (page 17)	Melton Borough Council	The LPA has recognised the ability for Neighbourhood Plans to reintroduce Limits for Development policies, given the removal of village envelopes from the Emerging Local Plan (this background could be made clearer in the NDP). However, the NDP group are reminded why this decision was made. Namely the negative effects of village envelopes on issues such as house prices and 'garden grabbing', notwithstanding compatibility with the NPPF and its aims. The Limits to Development whilst allowing room for the permissions in place, may not allow for 'breathing room' for the village, which could lead to urbanisation of the village centre from windfall development and place pressure on valued green spaces in the centre of the village. The LPA would also take this as an opportunity to point out potential conflicts with Policy SS3, which is considered by the LPA to be a strategic policy. The Authority also wishes to note that the additional maps 'to follow' have still not been received and as such concern is raised that individuals in those locations may feel prejudiced from the Limits of Development for those settlements not forming part of this consultation. Moreover, whilst they form different uses, could Figures 3+4 not be combined?	Policy SS3 is within the draft Local Plan which is subject to change prior to Adoption. The LtD methodology has been applied consistently and has been relaxed from the MBC settlement Boundaries which were contained in the 1999 Adopted Local Plan.	None, although the Limits to Development are to be adjusted to reflect other comments.

80	Chapter 6 (page 26)	Policy H1: Housing Provision	Melton Borough Council	Whilst the Authority accept the rationale the group have applied in that Old Dalby's housing requirement has been met by extent permissions and the Limits to Development reflect this. The LPA are of the opinion that these should still be marked as Housing Allocations. It is felt this strengthens the rationale applied to the reserve site, as at present there is a reserve site in the plan and no actual allocations.	Noted. As the sites identified have either been approved or amended from the original site boundaries it is felt to be inappropriate to mark them as allocations	None.
81	Chapter 6 (page 27)	Policy H2: Reserve Site	Melton Borough Council	Given the benefits of remediation of the site, and given its status as brownfield land, have the community considered allocating the site as a residential development site, not just a reserve? Asfordby have an example such as this which it does not count towards its numbers but the group agreed that development of the site in terms of benefits was worth the potential additional housing. The group are reminded that the rationale for site selection should be clear within the plan or the supporting text, to demonstrate to any reader that the choices made are fair, comprehensive or the most sustainable option.	This was considered by the housing theme group but rejected and this approach was endorsed through community consultation.	None
82	Chapter 6	Policy H6: Design	Melton Borough Council	Whilst much of what is listed in the policy and supporting text is laudable, the group are reminded that requirements must not make development unviable, nor should policy place requirements which may be considered to be unreasonable.	Agreed	Replace 'All new development proposals of one or more houses, replacement and extensions will need to satisfy the following building design principles' with 'Development proposals are encouraged to have regard to the following building design principles to a degree that is proportionate to the development'.
83	Chapter 6	Policy H7: Conservation area and Listed Buildings	Melton Borough Council	The group are reminded that it is not necessary to repeat policies contained in existent local or national policy.	Agreed	The text to be kept but not as a policy.
84	Chapter 6	2nd Para, Page 36	Melton Borough Council	Reference the 'Melton and Rushcliffe Landscape Sensitivity Study: Wind Energy Development, 2014' which is the evidence document that identifies the LCUs.	Agreed	Change to be made

85	Chapter 6 (page 38)	Policy ENV1: Local Green Space	Melton Borough Council	<p>The group are reminded to, where appropriate make evidence to evidence documents. On this subject, the Local Authorities primary evidence is the AoS, Settlement Fringe Sensitivity and Local Green Space Study (Influence 2015). Specific comments about the various LGS follow,</p> <ul style="list-style-type: none"> - D004 & N013: MBC considers these are extensive tracts of land and therefore do not meet the criteria. This assessed the following areas and Rated them 2 i.e. they might have the potential to meet the LGS criteria in future <p>D003 (nos. 12 & 13 in the Influence Study): Recommendation - Reinforce. D007 (no.19 in the Influence study): Recommendation - Reinforce. Q016/Q026 (nos. 6 & 7 in the Influence Study): Recommendation – Reinforce/enhance & Reinforce respectively. Q008 (nos. 1 & 2 in the Influence Study): Recommendation – Reinforce & enhance respectively. Q009 (no. 3 in the Influence Study): Recommendation Reinforce/enhance. MBC considers that all the above spaces (D003, D007, Q008,Q009) have the potential to be LGS subject to improvements being made.. The Influence Study also assessed N007a (no. 7 in the report) and rated it 3. Meaning it was the view of consultants that it does not have the potential for LGS designation. If the Neighbourhood Plan wishes to counter some of the conclusions reached by the Influence Study, it should be specifically raised and the reasons for coming to a different opinion made clear to aid any eventual examiner as to the reasoning of the two parties towards the two separate conclusions.</p> <p>Furthermore, the group are reminded that the Protected Open Area status of certain locations relates to the Melton Local Plan 1999 and carries little weight in the determination of planning applications. This is because the new criteria on which such locations can be designated was updated by the NPPF.</p>	<p>The 2015 AoS, Settlement Fringe Sensitivity & LGS Study states in sec 5.33 'Neighbourhood planning would enable further identification of LGS that have not already been designated within this local plan period'. Consultations with the communities and subsequent strictly applied scoring using the NPPF 2012 guidelines resulted in the designations proposed in the NP. It is noted that the respondent acknowledges the potential of many of the sites for Local Green Space designation. By way of individual justification details of these scores for each proposed Local Green Space are provided in the Neighbourhood Plan.</p>	None
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86	Chapter 6	Policy ENV2 & ENV3	Melton Borough Council	The group are encouraged to use and reference the Melton Biodiversity and Geodiversity Study 2016	Noted. The group has followed best practice and have referred to appropriate documents including the study referred to	None
87	Chapter 6	Para 3, Page 63	Melton Borough Council	The Local Plan Policy is EN4	Accept	Change
88	Chapter 6 (page 63)	Policy EN7: Areas of Separation	Melton Borough Council	MBC does not support the Areas of Separation identified. There is not the development pressure which could result in coalescence of these settlements or threat to individual character. The Melton AoS, Settlement Fringe Sensitivity and Local Green Space Study (Influence 2016) assessed an AoS between Queensway and Old Dalby Trading Estate and considered it to be unnecessary, partly due to limited inter-visibility between the two settlements.	<p>The draft Local Plan identifies three reasons for introducing AoS's – coalescence; retention of tranquillity and safeguarding character.</p> <p>The Local Plan will run for 19 years during which time development pressures will increase.</p> <p>A fundamental objective of the Neighbourhood Plan from its initiation was to maintain three physically distinct rural settlements. This principle has received overwhelming support in all consultations. In particular the AoS between Old Dalby and Queensway /Industrial Parks, and between Queensway and Nether Broughton, are considered to be very important.</p>	Amendments to the text, policy and map to be made as indicated.

					The AoSs between Nether Broughton and Long Clawson, and between Nether Broughton and Upper Broughton are considered of less importance and will be removed.	
89	Chapter 6 (page 65)	Policy ENV8: Flooding and Drainage	Melton Borough Council	The policy does not make sense in respect of requiring development of over 1ha in Flood Zone 1 to have applied the sequential test. There is no more sequentially preferable site than one in Flood Zone 1 (as long as it is at low risk of surface water flooding also). Policy requires refinement.	Agreed.	Text to be applied as indicated in 9) above.
90	Chapter 6 (page 69)	Policy ENV9: Protection of Important Views	Melton Borough Council	The wording of this policy is questioned, in particular the use of “in any adverse way”. This could be interpreted as meaning no visible development is permitted. This is not consistent with the principle of positive planning. Suggest the policy is reworded in a more positive way, whilst still performing the same role.	Agreed.	Development that impacts significantly on the identified locally important and valued views (map above) will be strongly resisted, except in exceptional circumstances.
91	Chapter 6 (page 72)	Policy EN11: Renewable Energy	Melton Borough Council	In respect of wind energy development, the policy needs to state that the entire neighbourhood plan area is suitable for wind energy development subject to meeting the criteria in the policy. If it doesn't, it is not in conformity with national planning policy guidance (Paragraph:033 Reference ID: 5-033-150618) which requires that a wind energy development site is in an area identified as suitable in a local or neighbourhood plan. This is important because the reasoned justification to the policy states that the policy does not identify any specific preferred sites for wind energy development.	Noted	Text to be amended to say, ‘the entire neighbourhood plan area is suitable for wind energy development subject to meeting the criteria in the policy’.
92	N/A	General comments	Melton Borough Council	We have begun the process of SEA screening. We reserve the right to comment on any changes arising from this consultation or if there are changes at a strategic level arising from HEDNA or the Local Plan Consultations or subsequent IEP. Furthermore, MBC is currently working on updating its site selection work to ensure that the LP is based on the most up to date information, including sites submitted through the most recent Local Plan Consultation and also the SHLAA process This work may lead to changes in how the Authority ranks sites and thus suggested allocations.	Noted	None

				<p>We will start the process of SEA screening imminently. Should you wish to discuss any of the points made in this correspondence, please do not hesitate to get in contact, as stated previously we are more than happy to meet with you at your convenience to discuss any matters in more detail so that together we can progress towards a Neighbourhood Plan that will stand the test of examination and responds accordingly to the community's desire for suitable, sustainable development.</p>		
93	N/A	General comments	Gladman	<p>In terms of the emerging Neighbourhood Plan that you raised with me on the telephone, I reviewed this and noted previously it is prepared in accordance with the adopted Local Plan, which is consistent with the regulations.</p> <p>It does also seem to be prepared with the requirements of the emerging Local Plan in mind and it references the Six Hills site at several points, which is now identified as a future development site in Policy SS6 of the emerging Plan; however, I couldn't find the site on the plan maps (other than a 'green wedge' to the north east of the site)?</p> <p>Perhaps I have missed something and I would be really grateful if you could assist or put me in touch with someone who might be able to point me in the direction of the plan showing the site if there is one?</p>	<p>Noted. The comments in relation to conformity with the Adopted Local Plan and taking the emerging Local Plan into account are appreciated.</p> <p>The potential development at Six Hills is referred to in the draft Local Plan as a potential long term or alternative option. It is therefore considered to be speculative at this stage and does not therefore merit stronger reference at this point than is given to it in the Submission version of the NP.</p>	