

**Regulation 14 - Pre submission consultation responses
November 2019**

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STAKEHOLDER CONSULTEES

| No. | Chapter/ Section | Policy Number | Consultee | Comment | Response | Amendment |
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| 1 | 5.0 5.3 | - HR2 | Burrough Court Estate | <p>Separate Limit to Development, Marefield Lane, Burrough.</p> <p>We note the proposed Limited to Development in all four settlements and that the Limits to Development line has been drawn quite tightly around existing properties within the main settlements. We recognise the need to incorporate those sites allocated by MBC, namely SOM1-3(inc); however, we believe that more small scale sites, similar to those sites that have recently gained the consent in Pickwell (Butlers Cottage & Saxons Lee), should be included within the Neighbourhood Plan as 'Reserve Sites' and incorporated in to Policy HR1. For this reason, we welcome the inclusion of the Reserve Site RSOM1 in Pickwell. It is a matter of public record that representations were also made to MBC for small scale, sensitive in-fill (3-5 units) at the top (north west end) of Marefield Lane south of Burrough Court. We believe that the inclusion of this area within a separate Limit to Development will further enable the demand for growth to be met through small scale sensitive development that does not detract from the appearance or feel of historic villages.</p> <p>[Map at page 78]</p> | <p><i>During preparation of the pre-submission NP we have engaged with residents and stakeholders including Burrough Court Estate. This particular proposal was not made available for the public engagement day on 17th November 2018 or for inclusion in the pre-submission draft where draft Plan policies, including proposed development sites, were displayed for comment. Consequently it has not been consulted on.</i></p> <p><i>The Melton Local Plan (MLP) housing allocations SOM1 and SOM2 (and reserve site SOM3) already exceed the housing requirement in Table 6 of that Plan. There is also a reserve site RSOM1 in this draft NP.</i></p> <p><i>In consultation at the engagement day 17/11/18 the Limits to Development (LtD) as drafted attracted 73.6% agreement and 11.3% disagreement.</i></p> <p><i>MLP policy SS3 (Unallocated Sites) applies to proposals outside the Policy C1 site allocations. It is a strategic policy with which the NP must conform. To make an additional site allocation where proposed would not conform to the Spatial Strategy and Settlement Roles in the MLP, and be deemed an unsustainable location (about 1km from the nearest settlement).</i></p> | No amendment. |

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| | | | | | <p><i>It is intended to adhere to the Limits to Development (LtD) methodology described at 5.3.1 in the draft NP. Applying that methodology, and in conformity with the strategic policies of the MLP, LtD will not be altered or a housing allocation made where you describe at this time.</i></p> <p><i>Outside LtD a landowner might seek support for a development proposal from MLP Policy C5 (Rural Exception Sites)</i></p> <p><i>A Neighbourhood Plan is subject to monitoring and review, typically every 5 years or if the housing requirement increases. Limits to Development would be part of any such review.</i></p> | |
| 2 | <p>5.0 5.3 8.0 8.3 10.0 10.1 10.3</p> | <p>- HR2 - EE1 - - CF1</p> | <p>Burrough Court Estate</p> | <p>Matt Hampson ‘Get Busy Living’ Centre, Burrough on the Hill: Since the economy and business surveys were undertaken the construction of the Matt Hampson ‘Get Busy Living’ Centre has been completed. Within a relatively short period the Centre has become recognised as a regionally important rehabilitation centre for those seriously injured through sport. Although Burrough Court is identified within the Plan, as being the largest and an important employment site within the Parish, the Matt Hampson Get Busy Living Centre is, being located within open countryside, separate from the confines of Burrough Court and it appears not to have been identified within the plan. Given the</p> | <p><i>It is true that the Centre opened after the business consultation phase of this draft Plan.</i></p> <p><i>This NP will be amended to objectively recognise its local and regional importance and charitable purpose by:</i></p> <p><i>1. Identifying it at Chapter 8.1 (Economy and Employment – Description and Issues) .</i></p> <p><i>2. Adding it to Chapter 10.3, Policy CF1: (Retention of Existing Community Assets and Facilities). This will recognise its value in policy, and not support proposals resulting in its ‘loss, reduction or degradation’</i></p> | <p>Amendments:</p> <p>1. Identified at Chapter 8.1 (Economy and Employment – Description and Issues) in terms taken from the Centre’s website:</p> <p><i>“The Matt Hampson ‘Get Busy Living’ Centre is a charitable establishment of regional importance located in open countryside outside Burrough on the Hill. It provides advice, support, relief and/or treatment for</i></p> |

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| | | | | <p>Centre's regionally important status, we feel that it should be identified within the Plan.</p> <p>The Centre is not as a business per se, it is a charity and it is its charitable activities that enable the Centre to operate on a day to day basis.</p> <p>Furthermore, whilst the Centre is located within open countryside, it is important that incremental small-scale development is supported by the Plan. For this reason, we would wish to see either Policy EE1 extended or a new policy introduced to allow incremental small-scale sensitive development at the Centre.</p> | <p><i>In planning terms and notwithstanding its charitable purpose the Centre is a 'business' or 'employment related development' therefore Policy EE1 applies to it with no alteration necessary.</i></p> <p><i>MLP policy SS2 (Development Strategy) restricts development in open countryside to 'that which is necessary and appropriate'. This NP will conform to that strategic policy and not introduce additional support for development at a particular site in the open countryside.</i></p> <p><i>Concerning the Centre's residential function, NP policy HR2 (Limits to Development) refers to the NPPF 2019, para 79 on 'isolated homes in the countryside'. Point e) refers to 'designs of exceptional quality' which may apply to an appropriate planning application (as a matter of planning judgement). Planning application 19/00630/FUL (two ancillary residential units) was approved on 28/08/19, indicating that small-scale incremental development at the Centre is possible within the existing policy framework. NP Policy HR2 would be an additional policy consideration but is not unreasonably restrictive.</i></p> | <p><i>anyone suffering serious injury or disability particularly from participation in sport, sporting activity or other form of physical education or recreation."</i></p> <p>2. Added to the list of assets and facilities at Chapter 10.2, Policy CF1: (Retention of Existing Community Assets and Facilities).</p> |
| 3 | <p>5.0 5.3 3.0 3.2.3</p> | <p>- HR2 - OBJ14 OBJ15</p> | Environment Agency | <p>Thank you for giving the Environment Agency the opportunity to comment on the Pre-submission consultation draft version of your Neighbourhood plan. I apologise for the delay in replying and hope that you</p> | <p><i>Comments noted.</i></p> <p><i>Support noted for Objectives 14 and 15, Policy ENV10 and Community Proposal 3.</i></p> | <p>Amendment:</p> <p>First sentence of Policy ENV 16 (Flood Risk) amended as follows:</p> |

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| | 7.10 7.16 | ENV10 ENV16 | | <p>find the following comments helpful.</p> <p>We note that within the determined Limits of Development there are no environmental constraints for which the Environment Agency has a statutory remit (e.g. Flood Zone, Main River).</p> <p>Notwithstanding this we of the opinion that the Plan is very detailed and considered in its content.</p> <p>In addition we are particularly supportive of the Objectives 14 and 15.</p> <p>We welcome Policy ENV 10: Biodiversity and Wildlife Corridors and Community Proposal 3: Biodiversity.</p> <p>Whilst we welcome Policy ENV 16: Flood Risk, we do suggest that the first sentence of the Policy could be reworded as follows: <i>'Every development will be required to demonstrate that:'</i>.</p> <p>The reason for this proposed suggestion is that in line with the NPPF all new development (with the exception of Change of Use (CoU) developments) should be subject to the (flooding) Sequential Test. From this, development proposals of any size within Flood Zone 1 will by definition be deemed to have passed the Test; all other development with the exception of CoU, will be subject to the Sequential Test, regardless of number of buildings/size.</p> | <p><i>The suggested change to the first sentence of Policy ENV16 will be made, though restricted to 'new' development.</i></p> | <p>From:</p> <p>'Every development proposal for two or more new buildings and/or on a site of greater than 100m square in the Plan area will be required to demonstrate that...'</p> <p>To:</p> <p>'Every new development proposal in the Plan area will be required to demonstrate that...'</p> |
| 4 | 7.0 7.1 | - ENV1 | Ernest Cook Trust | <p>Chapter 7.1, page 47 Local Green Space BG1.3:</p> <p>ECT own Goose Field at 1.1 and can agree with this designation but disagree that King's Lane Paddock should also be designated green space. The two paddocks are in very close proximity.</p> | <p><i>Agreement regarding the Goose Field noted.</i></p> <p><i>Regarding King's Lane Paddock: Identification as a Local Green Space was by a process of parish-wide objective scoring. This is described at Para 7 pages 45-46, Figure 6 and</i></p> | No amendment. |

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| | | | | King's Lane paddock does not form part of Cheseldyne House or The Limes as it is in separate ownership with King's Lane in between. The paddock represents greater opportunity for the Trust and it would be against charitable objectives to support this proposal. | <i>Appendix 3, page 110. We have reviewed the scoring for King's Lane Paddock and conclude that its score of 26 in conservative; it is correctly a Local Green Space. Accordingly it is not now intended to remove or alter the designation</i> | |
| 5 | 7.0 7.1 | - ENV1 | Ernest Cook Trust | Chapter 7.1, page 50 Local Green Space SG1.1: ECT are not in agreement with the designation of the entirety of Manor Lane paddock being designated greenspace. Perhaps a compromise could be the designation of half of the paddock but we certainly do not support the entire as it could be detrimental to future proposals that may have a positive impact on the village of Somerby. | <i>Identification of Manor Lane Paddock (referred to in the draft Plan as Manor Farmhouse Green) was by a process of parish-wide objective scoring. This is described at Chapter 7.0 Figure 6 and Appendix 4 (first page). We have reviewed the scoring for Manor Lane Paddock and conclude that its score of 26 in conservative; it is correctly a Local Green Space. Accordingly it is not now intended to remove or alter the designation. Concerning Policy ENV1 (Protection of Local Green Spaces) we do not speculate here whether a children's playground would necessarily represent 'loss of or an adverse effect on' the space. This may be a matter of planning judgement on a detailed proposal.</i> | No amendment. |
| 6 | 7.0 7.3 | - ENV3 | Ernest Cook Trust | This site makes a great development plot and is poor as a children's playground due to the busy road and access. We would prefer to retain the potential of moving the playground to the more centralised location in Manor Lane paddock. | <i>During community consultation we have not received comment that the site is poor as a children's playground. Policy ENV3 (Important Open Spaces) does expressly include the possibility of replacement with 'equivalent or better provision in a no less convenient location'. This retains your preferred potential for moving it. Although Manor Lane Paddock is more 'central' it has</i> | No amendment. |

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| | | | | | <i>poor access; the pavement is mostly only about 90cm wide and at one point narrows to only about 60cm due to an immovable building line.</i> | |
| 7 | 7.0 7.3 | - ENV3 | Ernest Cook Trust | Disagree with this proposal due to the development potential. Again, due to the access, an alternative location such as Manor Lane paddock would, in our opinion be better suited for use as a community field. | <i>During community consultation we have not received comment that the site is poor as a football pitch. Policy ENV3 (Important Open Spaces) does expressly include the possibility of replacement with 'equivalent or better provision in a no less convenient location'. This retains your preferred potential for moving it. It is true that Manor Lane Paddock is more 'central' but Manor Lane has difficult access; the pavement is mostly only about 90cm wide and at one point narrows to only about 60cm due to the building line. We are uncertain whether the paddock could physically accommodate a football pitch.</i> | No amendment |
| 8 | 7.0 7.4 | - ENV4 | Ernest Cook Trust | Brasenose Cottages: Brasenose cottages have been designated here as a local non-designated heritage asset. While we agree that they are character cottages worth protecting, we would not be open to a designation which would limit or impede potential repair and maintenance work. | <i>The designation is not drafted or intended to limit or impede necessary repair and maintenance work.</i> | No amendment. |
| 9 | 7.0 7.9 | - ENV9 | Ernest Cook Trust | Chapter 7.9 (Important views): We agree that the views are important and worth protecting as long as this is not at the detriment of sensitive development, particularly within the village boundary. | <i>Comment noted. You refer to draft Policy ENV9 which requires location and design to avoid any significant adverse impact on the identified views. This is potentially achievable by sufficiently sensitive development.</i> | No amendment. |

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| 10 | 7.0 7.10 | - ENV10 | Ernest Cook Trust | Chapter 7.10 (Biodiversity): Policy ENV 10 – Where the wildlife corridor traverses potential development sites, the integration into or as part of development should be considered in order to promote sustainable development. Hopefully this policy would not impede positive and sustainable development. | <i>Comment noted. ENV10 is a measured policy considered proportionate to the importance of wildlife corridors.</i> | No amendment. |
| 11 | 4.0 5.0 5.3 | - - HR2 | Ernest Cook Trust | ECT – Three Potential Development Sites. <i>[Maps at pages 80-82]</i> Further to the above, we would also like to put forward three potential development sites. We regrettably missed the opportunity to submit these sites prior to this round of consultation. While they could, in part also be considered as windfall sites, we wanted the Neighbourhood Planning Group to review their inclusion at this stage. The three sites are included in the attached booklet prepared by Peter Wilmott Architects on our behalf, but in principle include the following: <i>[NP: Each of the three individual descriptions is reproduced below.]</i> | <i>During preparation of the pre-submission NP we have engaged with residents and stakeholders including Ernest Cook Trust. These particular proposals were not made available for the public engagement day on 17th November 2018 or for inclusion in the pre-submission draft where draft Plan policies, including proposed development sites, were displayed for comment. Consequently they have not been consulted on.</i> <i>No site appraisals are provided for any of the three sites.</i> <i>The Melton Local Plan (MLP) housing allocations SOM1 and SOM2 (and reserve site SOM3) already exceed the housing requirement in Table 6 of that Plan. There is also a reserve site RSOM1 in this draft NP.</i> <i>In consultation at the engagement day 17/11/18 the Limits to Development (LtD) as drafted attracted 73.6% agreement and 11.3% disagreement.</i> <i>MLP policy SS3 (Unallocated Sites) applies to proposals outside the Policy</i> | No amendment. |

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| | | | | | <p><i>C1 site allocations. It is a strategic policy with which the NP must conform. To make additional site allocations where proposed would not conform to it, and if outside Somerby village also not conform to MLP Spatial Strategy and Settlement Roles.</i></p> <p><i>It is intended to adhere to the Limits to Development (LtD) methodology described at Chapter 5.3.1 in the draft NP (5.3 para 052 in the submission draft). Applying that methodology, and in conformity with the strategic policies of the MLP, LtD will not be altered or new housing allocations made where you describe at this time.</i></p> <p><i>Outside LtD a landowner might seek support for a development proposal from MLP Policy C5 (Rural Exception Sites).</i></p> <p><i>A Neighbourhood Plan is subject to monitoring and review, typically every 5 years or if the housing requirement increases. Limits to Development would be part of any such review.</i></p> <p><i>Notwithstanding the above, each of the three new proposals has been individually considered (below).</i></p> | |
| 12 | 4.0 5.0 5.3 | - - HR2 | Ernest Cook Trust | <p>ECT Potential Development Site 1. Leesthorpe <i>[Map at page 80]</i> Leesthorpe – this is a brownfield site with broadly redundant and dilapidated farm buildings which have limited use within</p> | <p><i>Please refer to NP response above at ‘ECT -Three Potential Development Sites’.</i></p> <p><i>In addition:</i></p> | No amendment. |

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| | | | <p>modern agriculture. The site shares an access track with 5 other dwellings and, in our opinion, offers a fantastic opportunity to redevelop the site in a sustainable way. I note that the draft plan shoes a wildlife corridor traversing this site, but certainly, with a sensitive approach and environmental measures in place, we are of the opinion that this site can provide 10-12 houses that would help to meet the housing demand in the area with little impact.</p> <p>The Ernest Cook Trust have put forward the site edged red for residential development. This site is wholly in the ownership of the Ernest Cook Trust and has the capacity to deliver a number of houses within the Neighbourhood Plan period. The existing buildings to west end of the plot are made up of a semi redundant traditional range and a collection of modern farm buildings in a state of dis-repair. A small number of these buildings are within an agricultural tenancy but of limited use. Access to the site is already shared with five dwellings constructed approximately 70 years ago, and improvements to this would be proposed as part of any planning application. We consider the site to be suitable for 10-12 houses creating a more appropriate re-use of land with similar style new dwellings for a picturesque hamlet of houses.</p> | <p><i>The Melton Local Plan identifies Leesthorpe as a Rural Settlement. As such para 4.2.17 and Policy SS3 may permit schemes of 'up to about 3 dwellings' (if there is proven need, and the site is 'within or on the edge of' the settlement). This NP must conform to this strategic policy.</i></p> <p><i>This proposal is for 10-12 houses and is not on the edge of the settlement, it is about 500m away in open countryside.</i></p> <p><i>MBC have previously indicated that Leesthorpe is not a sustainable site for housing development, albeit before the MLP came into force. See planning application 17/01309/OUT for two houses at 1 Alpine Cottages which was not supported on grounds of it being an unsustainable location. Now the MLP settlement roles have full force we think it unlikely MBC's advice will have changed.</i></p> <p><i>According to Environment Agency mapping the proposed site is in Flood Zone 3 (flood risk from rivers) and in different parts at Medium and High flood risk from surface water.</i></p> | |
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| 13 | 4.0 5.0 5.3 | - - HR2 | Ernest Cook Trust | <p>ECT Potential Development Site 2. North of Somerby <i>[Map at page 81]</i></p> <p>North of Somerby - as shown on the attached booklet, the site is located on agricultural land to the south east of Grange Farm. The site represents a sensitive expansion opportunity for Somerby which would have a minimal impact on the character of the village itself.</p> <p>The Ernest Cook Trust have put forward the site edged red for residential development to the North of Somerby. This site is wholly in the ownership of the Ernest Cook Trust and could serve as potential expansion space for the village of Somerby. It is currently agricultural land within an agricultural tenancy. Access can be provided potentially from both the northern and southern ends of the proposed site, but both would need improvement as part of any planning application. The development to the west was constructed approximately 60-70 years ago. We consider the site suitable for 6-7 houses.</p> | <p><i>Please refer to NP response above at 'ECT Three Potential Development Sites'.</i></p> <p><i>MLP policy SS3 (Unallocated Sites) applies to proposals outside the Policy C1 site allocations. It is a strategic policy with which the NP must conform. To make a site allocation where proposed would not conform to it.</i></p> | No amendment. |
| 14 | 4.0 5.0 5.3 | - - HR2 | Ernest Cook Trust | <p>ECT Potential Development Site 3. South of Somerby <i>[Map at page 82]</i></p> <p>South of Somerby – this is a larger site comprising agricultural land together with the present playground. The site has been allocated in the Local Plan and a rewarding archaeological dig has been undertaken. We believe this site could render residential development in line with the Local Plan, but also offer a valuable</p> | <p><i>Please refer to NP response above at 'ECT Three Potential Development Sites'.</i></p> <p><i>In addition:</i></p> <p><i>This is a proposed enlargement of MLP site SOM2 to include the field known as Manor Lane Paddock or Manor Farmhouse Green. This is the correct interpretation because the 'red line' boundary of SOM2 has been expanded</i></p> | No amendment. |

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| | | | | <p>educational opportunity should the archaeology be approached in the right way. We would welcome a discussion on this.</p> <p>The Ernest Cook Trust have put forward the site edged red for residential development to the South of Somerby. This site is wholly in the ownership of the Ernest Cook Trust but is made up of existing green space and children's play area, agricultural land and in-fill plots. The substantial block at its core has already been allocated by Melton Mowbray District Council in its Local Plan. This same land has been subject to an archaeological dig to better understand the sites history. We consider the site to be suitable for 16-20 houses. The existing children's play area could be relocated as part of this proposal.</p> | <p><i>rather than a separate area being delineated. SOM2 is a strategic site in the MLP and we would not try to alter its size or shape without explicit agreement of MBC. It might require a change to the MLP which we cannot presume.</i></p> <p><i>At comments 6 and 7 you suggest this location as a possible new playground, which conflicts with proposing it for residential development.</i></p> <p><i>The location is designated as Local Green Space SG1.1 following a process of objective scoring (see also Comment 5).</i></p> | |
| 15 | 9.0 | - | Highways England | <p>General: We welcome the opportunity to comment on Somerby Parish Draft Neighbourhood Plan which has been produced for public consultation and covers the Plan period 2018-2036. The document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be used to help determine planning applications.</p> <p>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 our role to maintain the safe and efficient</p> | <p><i>Comments noted. Priority for Highways England is the Strategic Road Network (A46, A1) and the draft Somerby NP causes no concern in this regard.</i></p> | No amendment. |

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| | | | | <p>operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Somerby Parish Neighbourhood Plan, our principal interest is in safeguarding the A46 Trunk Road which routes about 9 miles west and the A1 Trunk Road which routes approximately 11 miles east of the Plan area.</p> <p>We understand that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for the Parish of Somerby has been prepared in conformity with the adopted Melton Local Plan (2011-2036) and this is acknowledged within the document.</p> | | |
| 16 | <p>7.0 7.2 7.4 7.5</p> | <p>- ENV2 ENV4 ENV5</p> | <p>Historic England</p> | <p>Thank you for consulting Historic England about your Neighbourhood Plan.</p> <p>The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p> <p>If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated</p> | <p><i>The Neighbourhood Plan gave detailed and considered attention to the historic environment set out in the text and policies of Chapter 7: Environment, Chapter 6: Design and Character and supporting Appendices 6 (Design Guidance), 7 (Scheduled Monuments and Listed Buildings), 8 (Local non-designated heritage assets), 10 (Local Landscape Character Areas, and 11 (Important Views).</i></p> <p><i>During the Plan's preparation consultations were carried out and advice sought from the Melton and Leicester City conservation officers, Leicestershire County Archaeology-Planning, the HER, The Gardens Trust, Mr. R. Hartley, archaeologist, landscape and building historians and conservation architects. Additional</i></p> | <p>No amendment.</p> <p>Appendix numbers have changed in the Submission Draft:</p> <p>Appendix 8 (Design Guidance)</p> <p>Appendix 9 (Scheduled Monuments and Listed Buildings)</p> <p>Appendix 10 (Local Non-designated Heritage Assets)</p> <p>Appendix 13 (Important Views)</p> |

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| | | | <p>heritage assets in the area together with 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) <http://www.heritagegateway.org.uk>. It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.</p> <p>Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-</p> <p><https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/></p> <p>You may also find the advice in “Planning for the Environment at the Neighbourhood Level” useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:</p> <p><http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf></p> | <p><i>research and fieldwork was conducted using primary sources and established methodologies.</i></p> <p><i>We are grateful to HE for making available a range of planning practice advice notes, assessment methodologies and checklists. These were used to assess features of the historic environment - landscapes, park lands, buildings and artefacts - for suitability to be included as locally important. The 2016 LSE and HE study 'An assessment of the effects of conservation areas on value' also was a valuable source when preparing the Character & Design strategy to maintain and enhance the distinctive 'sense of place' of the Parish.</i></p> | |
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| | | | | <p>If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, “Housing Allocations in Local Plans” as this relates equally to neighbourhood planning. This can be found at https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/</p> <p>If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.</p> | | |
| 17 | General | - | Leicestershire County Council | <p>General: Leicestershire County Council is supportive of the Neighbourhood plan process and welcome being included in this consultation.</p> | <i>Your attention and comments are appreciated.</i> | No amendment. |
| 18 | 9.0 9.3 | - T11 | Leicestershire County Council | <p>HIGHWAYS SPECIFIC COMMENTS: Policy T11 – Traffic volume, road safety and parking</p> <p>The paragraph regarding adequate off-road parking should state that this should be provided in line with “Leicestershire Highways Design Guide” requirements. Response is as follows: “Regarding visitor parking, this is not something the Highway Authority would look to secure. Any necessary highway mitigation borne out of new development would need to be fully funded by developer contributions. It should be noted that a new development should only mitigate its own residual impact; it cannot be expected for</p> | <p><i>Correction noted regarding ‘Leicestershire Highways Design Guide’.</i></p> <p><i>Accepted that necessary highway mitigation borne out of new development would need to be funded by developer contributions.</i></p> <p><i>Regarding visitor parking, account was taken of the Highways Design Guide (DG) in preparation of this policy. In particular, Section DG14: Vehicle Parking. Whilst noting that ‘Visitor parking is not something the Highway Authority would look to secure’, this NP does seek to make it a policy</i></p> | <p>Amendment:</p> <p>In Policy T11 the phrase ‘Highways Authority Requirements’ has been replaced with ‘the Leicestershire Highways Design Guide’.</p> <p>(See also the related amendments made following Comment 19 below).</p> |

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| | | | | <p>developers to mitigate existing concerns. The LHA would normally expect development proposals to comply with prevailing relevant national and local policies and guidance, both in terms of justification and of design”</p> | <p><i>consideration because:</i></p> <ul style="list-style-type: none"> - <i>Parking and resultant congestion in the villages was the single concern most often raised during community consultation. This came from both householders and businesses (reporting increasing difficulty moving farm and large vehicles within the Parish). Concern is therefore both economic and environmental.</i> - <i>Following DG14, para 3.174 this Parish is an area ‘where car ownership is likely to be higher than locations better served by public transport’. Our Household Questionnaire disclosed reliance on private cars as high as 98.5% for essential journeys.</i> - <i>For developments of 6 or more houses DG14, para 3.175 advises use of the DCLG Paper Method (Residential Car Parking Research) which does quantify the need for visitor parking where appropriate.</i> | |
| 19 | 9.0 9.5 | - TI3 | Leicestershire County Council | <p>Policy TI3 – Parking provision We believe this policy requires further elaboration</p> | <p><i>Noted. MBC have commented similarly. Elaboration/clarification on parking will be achieved by combining TI1 and TI3.</i></p> <p><i>Elaboration will take the form of short supporting references to that Design Guide, as outlined at Comment 18 (above).</i></p> | <p>Amendments:</p> <p>Policies TI1 and TI3 have been made clearer and simpler by combining them. The new combined Policy TI1 is clarified by signposting the Leicestershire Highways Design Guide.</p> <p>Elaboration is provided by brief but specific references to that Guide in the supporting text, as</p> |

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| | | | | | | outlined in support of NP parking policy at our comment 18 response. |
| 20 | 9.0 9.6 | - TI4 | Leicestershire County Council | Policy TI4 – Travel packs The 2014 policy does not specify a number of dwellings. The Highway Authority will consider this on a site by site basis. | <p><i>Evidence to support the statement was found at:</i> <i>LCC Planning Obligations Policy (3 December 2014) Appendix 5 (Highways & Transportation) Para 8 (changing behaviours) did refer to 5 or more dwellings. In August 2019 this was changed and now reads:</i></p> <p><i>'The ability to influence behaviour patterns from the start or early stages of a development is critical in successfully establishing sustainable travel behaviour by new residents, employees or visitors to those sites. Key methods of doing this include the provision of up-to-date information through Travel Packs, to inform potential travellers what sustainable travel choices and destinations are available in the surrounding area and what incentives may be available as inducements to begin to use travel choices other than private cars'</i></p> <p><i>Accepting that developer contributions are always negotiated, we take the figure of 3 dwellings as being proportionate to the smallness of our settlements, narrowness of our lanes and identified congestion/parking issues. The number 3 also corresponds with MLP policy SS3 as applicable to rural settlements (in our case this means Burrough, Pickwell and</i></p> | <p>Amendment:</p> <p>Policy TI4 (Travel Packs) becomes Policy TI3 and now reads:</p> <p><i>'Development specific travel packs to new residents to include information on cycling and walking routes, public transport timetables and a 6 months' free bus pass (or equivalent, depending on public transport options extant at the time) per adult should be provided on developments of 3 or more dwellings, where compatible with Leicestershire County Council's Planning Obligations Policy.'</i></p> |

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| | | | | | <i>Leesthorpe).</i> | |
| | | | | | <i>Policy T14 will be amended to reflect that developer contributions are subject to negotiation in the individual case, according to LCC's Planning Obligations Policy.</i> | |
| 21 | 9.0 | - | Leicestershire County Council | <p>Highways – general comments 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.</p> <p>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. To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the</p> | <p><i>We note the budgetary constraints on LCC and the need to prioritise to maximize benefit to the residents of Leicestershire.</i></p> <p><i>Somerby parish is a popular destination for historic, recreational and food tourism for people from across the County with benefits to health, well-being and education.</i></p> <p><i>Highways/traffic matters were the most common area of complaint raised in preparation of this Plan, including speeding, parking issues, congestion and emissions. Accordingly they are ascribed realistically high importance in the Plan.</i></p> <p><i>We are mindful both of the limited remit of a Neighbourhood Plan when addressing the existing roads network, and of the severity of pressure on LCC's budgets.</i></p> <p><i>Many residents would like to see changes to existing roads such as:</i></p> <ul style="list-style-type: none"> - <i>Road humps</i> - <i>Chicanes</i> - <i>Lower speed limits</i> - <i>Parking restrictions</i> - <i>Different signage</i> | <p>Amendment:</p> <p>A new Community Proposal 11 has been added to the Submission Draft:</p> <p><i>"To work with LCC Highways, Melton Borough Council, landowners and businesses to improve the safety of roads and footpaths in the Parish, including where appropriate the imposition of speed limits, traffic-calming measures, parking provision, parking restrictions, maintenance of road and footpath surfaces and roadside verges and hedgerows."</i></p> |

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| | | | <p>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. 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 provided 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> <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</p> | <p>- <i>Improved footpath maintenance. They would like these in various places, but especially in Pickwell Village (on Somerby Road and Stygate Lane leading to/from Pickwell Village) and on Somerby High Street.</i></p> <p><i>However during plan preparation we were advised (as you re-iterate here) that LCC Highways were unlikely to adopt changes to the existing road network in a NP and they would in any case be governed by statutory procedures outside the remit of Neighbourhood Planning. Therefore this draft Plan does attempt them but seeks to ensure future developments properly consider and address highways/traffic concerns. Your comments appear to support this approach.</i></p> <p><i>As a result of your comments, and reluctantly accepted limitations on what can be required by planning policy, a further Community Proposal has been added to this draft Plan.</i></p> | |
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| | | | | 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. | | |
| 22 | 7.0 7.16 | - ENV16 C.P.6 | Leicestershire County Council | <p>FLOOD RISK MANAGEMENT SPECIFIC COMMENTS:</p> <p>The LLFA welcomes the inclusion of Policy ENV 16 which relates to flood risk and ensures that development is not located in areas at high risk of flooding, its location takes geology and flood risk into account, its design includes when appropriate SuDS and surface water management measures. The LLFA welcomes sustainable land management practices, with additional benefit in minimising flood risk.</p> <ul style="list-style-type: none"> • With reference to policy CP6 the LLFA, as a statutory consultee for surface water, would note that development must comply with all relevant planning policy, prioritising infiltration as a primary means of disposing of surface water. Where infiltration is not viable, greenfield development must discharge surface water at a rate not exceeding the greenfield runoff rate with brownfield developments discharging surface water at a rate as close as practicably possible to the greenfield rate. • The LLFA would take this opportunity to welcome early engagement with developers in the pre-planning process, ensuring that the drainage of surface water | <p><i>Support for Policy ENV16 noted. Whilst the draft NP does not duplicate all of the policies, statements, procedures and priorities you mention, we had read them and taken them into account. The draft NP is consistent with your advice and recommendations.</i></p> <p><i>We will slightly expand Community Proposal CP6 to :</i></p> <ul style="list-style-type: none"> - <i>Encourage compliance with all relevant planning policy and prioritise infiltration / sustainable drainage systems (although the Examiner may consider such expansion unnecessary, as to the best of our knowledge they are compulsory anyway).</i> - <i>Include early engagement with developers in the pre-planning process as you suggest.</i> <p><i>We weren't aware that you had recorded flooding incidents at the described locations, though we know they did occur.</i></p> <p><i>You have caused us also to note mention of Somerby village in the Leicestershire Strategic Flood Risk Assessment (JBA Consulting 2017) which we will also briefly reference.</i></p> | <p>Amendments:</p> <p>Community Proposal CP6 is now CP7 and two further points have been added:</p> <p><i>'Encourage compliance with relevant policy and guidance and prioritise infiltration and SuDS as the primary means of disposing of surface water.'</i></p> <p>and</p> <p><i>'Seek early engagement with developers in the pre-planning process.'</i></p> <p>Additions have been made to the supporting text of Chapter 7.16 (at para 147) consisting of the final two bullets from this LCC comment and the following from the SFRA 2017:</p> <p><i>'There are cases where</i></p> |

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| | | | | <p>is a key consideration at the early planning stage. It is additionally noted that the consideration of Sustainable Drainage Systems (SuDS) is requirement of NPPF applicable to all developments. Below is a summary of all the flooding incidents within the plan boundary held by Leicestershire County Council as Lead Local Flood Authority.</p> <ul style="list-style-type: none"> • Flooding to land at Oakham Road, Somerby attributed to surface water, potentially groundwater • Highway and property flooding at Owston Road, Somerby, attributed to highway drainage system and culverted watercourse. | <p><i>We will refer to these in the supporting text as representing 'locally available information' and 'level of detail'.</i></p> | <p><i>the RoFfSW map does not reflect historic flood information. One such instance is around the east end of Oakham Road in the village of Somerby. Residents have reported that flood events occur in this area twice a year. A possible source of this flooding is from surface water runoff from fields or adjacent land.'</i></p> |
| 23 | 7.0 7.16 | - - | Leicestershire County Council | <p>Flood risk – general comments 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</p> | <p><i>Comments noted. This NP is not proposing anything that might amount to unconsented works, nor anticipating the LLFA doing anything which, as you advise us, it is not able to do.</i></p> | <p>No amendments.</p> |

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| | | | | <p>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. | | |
| 24 | 7.0 7.16 | - ENV16 | <p>Leicestershire County Council</p> | <p>Flood risk – advice to Neighbourhood Planners When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points:</p> <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</p> | <p><i>We were aware of and took account of the national policies and guidance which you recommend.</i></p> <p><i>The five specific bullet points you make will all be considered, and incorporated into the Neighbourhood Plan if:</i></p> <ul style="list-style-type: none"> - <i>not already covered by the Melton Local Plan, and</i> - <i>In general conformity with the Melton Local Plan, and</i> - <i>Considered usefully to add a level of local detail.</i> <p><i>Blue-green corridors:</i></p> <p><i>Although the draft NP does not use the term ‘blue-green corridors’, the wildlife corridors it identifies do in places coincide with watercourses eg. Gaddesby Brook and in the hamlet of Leesthorpe.</i></p> <p><i>Sources of further information:</i></p> <p><i>We were aware and took account of the national policies and guidance which</i></p> | <p>Amendment:</p> <p>The first three bullet point recommendations from the LLFA have been added to Policy ENV16 (Flood Risk) as usefully adding a level of local detail:</p> <p>b) It is located outside of:</p> <ul style="list-style-type: none"> • River (fluvial) flood risk (Environment Agency mapping – Rivers and Sea) • Surface water (pluvial) flood risk (Environment Agency mapping – Surface Water) • Groundwater flood risk, by |

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| | | | <p>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.</p> <p>LCC, in its role as LLFA will not support proposals contrary to LCC policies. 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> <p>Flood risk mapping is readily available for public use at the links below. The LLFA also holds information relating to historic</p> | <p><i>you recommend. This includes the National Planning Policy Framework 2019.</i></p> <p><i>Reference to the other documents you suggest, including the Environment Agency maps, was also made in preparation of this draft NP and they were taken into account.</i></p> | <p>considering any local knowledge of groundwater flooding</p> |
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| | | | | <p>flooding within Leicestershire that can be used to inform development proposals. Risk of flooding from surface water map: https://flood-warning-information.service.gov.uk/long-term-flood-risk/map Flood map for planning (rivers and sea): https://flood-map-for-planning.service.gov.uk</p> | | |
| 25 | 10.0 10.5 | - CF3 C.P.13 | Leicestershire County Council | <p>PLANNING DEVELOPER CONTRIBUTIONS: 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 Adopted North Kilworth NP and the Adopted 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. North Kilworth Adopted Plan Great Glen Adopted Plan</p> | <p><i>Your advice is noted and we have viewed the relevant policies in the North Kilworth and Great Glen NPs.</i></p> <p><i>The draft NP includes Chapter 10.5, Policy CF3 on developer contributions generally, and Community Proposal CP13 to define a 'priority spend list' should funds become available. These may be sufficient.</i></p> <p><i>However we will consider a clearer 'priority spend list' such as used by North Kilworth and Great Glen and make it into policy if we have sufficient evidence from consultation to populate it (which is not the case at the time of writing).</i></p> | <p>No amendments.</p> <p>Community Proposal CP13 is CP15 in the Submission Draft.</p> |
| 26 | General | - | Leicestershire County Council | <p>MINERAL & WASTE PLANNING: 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</p> | <p><i>Comments noted. This NP is not proposing any policies specific to mineral or waste development, or development in any actual or proposed Safeguarding areas.</i></p> | <p>No amendments.</p> |

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| | | | | <p>development. 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.</p> <p>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> | | |
| 27 | 10.0 10.3 | - CF1 | Leicester-shire County Council | <p>EDUCATION: Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local 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</p> | <p><i>Comments noted. Another consultee has requested greater attention to Somerby Primary School and recognition of its local importance.</i></p> <p><i>We will add Somerby Primary School to the list of assets under Policy CF1 (Retention of Existing Community Assets and Facilities).</i></p> <p><i>We make that addition because a number of residents send their children there and there is no other primary</i></p> | <p>Amendment:</p> <p>Somerby Primary School has been added to the list of assets under Policy CF1 (Retention of Existing Community Assets and Facilities).</p> |

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| | | | | 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. | <i>school within two miles. Potentially in the future this policy might help to ensure a primary school remains in the parish.</i> | |
| 28 | 3.0 3.2.1 3.2.6 5.0 5.3 5.4 | - OBJ 1-5 OBJ 28 - HR2 HR3 | Leicester-shire County Council | ADULT SOCIAL CARE: 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. | <i>Noted. We believe the draft Plan is not deficient in this respect. Significant references to aging population include: OBJ1-5 and OBJ28 – it is deliberate that neither mention age but 'local need' and 'supporting those who wish to remain in the parish'. The objectives are intended to be as inclusive as possible to allow for changing demographic.</i> 2.2.2 (Population and Demographics) recognizes an 'older' population. 2.2.3 (Housing) records local support for provision for older people. 2.3.1 (Challenges) notes the need for housing, amenities, transport and community facilities for older people. Chapter 5.4 begins with predictions of an older population and ends with Policy HR3 (Housing Mix) supporting 'homes physically supporting the needs of older people'. <i>We do not apportion a particular housing mix (so do not specifically mention bungalows) because the Local Plan already follows the evidence and does so (including a proportion of</i> | Amendment: Addition made to Policy HR2 (Limits to Development): '...Development in open countryside will be supported where it... <i>c) Facilitates domiciliary care or downsizing by a resident who wishes to remain in the settlement, and amounts to subdivision of an existing dwelling, conversion of a subordinate outbuilding, or addition of subordinate residential accommodation...'</i> A new point states: e) demonstrates one or more of purposes a) to c) by robust evidence |

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| | | | | | <i>bungalows).</i> <i>We will make a change to Policy HR2 to allow 'single builds' on the fringe of normal Limits to Development where they allow a 'downsizer' such as a retiree to stay in the Parish.</i> | |
| 29 | 2.0 2.3 | - - | Leicester-shire County Council | ENVIRONMENT SPECIFIC COMMENTS: Section 2.3. Section 2.3 (page 19) discusses challenges for the Parish. One of these is increased traffic volume. Congestion, shortage of parking and noise are mentioned but not the effects on health due to increased emissions or a potential decrease in road safety. Effects of increased traffic/emissions are referred to elsewhere in the Plan which adds depth and strength to the plan, so reference on page 19 would help reinforce the message. | <i>Noted.</i> <i>Section 2.3, 6th bullet, will be amended to include the additional potential harms you describe.</i> | Amendment: Section 2.3 bullet 6 (para 026) now reads: <i>'Rising traffic volume both in numbers and size of vehicles, leading to localized congestion, shortage of parking, noise, decrease in road safety and increase in emissions harmful to health.'</i> |
| 30 | 3.0 3.2.2 | - CD1 | Leicester-shire County Council | Pages 20-21: Pages 20 and 21 discuss character and design of new developments. A reference could perhaps be made to the use of sustainable building materials to strengthen the idea of sustainable development. | <i>Noted.</i> <i>Para 3.2.2 Character and Design Objectives, OBJ10, will be amended to include the use of sustainable building materials.</i> <i>Policy CD1(h) supports 'ecologically sound construction' which is similar to sustainable construction; however we will expand slightly to also refer to sustainable building materials.</i> <i>Policy CD1(k) requires positive regard to the Design Guidance in Appendix 6, including the section 'New Technology and Carbon Emission', which is a</i> | Amendments: Addition to Objective 10: <i>'...reduce energy consumption in construction and occupation...and use environmentally sustainable buildings where appropriate...'</i> Addition to Policy CD1: i) use of environmentally sustainable building materials where technically feasible, to be |

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| | | | | | <i>similar point. The section will have reference added to 'sustainable building materials'.</i> | balanced with the need to retain the character of landscape and built heritage in the Parish. Addition to Appendix 8, Design Guidance 'New technology and carbon emissions': '...new technology and design and where feasible sustainable building materials to reduce energy consumption and carbon emissions...' |
| 31 | 9.0 9.3 | - - | Leicester-shire County Council | Section 9.3, Page 100 Section 9.3 (page 100) again refers to traffic and discusses congestion, damage to road surfaces and a reduction in road safety. There is no mention on increased emissions and the effect this has on health. Again, a mention of this could add depth and strength to the plan. | <i>Noted. Chapter 9.3, first paragraph, will have reference added to emissions or potentially harmful emissions.</i> | Amendment: Chapter 9.3 first paragraph amended to '...mitigate increased congestion, damage to road surfaces, reduction of road safety and <i>increase in emissions harmful to health.</i> ' safety.' |
| 32 | 6.0 | CD1 | Leicester-shire County Council | Electric cars: The plan makes no reference to electric vehicle charging. As the Government plans to end the sale of new conventional petrol and diesel cars and vans by 2040 in the UK, there will be a reliance on electric vehicles. This should be reflected in infrastructure (for example electric vehicle charging points for new developments and on-street charging points). | <i>Charging points are supported in the draft Plan by Policy CD1(m) signposting Appendix 6, Design Guidance 'New technology and carbon emissions'.</i> <i>Noted the Government plan (July 2018) to end use of petrol and diesel cars by 2040. MLP Policy EN9, point 8 already supports charging points for electric cars. In relatively remote areas like</i> | Amendments: Appendix 8 (Design Guidance) section on New Technology and Carbon Emissions slightly expanded: '...sufficient and adequate electric vehicle |

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| | | | | | <p><i>Somerby a house or business without charging points may be wholly impractical (and unsustainable) by 2040. This would reflect proven high reliance on private cars in Somerby parish which even if reduced is likely to remain higher than in urban areas.</i></p> <p><i>We will strengthen the requirement for electric vehicle charging points by slightly expanding Design Guidance (Appendix 8 in the Submission Draft) where it already appears.</i></p> | <p>charging points and associated parking should be incorporated into dwellings and other developments, as well as in off-street locations for passing visitors and where development relies on shared or on-street parking.'</p> |
| 33 | 7.0 | - | Leicester-shire County Council | <p>General: 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><i>NP Response: Chapter 7.0 (Environment) of the draft NP does extensively address aspects of all the headings listed, with the sole exception of soils.</i></p> <p>We will add reference to agricultural land quality to Policy HR 5 (Long-term Site Selection Criteria) and refer to a map of same in the supporting documents.</p> | <p>Amendments:</p> <p>Addition to Policy HR5: 'Avoids the loss of the best and most versatile agricultural land.'</p> <p>Supplementary text refers to a map of Agricultural Land Classifications now included in the supporting documents.</p> |
| 34 | 6.0 7.0 7.15 | - - - | Leicester-shire County Council | <p>CLIMATE CHANGE: 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><i>Noted. Chapters 6.0 (Character and Design), 7.0 (Environment), 8.0 (Economy & Employment) and 9.0 (Transport and Infrastructure) contribute to these objectives. Policy examples policies include:</i></p> <p><i>- CD1 and Appendix 6 – Character and Design (energy-saving technology and electric vehicle charging points).</i></p> <p><i>- ENV11 – trees, hedgerows and green</i></p> | <p>No amendments.</p> <p>Travel packs are Policy TI3 in the Submission Draft.</p> |

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| | | | | | <p><i>verges (retention and planting)</i></p> <ul style="list-style-type: none"> - ENV15 – renewable energy generation infrastructure (supports some wind turbines up to 25m in Somerby parish which the MLP does not) - ENV16 – Flood risk (site selection, management and mitigation) - EE1 – businesses not to produce harmful emissions. - EE2 – Connectivity (better broadband and phone signals can reduce the need for physical travel) - EE3 – Homeworking (reducing need to travel) - EE6 – Local employment (reducing need to travel) - TI4 – ‘Travel packs’ to accompany new housing developments. | |
| 35 | 6.0 7.0 | CD1 - | Leicester-shire County Council | <p>LANDSCAPE: The County Council would like to see the inclusion of a local landscape assessment taking into account Natural England’s 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.</p> | <p><i>: Natural England’s Landscape Character Areas and strategic environmental opportunities have been integral to preparation of the Plan’s environmental objectives and policies. Refer to:</i></p> <ul style="list-style-type: none"> • <i>Supporting Document 2 (National Character Area 93)</i> • <i>2.2.4 (Environment of Somerby today)</i> • <i>Chapter 7.0 (Environmental policies)</i> <p><i>NCA: 93 guidance on local vernacular and the landscape settings of villages is also reflected in the following chapters and the policies they contain:</i></p> <ul style="list-style-type: none"> -6.0 (Character and Design) -Appendix 6 (Design Guidance) -7.2 (Sites and Features of | <p>Amendment:</p> <p>Addition to Policy CD1 (Building Design Principles) opening paragraph:</p> <p>‘...provide safe and attractive public and private spaces <i>and street scenes</i>, and well defined and legible spaces...’</p> <p>And clause (d):</p> <p>‘...sensitive forms of <i>street scape and street scenes, scale and massing...</i>’</p> |

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| | | | | <p><i>Environmental Significance)</i></p> <p><i>-7.3 (Important Open Spaces – those contributing to Form and Character of the settlements)</i></p> <p><i>-7.5 (Ridge and furrow)</i></p> <p><i>-7.7 (Settlement Character)</i></p> <p><i>-7.8 (Local landscape character areas – further explained below below)</i></p> <p><i>-7.9 (Important views – further explained below)</i></p> <p><i>-7.12 (Dark skies and tranquillity)</i></p> <p><i>Chapter 7.8 (Local landscape Character Areas) sets out a deeper level of local detail to accompany the broader studies and assessments mentioned above by identifying, locating and illustrating major natural and historic landscape features areas in character areas within the Parish.</i></p> <p><i>Chapter 7.9 sets out and illustrates Important Views in the Parish, the majority of which are landscapes with visual qualities at the high end of the scale.</i></p> <p><i>Street scenes in the historic villages and suggested layouts for new development are taken into account in Chapter 6.0 Character & Design and in Appendix 6 Design Guidance. Identification of Local Green Spaces (Chapter 7.1) also contributes to these considerations. Advice on conservation and enhancement of historic street scenes was provided by Justin Webb, Leicester City Conservation Officer.</i></p> <p><i>Along with the NCA:93 Profile, the</i></p> | <p><i>Design Guidance becomes Appendix 8 in the Submission Draft.</i></p> |
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| | | | | | <p><i>Neighbourhood Plan has taken into account the following landscape studies:</i></p> <ul style="list-style-type: none"> - 2006 Melton Landscape and Urban Character Assessment; -2011 Melton Landscape Assessment Update; -2014 Melton and Rushcliffe Landscape Sensitivity Study; -2007 Harborough District Landscape Character Assessment; -2016 Houghton on the Hill Landscape Character Assessment and Landscape Capacity Study -2015 Green Wedge Review, Technical Update. <p><i>MBC kindly produced a Strategic Environmental Assessment (SEA) Screening Report on the draft Plan and concluded that no SEA is required as the Plan is unlikely to have significant environmental effects.</i></p> <p><i>Draft Policy CD1 touches on 'street scenes' but without using that term. We will amend it to do so.</i></p> | |
| 36 | 7.0 | - | Leicester-shire County Council | <p>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</p> | <p><i>The importance of biodiversity and wildlife are recognised and upheld in Chapters:</i></p> <ul style="list-style-type: none"> • 7.0 Environment • 7.2 Sites of Environmental Significance • 7.10 Biodiversity and Wildlife Corridors • 7.11 Trees, hedgerows and green verges • 7.14 Environmental | No amendments. |

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| | | | | <p>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.</p> <p>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.</p> <p>Contact: planningecology@leics.gov.uk, or phone 0116 305 4108.</p> | <p><i>Considerations in Development.</i></p> <p><i>The evidence base in the MLP and other sources such as the Leicestershire and Rutland Environmental Record Centre records have been consulted. A parish wildlife survey was undertaken by residents in June 2018, and 'trail camera' research was conducted in three locations to identify wildlife corridors and use by species.</i></p> | |
| 37 | 7.0 10.0 | - - | Leicester-shire County Council | <p>GREEN INFRASTRUCTURE:</p> <p>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</p> | <p><i>This draft NP does not place 'green infrastructure' or 'green infrastructure networks' under separate headings. However several chapters and policies seek to protect or enhance features within the NPPF definition of Green</i></p> | <p>Amendments:</p> <p>Addition to Policy HR5:</p> <p><i>'Avoids the loss of the best and most versatile</i></p> |

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| | | | <p>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.</p> <p>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</p> | <p><i>Infrastructure, notably:</i> <i>Chapter 7.1, Policy ENV1 (Local Green Spaces)</i> <i>Chapter 7.3, Policy ENV3 (Important Open Spaces)</i> <i>Chapter 7.11, Policy ENV11 (Trees, hedgerows and green verges)</i> <i>Chapter 7.13, Policy ENV13 (Public rights of way)</i> <i>Chapter 10.3, Policy CF1 (Retention of community assets and facilities).</i></p> <p><i>These protections vary according to the nature of the feature identified. A new NP policy on Green Infrastructure would draw the same distinctions and amount to duplication.</i></p> <p><i>The NPPF definition of ‘green infrastructure’ doesn’t include ‘rights of way’ but in Somerby parish, which benefits both recreationally and economically from footpaths and bridleways, important ones should be so regarded. This is consistent with MLP Policy EN3 points 4, 5 and 14.</i></p> <p><i>We now have the Definitive Rights of Way map for the parish which we didn’t have before. This will be added to the Policy Maps Folder.</i></p> <p><i>An addition will be made to highlight the Jubilee Way and Leicestershire Round which are given special value in MLP Policy EN3 and NP Policy CF1. (Resident comments have revealed confusion about exactly where they lie).</i></p> | <p><i>agricultural land.’</i></p> <p>Supplementary text refers to a map of Agricultural Land Classifications which can now be found in the Supporting Documents.</p> <p>Policy 7.13 (Public Rights of Way):</p> <p>The LCC Definitive Rights of Way Map (Somerby) is now included in the Policy Maps Folder.</p> <p>Because the definitive map will not scale to fit on a page, the simpler derivative map remains in the body of the Plan but with supporting text explaining the locations of the Leicestershire Round and Jubilee Way.</p> |
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| | | | <p>scale GI networks. Brownfield, Soils and Agricultural Land</p> <p>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 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</p> | <p><u>Brownfield land:</u></p> <p><i>Brownfield site development is supported as preferable in principle to greenfield sites in chapters:</i></p> <ul style="list-style-type: none"> • 4.0 (Spatial strategy) • 5.3 (Limits to Development) • Policy HR5 (Long-term site selection criteria). <p><u>High quality agricultural soils:</u></p> <p><i>A map of the agricultural land classifications in the Parish will be included as a Supporting Document and referenced as part of Policy HR5 (Long-term site selection criteria).</i></p> | |
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| | | | | <p>future. Natural England can provide further information and Agricultural Land classification. 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> | | |
| 38 | 10.0 | - | <p>Leicester-shire County Council</p> | <p>COMMUNITIES: Consideration of community facilities is a positive facet of Neighbourhood Plans that reflects the importance of these facilities within communities and can proactively protect and develop facilities to meet the needs of people in local communities. Neighbourhood Plans provide an opportunity to;</p> <p>1. Carry out and report on a review of community facilities, groups and allotments and their importance with your community.</p> <p>2. Set out policies that seek to;</p> <ul style="list-style-type: none"> • protect and retain these existing facilities, | <p><i>We believe this draft NP takes the opportunities 1-3 you highlight:</i></p> <p><i>1. Household Questionnaire especially questions 7, 9 and 35. Consultations were carried out with the Primary School, Doctors surgery, Churches, Somerby Town Estate (allotments) and the Community Hub. This gave us an evidenced indication of their importance.</i></p> <p><i>2. Policies CF1 (retention of existing facilities), CF2 (New community facilities), CF3 (Developer contributions) and Community Proposals CP12 (Community right to</i></p> | <p>No amendments.</p> <p>In the Submission Draft, Community Proposal CP12 becomes CP14 and CP13 becomes CP15.</p> |

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| | | | | <ul style="list-style-type: none"> • support the independent development of new facilities, and, • identify and protect Assets of Community Value and provide support for any existing or future designations. <p>3. Identify and support potential community projects that could be progressed. You are encouraged to consider and respond to all aspects community resources as part of the Neighbourhood Planning process. Further information, guidance and examples of policies and supporting information is available at www.leicestershirecommunities.org.uk/np/useful-information.</p> | <p><i>bid) and CP13 (Spending priorities) address these areas.</i></p> <p><i>3. This is addressed mainly by seeking to protect/retain the areas or premises in which such activities and projects operate, for example Policy CF1 and applicable Local Green Spaces and Important Open Spaces in Policies ENV1 and ENV3. A good example is Somerby Horse Pond where the Horticultural Society has a project.</i></p> | |
| 39 | 8.0 | - | Leicester-shire County Council | <p>ECONOMIC DEVELOPMENT: Household Questionnaire: 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 etc.</p> | <p><i>Chapter 8.0 of the NP deals with Economy and Employment. Household Questionnaire questions 26-30 were informative in this regard, and responses taken into account in policies: :</i></p> <p><i>EE1 supports 'small scale employment-related development'</i></p> <p><i>EE3 supports homeworking</i></p> <p><i>EE4 supports Farm Diversification</i></p> <p><i>EE5 supports Tourism and visitors</i></p> <p><i>EE6 supports proposals contributing to employment of people living within 5km (also supported on grounds of reducing car travel).</i></p> | No amendments. |
| 40 | 8.0 8.4 | - EE2 | Leicester-shire County Council | <p>SUPERFAST BROADBAND: High speed broadband is critical for businesses and for access to services, many of which are now online by default. Having a superfast broadband connection is no longer merely</p> | <p><i>Draft NP Policy EE2(a) supports incorporation of ducting suitable to accommodate fibre-optic broadband in all new dwellings and commercial buildings.</i></p> | Amendment: Policy EE2(a) amended to: |

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| | | | | <p>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.</p> | <p><i>MBC consider this policy may be unnecessarily restrictive. LCC on the other hand consider superfast broadband (not only ducting) should available as soon as a build is complete.</i></p> <p><i>Also material is NPPF 2019 para 112 (which post-dates the Melton Local Plan):</i> <i>'Policies should...prioritise full fibre connections to existing and new developments.'</i></p> <p><i>In remoter areas like Somerby parish such connectivity is even more important for daily living, business and reducing road travel than in a city or town.</i></p> <p><i>We will amend Policy EE2(a) to require new developments to ensure superfast broadband is available as soon as build is complete, subject to viability.</i></p> | <p><i>'New dwellings, commercial buildings and community facilities should enable access to full fibre-optic broadband (or such newer technologies as may appear) at the time they first come into use, subject to viability.'</i></p> |
| 41 | General | - | Leicester-shire County Council | <p>EQUALITY: While we cannot comment in detail on plans, you may wish to ask stakeholders to bear the Council's Equality Strategy 2016-2020 in mind when taking your Neighbourhood Plan forward through the relevant procedures, particularly for engagement and consultation work. A copy of the strategy can be view at: www.leicestershire.gov.uk/sites/default/files/field/pdf/2017/1/30/equality-strategy2016-2020.pdf</p> | <p><i>This NP values equality and human rights, which are matters of law as well as principle.</i></p> <p><i>The Equality Act 2010 and the Human Rights Act 1998 were considered throughout.</i></p> <p><i>Census 2011 shows Somerby Parish is relatively homogenous in terms of some Protected Characteristics (eg. race and religion) but diverse in others (eg. as gender and age).</i></p> | <p>Amendment:</p> <p>The words 'for all' have been added to the Neighbourhood Plan Vision.</p> |

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| | | | | | <p><i>This NP places policy value on many amenities which may be ‘enjoyed by all’ (such as rights of way and community halls) and on others which are enjoyed more by particular groups (such as churches, allotments and playgrounds). The NP promotes equality of opportunity by, for example, supporting local business enterprise (Policy EE1, EE6).</i></p> <p><i>Through Policies HR3 and HR6 it seeks a housing mix providing fair opportunity via an affordable element, and offers a housing mix suitable for (among others) older people and families with children. Policy EE3 (Homeworking) has childcare in mind.</i></p> <p><i>Human Rights protected or advanced by this NP::</i></p> <ul style="list-style-type: none"> <i>• respect for your private and family life, home and correspondence (eg.confidentiality and anonymization of questionnaires)</i> <i>• freedom of thought, belief and religion (eg.protection for religious and secular meeting places)</i> <i>• freedom of expression, assembly and association (eg.protection for meeting places)</i> <i>• right to marry and start a family (eg.housing mix including family-sized homes and homeworking)</i> <i>• protection from discrimination in respect of these rights and freedoms (the NP does not discriminate against any protected characteristic or ‘group’ eg. There was a Youth Questionnaire for people below voting age, and when</i> | |
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| | | | | | <p><i>necessary and requested help was given to disabled people to complete the Household Questionnaire)</i></p> <ul style="list-style-type: none"> <i>• right to peaceful enjoyment of your property (eg. design standards for safety and disability, constraints on nuisance and pollution)</i> <i>• right to education (protection for Somerby Primary School, Local Green Spaces and Important Open Spaces).</i> <p><i>It is felt that the very high return rate for the Household Questionnaire (60%) indicates inclusiveness.</i></p> <p><i>As this NP moves forward to the next stage, it will be reviewed in light of the LCC Equality Strategy.</i></p> <p><i>We will also consider adding the words 'for all' or 'for the benefit of everyone' to the end of the Vision for the Parish, making inclusiveness explicit very early in the Plan.</i></p> | |
| 42 | App 8 | - | Mark Curtis-Bennett | Appendix 8, Map ref 15, Figure 18: Local Non-designated Heritage Assets, Somerby: This gateway is no longer to Somerby House and is now the gateway to Firdale Farm. The iron arch above was installed in the 1980's and should not be considered a heritage asset. | <i>The late C20 date is correct for the decorative iron arch in Appendix 8, map reference 15. Text will be amended to indicate that the gateway was formerly to the Grade II Somerby House stables but is now part of Firdale Farm.</i> | Amendment: Appendix 8 becomes Appendix 10 in the Submission Draft. It has been amended to clarify that the gateway is now part of Firdale Farm not Somerby House. |
| 43 | App 8 | - | Mark Curtis-Bennett | Appendix 8, Map ref 33, Captain Tatlock Hubbard: Captain Tatlock Hubbard MC (not DC) | <i>Captain Hubbard's title will be corrected, with apologies for the error.</i> | Amendment: From 'DC' to 'MC'. |

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| 44 | 7.0 7.3 7.4 | - ENV3 ENV4 | Mark Curtis-Bennett | Chapter 7.3, Policy ENV 3, Map 9.2 Feature HP-3: Land off Somerby / Owston road designation as historic parkland with preserved ridge and furrow. This should not restrict the future building of agricultural or equestrian buildings, as long their design is in keeping with local characteristics. | <p><i>The land is correctly described as historic parkland and preserved ridge and furrow. It is also outside the proposed Limits to Development (LtD) for Somerby Village but Policy HR2 supports development outside LtD for agricultural use if sensitive to the landscape setting.</i></p> <p><i>Policy ENV3 has been reviewed. Where it referred to 'replacement' we now distinguish between the smaller spaces inside settlements (yellow, maps 9.1, 9.3, 9.5) and the larger ones outside them (brown, maps 9.2, 9.4, 9.6 – including the land you refer to) because 'replacement' of open areas on settlement fringes is not achievable. Therefore an amendment is made for the latter category (in terms previously approved in the Ab Kettleby NP for Important Open Spaces).</i></p> <p><i>Also – reviewing the area you refer to, it was noted that part of your planning approval 17/00396/DIS had been left outside the Limits to Development. This was an error and has been corrected.</i></p> | <p>Amendments:</p> <p>Policy ENV3 (Important Open Spaces) has been amended. For the 'yellow' spaces in Figures 9.1, 9.3 and 9.5 it is unchanged. For the 'brown' spaces in Figures 9.2, 9.4 and 9.6 it now reads:</p> <p><i>'Protection and where appropriate enhancement of these sites, and their identified significant features as detailed in the Environmental Inventory (Appendix 4) will be supported.'</i></p> <p>Also: Limits to Development map Figure 3.4 has been redrawn to correctly include planning approval 17/00396/DIS.</p> |
| 45 | 1.0 1.1.1 | - - | Melton Borough Council | GENERAL AND HOUSING Comment 1: Para 1.1.1 The development plan includes not only the Neighbourhood Plan and the Local Plan, but also the Mineral and Waste policy. My suggestion is to delete 'the other part being the Melton Borough Plan' | <i>Noted. The suggested deletion will be made.</i> | <p>Amendment:</p> <p>Deleted the words 'the other part being the Melton Local Plan'.</p> |
| 46 | General | - | Melton Borough Council | Comment 2: Para 1.1.4 and other sections Please could you refer to the latest NPPF version (2019) and could you | <i>The appearance of the NPPF 2019 was relatively sudden in terms of writing the per-submission draft. The NP will be</i> | <p>Amendment:</p> <p>All references to the</p> |

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| | | | | amend references and quotes as necessary? It also appears in other sections of the document. | <i>edited to refer to the NPPF 2019 and also reviewed to ensure due regard is still shown to it. .</i> | NPPF are now to the NPPF 2019. |
| 47 | 1.0 1.3.2 | - - | Melton Borough Council | Comment 3: Para 1.3.2 The Local Plan indicates which policies are to be considered strategic (see above, or para 1.8.5 of the Local Plan). The Neighbourhood Plan indicates that policy C1 is not a strategic policy. Therefore, the Neighbourhood Plan does not align with the Local Plan in this regard, and as such is not in general conformity with a policy regarded as a 'strategic policy'. In order to provide as helpful comments as possible, consequential comments from the Council in this document would consider that the Neighbourhood Plan is considering C1 as a strategic policy. | <i>Our opinion that the individual site allocations in MLP Policy C1 are not strategic policies was based on our reading of PPG (2014) Paras ID: 41-074 to 41-007. However, the Examiner has since passed the MLP including Para 1.8.5 confirming that Policy C1 is a strategic policy. This NP must be in general conformity with the strategic policies of the MLP so we will amend our Para 1.3.2 to achieve this. Any suggestion that Policy C1 is not a strategic policy will be removed.</i> | Amendment: The reference in Chapter 1.3 to Melton Local Plan Policy C1 (specific site allocations) possibly not being a strategic policy has been removed. |
| 48 | General | - | Melton Borough Council | Comment 4: General It would be good to keep the paragraph numbers if possible as it makes references (especially in these consultations) easier. | <i>Agreed. We will number the paragraphs to assist reference, comment and examination.</i> | Amendment: Paragraph numbers inserted throughout the Plan where practicable. |
| 49 | 4.0 | - | Melton Borough Council | Comment 5: Section 4.0 (Spatial Strategy) Introducing the new concept of "whole parish" approach may have more repercussions than what the paper seems to address. First, we consider that this approach does not align with the Local Plan settlement hierarchy and as such is not in general conformity with a policy comprised within the established 'strategic policies' (see above). The evidence and decision for Melton Borough Council to go for the Local Plan | <i>The 'whole parish approach' we describe is not a 'new concept'. The NP Area was designated in 2015 as 'the whole of Somerby Parish'. Accordingly we adopted a 'whole parish' approach to NP preparation just as MBC presumably adopted a 'whole borough' approach to LP preparation. We gathered data objectively and neutrally across the parish. Examples would be questionnaires, scoring of environmental and heritage assets and use of valued community facilities. The</i> | Amendments: The NP no longer uses the terms 'whole parish approach' or 'cluster approach' as they have proven unhelpful to correct understanding of the Plan. Chapter 4 (Spatial Strategy) has been re-written to avoid |

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| | | | <p>approach was recently examined in the Local Plan examination and it is considered to be a robust piece of evidence that directly informs to the strategic elements in the Plan. It does not seem appropriate to go for a different approach in a key updated strategic element in the Local Plan. The implications to infrastructure and affordable housing contributions (s106) are also strategic polices, that this new approach would not conform with and would undermine. Additionally, it does not seem to be clear enough about how it would operate. It seems that the “whole parish” approach is more a “Somerset-Pickwell” approach and renaming it would be beneficial in order to avoid any confusion. We understand that Pickwell due to its proximity to Somerset may share services and facilities, but these elements were taken into consideration in the Council’s approach and the consequential Examination of the Local Plan.</p> <p>In addition to this, the approach takes into consideration Somerset’s requirement as the Parish requirement, but a proportion of the windfall allowance should be included if all the settlements in the Parish are treated as sustainable locations.</p> <p>Just to reiterate, we do not consider that the “whole parish” or cluster approaches align with the strategic elements in the Local Plan.</p> | <p><i>MLP was not yet made at the time of this process. Now that it is NP policies must be in general conformity with the MLP but should also follow best evidence.</i></p> <p><i>We do not mean to alter or challenge the MLP settlement hierarchy or imply that ‘all the settlements in the parish are treated as sustainable locations’, which would not be in conformity with the MLP. Somerset is a Service Centre, the others are Rural Settlements, and any proposals for unallocated sites would be determined according to MLP policy SS3 and NP policies HR2 and HR4.</i></p> <p><i>Our description of the process we followed has been mistaken for a forward-looking spatial strategy. This may be due to our drafting and choice of words. We will re-write NP Chapter 4 to make all of the above explicit and avoid doubt. We will remove all reference to a ‘whole parish approach’ or ‘cluster approach’.</i></p> <p><i>Only in the single case of Somerset-Pickwell is there an element to our spatial strategy which is not identical to MBC’s, but it is still in general conformity. Objective, neutral evidence discloses such close links between Somerset and Pickwell that Pickwell is a sustainable location for a reserve site of up to 11 houses. That is all. This single, measured policy (HR1-Reserve Site RSOM1 for 11 houses) does not in our view take the NP outside of general conformity. See NPPF Paras 29-30</i></p> | <p>perceived non-conformity with the Melton Local Plan and support Melton’s spatial strategy and settlement hierarchy.</p> <p>Appendix 6 (Shared Use of Facilities, formerly Appendix 4) has been re-arranged to make the evidence for the Somerset-Pickwell connection more prominent and so easier to find. The material content is of course unchanged, consisting of neutrally gathered data and statistics derived therefrom.</p> |
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| | | | | <p><i>(and footnote 16) and PPG 41-074-20140306 for the meaning of 'general conformity'.</i></p> <p><i>Strong evidence for Somerby and Pickwell closely supporting each-other (economically and socially) is provided in Appendix 4 (Shared Use of Facilities and the Whole Parish Approach). Support for recognising this factual situation is to be found at NPPF 2019 Para 78.</i></p> <p><i>Whilst preparing the present draft we also took notice of the recommendation of the MBC Case Officer (JL) on planning application 17/01389/FUL for 5 new houses in Pickwell:</i></p> <p><i>"Pickwell is the adjacent village to Somerby a Tier-2 village which has a variety of local resources including a shop, pub, Dr's Surgery and a school. Somerby would easily be able to support the needs of these new home-owners in Pickwell. A variety of local businesses would also benefit significantly from increased local revenues."</i></p> <p><i>We agree. This application was approved in March 2019, so with the MLP fully made. The site for these 5 houses is literally across the road from our proposed reserve site RSOM1 in Pickwell. It is resolved to retain reserve site RSOM1 in the Submission Draft.</i></p> <p><i>Concerning including a proportion of</i></p> | |
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| | | | | | <p><i>the windfall allowance: Melton Rural Area expects 322 houses windfall: x 4% for population size of Somerby Village (548)= about 13. x 6% for population size of Somerby Parish (812) = about 20. Pickwell permissions would not contribute to the former but presumably would towards the latter.</i></p> <p><i>Regarding s106 this NP certainly does not seek to undermine it. Reserve site RSOM1 is intentionally of a size to fall under s106 (and MLP policies on Housing Mix and Affordable Homes).</i></p> | |
| 50 | 5.0 5.1 | - - | Melton Borough Council | Comment 6: Section 5.1 (Housing Provision) Inclusion of Leesthorpe to the sentence: 'Burrough on the Hill, and Pickwell, and Leesthorpe are not Service...' | <i>Agreed. We will amend to include Leesthorpe as also not a Service Centre (and also make explicit that Burrough, Pickwell and Leesthorpe are Rural Settlements).</i> | Amendments: Chapter 5.1 amended to state that Somerby is a Rural Service Centre, whereas Burrough on the Hill, Pickwell and Leesthorpe are Rural Settlements (para 040). |
| 51 | 5.0 5.2.1 | - - | Melton Borough Council | Comment 7: Section 5.2.1 (Site Assessments) The permissions granted to Pickwell cannot count towards the Somerby (settlement) requirement which is different than the Somerby (parish) requirement. They are contributions to the unallocated requirement element given by the windfall allowance (322 dwellings across the Borough). This links to the comment for section 4.0. | <i>[This response links back to your Comment 5 on Chapter 4.0 above]</i> <i>Accepted that the Pickwell permissions cannot count towards the Somerby Village housing requirement. We will remove the suggestion that they might.</i> <i>Regarding the Somerby (Parish) Housing Requirement our understanding is as follows:</i> | Amendment: Chapter 5.2 has been partly rewritten. Para 045 describes the housing requirement for Somerby Village and the completions and approvals there since March 2017 which count towards it. Completions |

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| | | | | | <p><i>Melton anticipates ‘windfall’ of 322 houses in the rural area. Approximations from this are possible based on population sizes:</i></p> <p><i>x 4% for population size of Somerby Village (548)= about 13.</i></p> <p><i>x 6% for population size of Somerby Parish (812) = about 20.</i></p> <p><i>Pickwell permissions would presumably count only towards the latter.</i></p> | <p>and approvals in Pickwell are not counted.</p> <p>Para 046 describes the windfall allowance for the Borough as extrapolated to Somerby Parish. The Pickwell completions and approvals (and 5 single builds in Somerby) are recognised as contributing to the windfall allowance.</p> |
| 52 | 5.0 5.2 | - HR1 | Melton Borough Council | <p>Comment 8: Policy HR1 (Reserve Site RSOM1) and supporting text It is unclear how the policy operates. It can be in two ways. It can be that the 2 allocated sites in the Local Plan and the Reserve site in the Local Plan are now allocated in the Neighbourhood Plan; then the Reserve site in the Neighbourhood Plan will be activated if any of these three sites do not come forward (or in case of future housing needs). The alternative interpretation is that the Reserve Site will be activated if any of the two allocated sites in the Local Plan do not come forward, but after using the reserve site in the Local Plan as first option – meaning that the reserve site in the Neighbourhood Plan acts as a reserve site of a reserve site.</p> <p>Additionally, in the paragraph just above the policy and “a)” in policy, it says that the site will be supported when a site with planning permission is not coming forward. The type of applications (including non-residential), size (including 1-dwelling applications) and cumulative effect</p> | <p><i>This response links back to your comments on ‘Section 4.0’ above]</i></p> <p><i>The ‘second way’ you describe is closest to our intention. SOM3 does not become allocated by the NP, RSOM1 does.</i></p> <p><i>The paragraph just above the policy and “a)” in the policy should not refer to ‘sites with planning approval’ they should refer to ‘MLP Policy C1(A) housing site allocations’, then ‘failing to deliver the housing requirement’ (or similar words).</i></p> <p><i>We will amend.</i></p> <p><i>We will amend the wording of Policy HR1 to more closely mirror MBC Policy C1(B). We think this will address your concern around non-residential applications, cumulative effect etc.</i></p> <p><i><u>Suggested relationship to SOM3:</u></i> <i>SOM3 remains a reserve site under the</i></p> | <p>Amendments:</p> <p>Chapter 4.0 amended at para 032 to make explicit that allocations SOM1 and SOM2 and reserve site SOM3 are strategic policies of the Melton Local Plan and part of the Development Plan.</p> <p>Chapter 5.2 para 047 (immediately before Policy HR1 – Reserve Site) amended to say:</p> <p>‘In the event that MLP Policy C1(A) site allocations and other permissions granted fail to deliver the required housing target.’</p> <p>Policy HR1(a) amended:</p> |

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| | | | | <p>(residential applications that are being considered at the time) are not taken into consideration.</p> <p>Overall, could we suggest that the policy could be refined. Also, clarification would be positive regarding the position of the Neighbourhood Plan in relation to the reserve site in the Local Plan.</p> | <p><i>MLP. That is a strategic policy. We do not replicate or allocate it in the NP. RSOM1 would become a reserve site under the NP, so joining SOM3 in the Development Plan.</i></p> <p><i>To clarify the 'position of the NP in relation to the reserve site in the LP' we will alter LtD not to include SOM3. To preserve general conformity text will then follow similar to:</i></p> <p><i>"Development outside the defined Limits to Development on the Reserve Site identified in MLP Policy C1(B) will be acceptable subject to complying with the terms of that policy". (As advised by our consultant and with precedent in the Hungarton NP among others).</i></p> <p><i>In the event of 'requirement not being met' etc. then whichever of the two most closely aligned with the shortfall (in numbers and types of houses required) would come forward.</i></p> <p><i>This would require refined wording.</i></p> <p><i>RSOM1 is a useful reserve site because it would have community support (from consultation and by allocation in this NP) whereas SOM3 appears not to have (as indicated by 90+ local objections to 16/00615/OUT). We mention community support because of MLP Policy C1(B)iii) on the subject.</i></p> | <p><i>'(a) ...due to the failure of allocated sites and other permission granted to deliver the housing requirement.'</i></p> <p>And add:</p> <p><i>(c) If development of a reserve site becomes necessary to achieve the housing requirement, whichever of the reserve sites SOM3 (Melton Local Plan) or RSOM1 is most closely aligned to the shortfall in numbers and type of housing required, will be preferred.</i></p> <p>Map change:</p> <p>Figure 3.4 (Limits to Development, Somerby) has been amended to place SOM3 outside the LtD. To ensure conformity with the MLP an addition to Policy HR2 (Limits to Development) has been made:</p> <p><i>'Development proposals outside the defined Limits to Development on reserve sites SOM3 in Melton Local Plan policy</i></p> |
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| | | | | | | <i>C1(B) or RSOM1 in this Neighbourhood Plan policy HR1 will be assessed against the terms of those policies, and if approved will then be considered inside the Limits to Development.'</i> |
| 53 | 5.0 5.3 | - - | Melton Borough Council | Comment 9: Section 5.3 (Limits to Development principles) Please can we recommend removal of the references to the 1999 Local Plan in the fourth paragraph? – the proposed boundaries do not supersede them now that the 2018 Local Plan is in place. This will update and supersede the settlement boundaries used by the 1999 Melton Local Plan, taking into account more recent housing and business allocations and developments. | <i>We made those references before the Melton Local Plan was fully made in 2018. We will remove them.</i> | Amendment: References to the 1999 Local Plan removed from Chapter 5.3. |
| 54 | 5.0 5.3 | - HR2 | Melton Borough Council | Comment 10: Policy HR2 (Limits to Development) The applicability of the policy for smaller settlements seems to conflict with the Local Plan policy SS3 and supporting text. There is a lack of reference to the aspect of having 'proven need' either directly or by referencing to other development plan policies. | <i>We will add the suggested reference to 'proven need' and also MLP para 4.2.17 as to the size of schemes which may be appropriate to Service Centres (10) Rural Hubs (5) and Rural Settlements (3)..</i> <i>Policy HR2 introduces Limits to Development (a component of many NPs) which embrace the existing settlements, the MLP site allocations and appropriate 'edges'. This is intended only to add local detail to the operation of SS3.</i> | Amendments: Amendments to Policy HR4 (Windfall sites): '...subject to the proposal being well designed and meeting relevant requirements set out in other policies in this Plan and the Melton Local Plan, and where such development: a) meets a proven local need as identified by substantive evidence, |

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| | | | | | | <p>comply with the other policies of this Neighbourhood Plan <i>and the Melton Local Plan and...</i></p> <p>And supporting text at para 061:</p> <p><i>'In conformity with the Melton Local Plan para 4.2.17 and Policy SS3, schemes of up to about 10 dwellings may be appropriate in Somerby and about 3 in the other parish settlements.'</i></p> |
| 55 | 5.0 5.3 | - HR2 | Melton Borough Council | <p>Comment 11: Policy HR2 (Limits to Development) If the policy refers to residential developments only, we recommend you to specify that by saying 'Residential development proposals...' We would suggest to revisit the criteria a) to d) in the policy and the links between them (or/and). Currently it is shown as: a) 'or' b) nothing c) 'and'. The inclusivity and exclusivity of the links makes it difficult to read for development management purposes.</p> | <p><i>The policy does not refer to residential developments only therefore the suggested change is unnecessary.</i></p> <p><i>We agree the written links 'and' and 'or' between criteria a) to d) of the policy are confusing and difficult to read. They will be clarified.</i></p> | <p>Amendment:</p> <p>In Policy HR2 the connecting words 'and / or' have been altered to make clear which criteria are inclusive and which are exclusive.</p> |
| 56 | 5.0 5.3 | - HR2 | Melton Borough Council | <p>Comment 12: Policy HR2 (Limits to Development) Not sure about the purpose of the text after the reference to local and national strategic planning policies. It may be too restrictive and not considering all the exceptions. Also the final paragraph should be covered by your reference to the national planning policy. We welcome the</p> | <p><i>The purpose of the text is: a) and b) to indicate types of development in open countryside which the NP would support, and c) to indicate which NP policies it should be consistent with, and d) to reflect the particular sensitivity of the parish landscape (as assessed for</i></p> | <p>Amendments:</p> <p>Addition to Policy HR2:</p> <p>'...Development in open countryside will be supported where it...</p> |

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| | | | | <p>reference to the affordable housing through rural exception sites.</p> | <p>NCA 93). <i>This has regard to the NPPF para 79 whilst adding a level of local detail – linking particular local development needs to particular environmental sensitivities identified in preparation of the plan.</i> <i>Accordingly we think the policy can be retained in its present form as it represents general conformity with the addition of local detail/prioritisation.</i></p> <p><i>However, noting your opinion that it may be too restrictive we will add support for development which amounts to sub-division of an existing dwelling, conversion of a subordinate outbuilding, or addition of subordinate residential accommodation, to facilitate downsizing by a resident who wishes to remain in the settlement or domiciliary care.</i> <i>[Local consultees have raised the issue of difficulty ‘downsizing’ as above. This policy would help them, where LtD would otherwise restrict them].</i></p> <p><i>Such an approach might also help to preserve or re-use buildings of historic or character interest.</i></p> | <p><i>c) Facilitates domiciliary care or downsizing by a resident who wishes to remain in the settlement, and amounts to sub-division of an existing dwelling, conversion of a subordinate outbuilding, or addition of subordinate residential accommodation.</i></p> <p>Also added:</p> <p><i>‘...And in all of cases a) to c) above:</i></p> <p><i>e) demonstrates one or more of purposes a) to c) by robust evidence.</i></p> |
| 57 | 5.0 5.3 | - HR2 | Melton Borough Council | <p>Comment 13: Policy HR2 (Limits to Development) It is recommended for the policy to include the adjacent area of the Limits to Development. Please see PM2 on the Ab Kettleby Neighbourhood Plan examiner report (link provided in the second page of this document)</p> | <p><i>We have studied the Ab Kettleby NP examiner’s report PM2 and believe it does not cause us difficulty because:</i></p> <p><i>1. In the AKNP only one settlement had a delineated LTD. The examiner objected to a limit of 2 houses and amended it to 5, commensurate with settlement status as a Rural Hub (and</i></p> | No amendment. |

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| | | | | | <p><i>MLP SS3). In Somerby Village the number would be 10, as it is a Service Centre. The examiner did not object to the LTD itself or add/include the 'adjacent area'.</i></p> <p><i>2. In the AKNP no LTD were set for the other settlements. They also tried to set a limit of 2 houses. The examiner amended this to 3 (MLP SS3 again) and added 'within and on the edge of' the settlements because the NP did not otherwise specify where such development might occur.</i></p> <p><i>Our draft leaves less doubt than the AKNP draft because all settlements have LTD (with some 'fringe' areas inside them). It also accords better with SS3 (Unallocated sites/windfall) by recognising the same house numbers as the MLP, according to settlement role.</i></p> <p><i>We don't presume to know what the Examiner will decide, but on the AKNP rationale we believe this part of the NP to be compliant with the NPPF and MLP.</i></p> <p><i>[See also our response to your previous Comment 12 on Policy HR2]</i></p> | |
| 58 | 7.0 7.3 7.5 | - ENV3 ENV5 | Melton Borough Council | Comment 14: Policy ENV3 (Important Open Spaces) Due to the Location of P-1, it does not align with the support to the Reserve Site (according to the Reserve Sites policy – C1(B)) in the Local Plan. Same consideration is recommended to be taken to ENV5 | <p><i>Notwithstanding that P1 coincides with the SOM3 reserve site in the MLP, P1 has been assessed as an Important Open Space as a result of objective scoring (App 3). It scored 24 which would qualify it as a Local Green Space, but we were advised that would</i></p> | Amendment: Policy ENV3 (Important Open Spaces) has been amended. For the 'yellow' spaces in Figures 9.1, 9.3 and 9.5 |

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| | | | | <p><i>be unacceptable on a MLP policy site, hence it became only an Important Open Space. Similarly, it's inclusion in Policy ENV 5 Ridge and Furrow. To 'un-score' it would be to arbitrarily ignore the evidence.</i></p> <p><i>We do not think this places us outside general conformity with C1(B) because neither ENV3 nor ENV5 purport to prevent development, only guide it. In considering any planning application on SOM3, policies ENV3 and ENV5 would have to be taken into consideration and weighed against the presumption for sustainable development and Policy C1(B) itself. This would be a matter for planning judgement under the Development Plan.</i></p> <p><i>However</i> <i>it may be that where Policy ENV3 refers to 'replacement' we need to make a distinction between the smaller spaces inside settlements (yellow, maps 9.1, 9.3, 9.5) and some of the larger ones outside them (brown, maps 9.2, 9.4, 9.6). Another consultee has objected that actual 'replacement' of open areas which have distinctive historical or natural features on settlement fringes is not achievable. Therefore an amendment to that part of policy ENV3 has been made (as approved in the Ab Kettleby NP).</i></p> <p><i>[Also material is the amendment to Policy HR2 (Limits to Development) made in response to your Comment 8.]</i></p> | <p>it is unchanged. For the 'brown' spaces in Figures 9.2, 9.4 and 9.6 it now reads:</p> <p><i>'Protection and where appropriate enhancement of these sites, and their identified significant features as detailed in the Environmental Inventory (Appendix 4) will be supported.'</i></p> <p>Also material, amendment made in response to your Comment 8:</p> <p>Addition to Policy HR2 (Limits to Development):</p> <p><i>'Development proposals outside the defined Limits to Development on reserve sites SOM3 in Melton Local Plan policy C1(B) or RSOM1 in this Neighbourhood Plan policy HR1 will be assessed against the terms of those policies, and if approved will then be considered inside the Limits to Development.'</i></p> |
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| 59 | 5.0 5.4 | - - | Melton Borough Council | AFFORDABLE HOMES AND HOUSING MIX Comment 15: Page 32 - para. 7 “The Qualitative assessment of the Housing Needs of older people MBC May 2010 found...” We are uncertain on what evidence this is – this document would need to be seen. More recent evidence (Leicester and Leicestershire HEDNA, 2017 and the Melton Housing Needs Study, 2016) should be used. | <i>The 2010 report exists but it is old. We will delete and replace with accurate references to evidence from HEDNA 2017:</i> <i>These reports don't support us saying exactly that older people are 'living in larger than necessary homes' so we will replace that statement with one better supported by the evidence ie. Household Questionnaire Q.17 – downsizing the most common reason for leaving the Parish.</i> | Amendments: References to the 2010 report have been replaced references to the following paragraphs from HEDNA 2017: <i>9.7- increased need for specialist housing 9.14 - affordable housing for ageing pop. And MHNS 2016: 7.31 1- and 2-bed housing for retirees.</i> Textual change from 'larger than necessary homes' to the better-evidenced 'difficulty downsizing'. |
| 60 | 5.0 5.4 | - - | Melton Borough Council | Comment 16: Page 32 – para.8 Please could you state the source of data? | <i>The source is HEDNA para 9.25 – a wheelchair accessibility need from around 3% of households. (Executive Summary says 4%) MHNS 2016 – 3-4% wheelchair accessibility need. We will add the reference.</i> | Amendment: Textual change 'population data' replaced with 'HEDNA 2017' as suggesting 4% of homes to be suitable for wheelchair use. |
| 61 | 5.0 5.7 | - HR6 | Melton Borough Council | Comment 17: Page 35 – Policy HR6 (Affordable Housing) We recommend it to state that the requirement for affordable housing provision is on sites of 11 or more units and/or where the floor space exceeds 1000 m2 | <i>Noted. Suggested amendment will be made.</i> | Amendment: Policy HR6 now reads: 'On sites of 11 or more dwellings and/or where the floor space exceeds 1000m2...' |

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| 62 | 6.0 | - | Melton Borough Council | DESIGN Comment 18: 6.0 Character and Design (Supporting text) Strong assessment of local character and design, I might suggest the inclusion of headings in the supporting text as the paragraphs move across a variety of topics and this may make them slightly easier to read. | <i>Agreed. We will include headings as you suggest.</i> | Amendment: Supporting text of Chapter 6.0 (paras 067 - 078) has been reorganised into topics under headings. |
| 63 | 6.0 App 6 | CD1 - | Melton Borough Council | Comment 19: Policy CD1-Building design principles Design policy is in general conformity with non-strategic policy MLP D1 and supported by strong local design guidance (appendix 6). No amendments are suggested however we would like the NPG to consider merit of adding additional detail within CD1 to the following matters; | <i>Overall support noted. (We consider the merit of adding additional detail below, where suggested in your subsequent comments.)</i> | No amendment. |
| 64 | 6.0 | CD1 | Melton Borough Council | Comment 20: Policy CD1: Building design principles (a) Design surrounding safety is primarily concerned with addressing lighting use. Could consider making reference to designing developments to be safe – e.g. reference secure by design standards in design guidance or add some text to policy to support development that promotes safety and reduced risk of crime. | <i>We will make the suggested addition in a form which also shows regard for the conservation of dark skies.</i> <i>Appendix 6 (Design Guidance) section on 'lighting' has been reviewed and is thought sufficient in the references it already makes to published guidance.</i> | Amendment: Policy CD1 (a) now reads: <i>(a) density and infrastructure is minimized towards edges with the countryside; and the scale and design of roads, pavements and public lighting will be such as to ensure safety, and limited to that necessary to achieve it.</i> <i>Appendix 6 becomes Appendix 8 in the Submission Draft.</i> |

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| 65 | 6.0 | CD1 | Melton Borough Council | Comment 21: Policy CD1: Building design principles (e) Could consider making an explicit reference to adequate provision for waste storage and collection alongside screening. | <i>Noted. We will make the suggested explicit reference.</i> | Amendment: Policy CD1 e) now begins: <i>(e) adequate provision for waste storage and suitable and safe means of access are provided...</i> |
| 66 | 6.0 | CD1 | Melton Borough Council | Comment 22: Policy CD1: Building design principles (misc) Could consider adding in a statement to effect of local plan policy D1(i) 'Development should be managed so as to control disruption caused by construction for reasons of safeguarding and improving health well-being for all.' To help protect rural tranquillity and reduce impact of new development construction on local community which is clearly highlighted as a local priority. | <i>We will make the suggested addition. We propose the phrase 'minimize' instead of 'control' because in plain language 'control' does not include any meaning of reducing or mitigating disruption, which would be the purpose of the policy.</i> <i>This ascribes value to rural tranquillity, as you say.</i> | Amendment: Policy CD1 now has an additional point added: <i>'Development should be managed so as to minimize so far as practicable disruption caused by construction for reasons of safeguarding, safety, health and well-being for all and respectful of the highly tranquil character of the area.'</i> |
| 67 | 7.0 7.11 | - ENV11 | Melton Borough Council | Comment 23: Policy ENV11: Trees, hedgerows and green verges (points 3 & 4) We would question how reasonable this policy is and whether it can be achieved, particularly for smaller scale infill development or the development of small sized units or small plots in close proximity to other development. Long term tree roots can impact neighbouring properties for example and consequently policy may result in planting that will not be able to | <i>Number of trees is the product of a cycle of planting, removal and/or dying. For environmental reasons we seek to increase the number by enlarging the 'planting' side of the equation.</i> <i>However your point about achievability on small/infill sites is acknowledged below;</i> <i>ENV11:</i> | Amendments: Policy ENV 11 points are now lettered not numbered. Points 3 and 4 are now points e) and f) and read: e) trees and hedgerows not to be retained as a result of development |

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| | | | | <p>grow to maturity. We would recommend that this policy is reviewed to at least reference circumstances where it may not be suitable, practical or feasible. It may be useful to consider specifications for planting/ landscaping for larger scale residential developments, which have more space and capacity to design in the desired improvements to planting, particularly those which may have a requirement to provide public open space. It may be more appropriate to set out aspirations for smaller sized developments, acknowledging issues surrounding property size and type, the location and overall size of the development land and any site constraints including neighbouring properties which may affect the ability to meet the policy.</p> | <p><i>Point 3: This policy derives from the Woodland Trust advice on Neighbourhood Planning. A similar one (including the 2:1 ratio) was accepted in the Harby, Hose and Long Clawson NP (policy H7). Recognising possible difficulty on small developments we will allow for the possibility of planting near the site instead of on it.</i></p> <p><i>Point 4: Also suggested by the Woodland Trust. We will amend from 'residential development' to 'residential development of three or more houses'. (Three being the number of houses suitable for our Rural Settlements under MLP Policy SS3).</i></p> <p><i>We will add policy guidance for residential developments of less than three houses.</i></p> | <p>shall be replaced at a ratio of at least 2:1, either on site or in the near vicinity.'</p> <p><i>f) new trees are to be planted as part of a residential development of three or more houses at three trees per dwelling...'</i></p> <p>Two further points are added to Policy ENV11:</p> <p><i>b) Residential developments of less than three houses where possible ensure at least no net loss of trees or hedgerows.</i></p> <p><i>g) Trees planted to meet this policy shall be located where they can reasonably be expected to grow to maturity.</i></p> |
| 68 | 7.0 7.12 | - ENV12 | Melton Borough Council | <p>Comment 24: Policy ENV12: Dark skies and tranquility Poorly installed security lighting has one of the greatest potential impacts on light pollution in residential areas and while we appreciate the aims of this policy but would like to highlight that there are limited planning requirements for the installation of domestic security lighting, which can be simply purchased by homeowners and installed without any planning requirements. It may be</p> | <p><i>Comments noted and limited planning requirements recognised.</i></p> <p><i>ENV12 is intended to apply to lighting which forms part of the development proposal. We think this is implicit in the phrase "proposed lighting schemes" but will amend for clarity to "lighting schemes forming part of a development proposal".</i></p> | <p>Amendments:</p> <p>Policy ENV12 points are now lettered not numbered. Amendments:</p> <p>Opening line:</p> <p><i>'All development proposals must demonstrate, as</i></p> |

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| | | | | <p>appropriate to consider the inclusion of a community proposal for this issue, to raise awareness in the local community about dark skies and light pollution and the action they can take to reduce it. This could include providing advice on how to install and choose security lighting for those who deem it necessary, to minimise light pollution as well as impact on neighbours and nocturnal animals.</p> | <p><i>First line “Residential and commercial proposals” will be amended to “Residential, commercial and other development proposals”.</i></p> <p><i>We will amend the phrase “to ensure the viability” to “to ensure the viability and safety”.</i></p> <p><i>As you helpfully suggest, a new Community Proposal will be drafted.</i></p> | <p>appropriate...’</p> <p>a) The scale and height of <i>lighting schemes forming part of a development proposal</i> are unavoidable to ensure the viability <i>and safety</i> of the development...’</p> <p>A new Community Proposal CP 5 has been added:</p> <p>‘The Parish Council will endeavour to raise awareness in the community (residential and business) of light pollution, the law concerning it, action they can take to reduce it and where advice and guidance are available.’</p> |
| 69 | 7.0 7.14 | ENV14 | Melton Borough Council | <p>Comment 25: Policy ENV14: Biodiversity protection in new development References to bird/bat boxes and lighting are already made in POLICY CD1: BUILDING DESIGN PRINCIPLES. Would advise to consider if these policies are repetition and the different wording in each policy may be considered as confusing for practical application.</p> | <p><i>To avoid repetition, we will remove point (h) from Policy CD1. Policy ENV14 will address issues of Biodiversity Protection in New Development.</i></p> | <p>Amendment:</p> <p>Policy on bat and bird boxes has been removed from Policy CD1 and is now contained in Policy ENV14.</p> |

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| 70 | 8.0 8.5 | - EE3 | Melton Borough Council | Comment 26: Policy EE3: Homeworking Addressing homeworking at the design stage of a new dwellings is likely to result in better outcomes than retrospectively adding such accommodation to new build dwellings in the future. May wish to consider whether adding something about also supporting development of new homes that are designed to accommodate home working into text of POLICY CD1: BUILDING DESIGN PRINCIPLES or POLICY EE3: HOMEWORKING. | <i>We will make the suggested addition to Policy EE3. The addition will be at the start of the policy, for emphasis.</i> | Amendment: Policy EE3 (Homeworking) now begins with: 'The design of new homes suitable to accommodate homeworking will be supported.' Then as previously drafted. |
| 71 | 9.0 9.3 | - TI1 | Melton Borough Council | Comment 27: Policy TI1: Traffic volume, road safety and parking POLICY TI 1: TRAFFIC VOLUME, ROAD SAFETY AND PARKING and POLICY TI 3 - PARKING PROVISION. Repetition between the two policies, they may benefit from being combined together into a single, may be considered as confusing for practical application | <i>Agreed. We will delete our section 9.5 and Policy TI3 and incorporate them into section 9.3 and Policy TI1.</i> | Amendments: Chapter 9.5 and Policy TI3 have been removed and their substance incorporated into an enlarged Chapter 9.3 and Policy TI1. |
| 72 | App 6 | - | Melton Borough Council | Comment 28: Appendix 6 (Design Guidance) Very well presented and comprehensive appendix to NP that provides detailed local design guidance, including photographs to clearly illustrate local character. This is as promoted within the Melton Local Plan. Commend the NP for the inclusion of this level of detail and clarity; it is a positive example for other NP groups to follow. | <i>Commendation noted thank you.</i> | No amendment. |
| 73 | 8.0 8.3 | - - | Melton Borough Council | EMPLOYMENT AND INFRASTRUCTURE Comment 29: Section 8.3 (page 92-93) It should not be necessary to include the | <i>We will make the suggested removal and instead use the words you suggest.</i> | Amendment: The large extract from |

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| | | | | large sections of text from the NPPF verbatim, it could be stated as <i>The NPPF (para 83 & 84) provides useful direction on rural economies.</i> | | the NPPF has been removed from Chapter 8.3. It now says (at para 152) <i>'The NPPF 2019 provides useful direction supporting a prosperous rural economy at paras 83 and 84...'</i> |
| 74 | 8.0 8.3 | - EE1 | Melton Borough Council | Comment 30: Policy EE1 (Business Growth) Placing artificial light as part of this policy seems slightly excessive especially as this is very restrictive to the type of employment as industrial units may need to be lit on the outside for safety and security reasons. This crops up again in the continuing pages. I can understand that the area is well known for its dark skies however lighting is needed in all business developments so placing this within a policy could seem very restrictive. | <i>We think it is appropriate and not excessive to include artificial light in this policy because:</i> <i>(i) The bullet points are not arbitrary they derive closely from the Environmental Protection Act 1990 (EPA), as does the phrase 'harmful to health or a nuisance to a section of the population'. The latter phrase is quite narrow; if suitable for legislation it should be suitable for a planning policy.</i> <i>(ii) Whereas the Act only offers a remedy of civil enforcement, policy EE1 seeks to prevent 'harm or nuisance' at the planning stage. Our rationale is that prevention is better than cure (ie. more effective and less expensive, potentially to MBC). Additionally, as you say, the area is well known for its dark skies.</i> <i>(iii) NP policy EE1 is highly consistent with MLP EC4(d) where 'other emissions' should be taken to include artificial light; we make this explicit to reflect the darkness of Parish skies and the specific value residents place on it.</i> <i>We will add supporting text to reference the EPA 1990 and explain the 'prevention better than cure' rationale.</i> | Amendment: Policy EE1 unchanged. Supporting text added (at para 153) explaining the origin of point a) and its wording in the Environmental Protection Act 1990 (Statutory Nuisance), and expressing the view that preventing 'harm or nuisance' through the planning process is preferable to trying to rectify or remove it by civil enforcement. |

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| 75 | 8.0 8.4 | - EE2 | Melton Borough Council | Comment 31: Policy EE2 (Connectivity) Part a) of this policy seems to contradict MLP IN4, this part would need rewording as it seems more restrictive than necessary. Similar to IN4, a reference to “where this is technically feasible, subject to viability” might be beneficial. This is because currently that section of the policy makes it sound that developments of 1 house need to install fibre-optic, however this may make it unviable because of the costs involved see https://www.openreach.com/fibre-broadband/fibre-for-developers . Therefore flexibility would be beneficial if added to this policy. | <i>We did not say that all new developments need to install fibre-optic, only ducting suitable to accommodate it. This would tend to be ‘more viable’ in terms of cost than you fear. It is planning for future connectivity. However your basic argument around viability is noted.</i> <i>We also have to respond to Comment 40 [above] from Leicestershire County Council. They are the local authority overseeing telecommunication so their opinion is important. They recommend a more stringent policy requiring full fibre-optic broadband to be available as soon as any build is complete. We recommend reading their comment in full.</i> <i>Taking both comments together, we will amend the policy to require actual fibre-optic rather than only ducting, subject to viability as you suggest.</i> | Amendment: Policy EE2(a) amended to: <i>‘New dwellings, commercial buildings and community facilities should enable access to full fibre-optic broadband (or such newer technologies as may appear) at the time they first come into use, subject to viability.’</i> |
| 76 | 8.0 8.2 8.8 | - - - | Melton Borough Council | Comment 32: Section 8.8 Local employment The entire 1st paragraph of this section is a word for word copy of a paragraph in 8.2. This could be deleted | <i>We will remove the accidental duplication.</i> | Amendment: Duplication removed from Chapter 8.8. |
| 77 | 8.0 8.8 | - EE6 | Melton Borough Council | Comment 33: Policy EE6 (Local Employment) This policy seems very restrictive and may lead business to feel unsure about moving to the area, understandably Somerby want to promote business employing local people, but I find this policy somewhat self-centred and as it is not really adding a must or should but just that the plan supports these type of | <i>The policy does not restrict, it encourages. It offers additional support (additional to MLP Policy EC2 and NP Policy EE1) for proposals which are also likely to employ/train local people. It was introduced to reflect a level of local detail not available to MBC notably: - Average 26miles travelled to work</i> | No amendment. |

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| | | | | business I would say that it is more of a community proposal than a formal policy. | <ul style="list-style-type: none"> - Job density as low as 0.48 - 98.5% reliance on private cars - Strong local support for such a policy. <p>A policy rather than a proposal is justified to address such a well-evidenced local issue.</p> | |
| 78 | 9.0 9.3 | - TI1 | Melton Borough Council | Comment 34: Policy TI1 (Traffic volume, road safety and parking) The wording of this policy is very strong and may contradict IN2 as it states development proposals must . I think that compared to IN2 they are asking a lot of developers with this policy whereas IN2 states that “All new developments should, where possible” with the additional “Provide appropriate and effective parking provision and servicing arrangements.” Compared to the restrictive wording within Policy TI1. | <p><i>In community consultation congestion/ parking was the single strongest concern and call for action by the NP. Accordingly it is justified to adopt proportionately stronger wording than IN2 within the bounds of general conformity.</i></p> <p><i>Our use of the word ‘must’ applies only to ‘severe impact’ so we believe it does not contradict IN2.</i></p> <p><i>However to further ensure conformity new Policy TI1 (combining old TI1 and TI3) will use the wording you suggest for overall parking provision.</i></p> <p><i>Additionally we will qualify the part addressing loss of off-street parking with the words ‘where possible’.</i></p> | <p>Amendments:</p> <p>Amendments to policy TI1 concerning parking provision:</p> <p>a) Development of any type whether residential, business or other <i>will be assessed and supported subject to...</i></p> <p>And:</p> <p>c) replacement <i>where possible</i> of any off-street parking lost...</p> |
| 79 | 9.0 9.5 | - TI3 | Melton Borough Council | Comment 35: Policy TI3 (Parking provision) Similar to policy above the wording again is too strong and contradicts with IN2 by saying “Development of any type... will only be supported” Again I understand that parking is an issue within the area however IN2 states “All new developments should, where possible”. | <p><i>See response to your Comment 34 above. As stated we will combine policies TI1 and TI3 and add the qualifier ‘where possible’ where the new Policy TI1 addresses loss of off-street parking.</i></p> | <p>Amendments:</p> <p>Amendments to policy TI1 concerning parking provision:</p> <p>‘development of any type whether residential, business or other <i>will be assessed and supported subject to...</i></p> <p>And:</p> |

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| | | | | | | 'b) where possible replacement of any off-street parking lost...' |
| 80 | 9.0 9.6 | - TI4 | Melton Borough Council | <p>Comment 36: Policy TI4 (Travel packs) Where is the evidence to support the following statement "more than 5 dwellings in accordance with Leicestershire county councils policy on developer contributions" We have been unable to find this statement, especially as s106 agreements which contain travel packs usually start at 10 dwellings. Additionally travel packs may not occur on every development site as s106 contributions are always negotiated.</p> | <p><i>Evidence to support the statement was found at: LCC Planning Obligations Policy (3 December 2014) Appendix 5 (Highways & Transportation) Para 8 (changing behaviours). It referred to 5 or more dwellings. In August 2019 this was changed and now reads:</i></p> <p><i>'The ability to influence behaviour patterns from the start or early stages of a development is critical in successfully establishing sustainable travel behaviour by new residents, employees or visitors to those sites. Key methods of doing this include the provision of up-to-date information through Travel Packs, to inform potential travellers what sustainable travel choices and destinations are available in the surrounding area and what incentives may be available as inducements to begin to use travel choices other than private cars'</i></p> <p><i>The LCC policy deals with both S106 and CIL. We believe MBC is not currently progressing CIL but that might change therefore we will continue to refer to both.</i></p> <p><i>Accepting that developer contributions are always negotiated, we take the figure of 3 dwellings as being proportionate to the smallness of our</i></p> | <p>Amendments:</p> <p>Policy T4 (Travel Packs) now reads:</p> <p>'The provision of Development specific travel packs to new residents to include information on cycling and walking routes, public transport timetables and a 6 months' free bus pass (or equivalent, depending on public transport options at the time) per adult should be provided on developments of 3 or more dwellings, where compatible with Leicestershire County Council's Planning Obligations Policy.'</p> |

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| | | | | | <p>settlements, narrowness of our lanes and identified congestion/parking issues. The number 3 also corresponds with MLP policy SS3 as applicable to rural settlements (in our case this means Burrough, Pickwell and Leesthorpe).</p> <p>Policy T14 will be amended to reflect that developer contributions are subject to negotiation in the individual case, according to LCC's Planning Obligations Policy.</p> | |
| 81 | 7.0 7.1 | - - | <p>Melton Borough Council</p> | <p>ENVIRONMENT</p> <p>Comment 37: Policy ENV1 (Local Green Spaces) Policy reads okay. Areas B1.1, B1.3, B1.4 & B1.5 are not accessible to the public at this time.</p> <p><i>[NP Note: Clarification was sought with MBC and established that Local Green Space B1.4 (Gilson Green, Burrough) is in fact accessible to the public. However the comment still applies to the other three.]</i></p> | <p>NPPF 2019 para. 100 lists three criteria for Local Green Space designation:</p> <ul style="list-style-type: none"> - Reasonable proximity - Specialness to local community (beauty, historic significance, recreational value, tranquility or richness of wildlife) - Local in character. <p>ie. Physical public access is not necessarily required.</p> <p>PPG Ref ID37-017-20140306 says public access is not a defining feature when designating LGS and 'land could be considered for LGS designation even if there is no public access'. We do of course recognise that public access is a factor. We used the 2019 NPPF criteria to score potential LGS and Important Open Spaces including 'access' on a scale from 1 to 4. Low scores of 1-2 indicate visual access only. The areas you refer to still scored highly enough for LGS designation.</p> | No amendment. |

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| 82 | 7.0 7.2 | - ENV2 | Melton Borough Council | Comment 38: Policy ENV2 (Sites and Features of Environmental Significance) Policy conforms with MLP and national guidance. Individual sites could be listed elsewhere, e.g. in an Appendix. | <i>We prefer to leave the site listing where it is in the Plan, for easy visibility alongside the policy. We think another appendix would make the NP less easy to read.</i> | No amendment. |
| 83 | 7.0 7.3 | - ENV3 | Melton Borough Council | Comment 39: Policy ENV3 (Important Open Spaces) This policy, when used alongside ENV1, may lead to the formation of a virtual greenbelt? Again sites could be listed in an Appendix. | <p><i>Policy ENV3 would not lead to a virtual green belt because:</i></p> <ol style="list-style-type: none"> <i>1. They are not so extensive as to form a belt, and</i> <i>2. The degree of protection offered is much less than would be afforded to a green belt (NPPF paras 133+) because they are not Local Green Spaces, only Important Open Spaces. It is in the context of LGSs that objections to 'virtual green belts' have been upheld elsewhere.</i> <i>3. The areas identified are not simple green fields, they are physically or historically defined entities, usually the parklands of past or surviving estates, with physical or visual access to residents. They were identified by a process of objective scoring.</i> <i>3. Such parklands are considered by Natural England to be distinctive features of settlement character in NCA 93.</i> <i>4. The NP clearly does not have the power to designate a green belt.</i> <p><i>However it may be that where Policy ENV3 refers to 'replacement' we need to make a distinction between the smaller spaces in villages (yellow, maps 9.1, 9.3, 9.5) and the larger ones on their fringes (brown, maps 9.2, 9.4,</i></p> | <p>Amendments:</p> <p>Policy ENV3 (Important Open Spaces) has been amended.</p> <p>For the 'yellow' spaces in Figures 9.1, 9.3 and 9.5 it is unchanged. For the 'brown' spaces in Figures 9.2, 9.4 and 9.6 it now reads:</p> <p><i>'Protection and where appropriate enhancement of these sites, and their identified significant features as detailed in the Environmental Inventory (Appendix 4) will be supported.'</i></p> |

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| | | | | | <p>9.6). It is not achievable to ‘replace’ an open area on the fringe of a settlement.</p> <p>Therefore an amendment to Policy ENV3 has been made (in terms previously approved in the Ab Kettleby NP).</p> <p>We prefer to leave the site listing where it is in the Plan, for easy visibility alongside the policy.</p> | |
| 84 | 7.0 7.4 | - ENV4 | Melton Borough Council | <p>Comment 40: Policy ENV4 (Local non-designated Heritage Assets) Not sure what this policy adds over Policy EN13 of the MLP.</p> | <p>We seek conformity with MLP Policy EN13. Our policy ENV4 is short partly to avoid duplicating it. However MBC has no list of local heritage assets to which we can presume to add, therefore ENV4 is necessary to indicate the Parish heritage assets we have identified in preparation of this Plan, and so apply policy to them. Support for this approach can be found at:</p> <p>NPPF Paras 184, 185, 187 MLP Policy EN6, final paragraph MLP 7.25 - Heritage MLP Policy EN13, point G).</p> <p>At the Ab Kettleby NP examination the Examiner said at PM7 “PPG implies that only local planning authorities may identify non-designated heritage assets”. However since July 2019 that opinion is superseded by PPG stating that “There are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes” (040 Reference ID: 18a-040-20190723).</p> | No amendment. |

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| 85 | 7.0 7.5 | - ENV5 | Melton Borough Council | Comment 41: Policy ENV5 (Ridge and Furrow) Generally seems to conform with MLP and national guidance. | <i>Opinion noted.</i> | No amendment. |
| 86 | 7.0 7.6 | - ENV6 | Melton Borough Council | Comment 42: Policy ENV6 (Area of Separation) The term 'strictly controlled' could be replaced with 'monitored' as it sounds very restrictive when compared to the wording in the MLP. | <p><i>We considered a change from 'strictly controlled' to either:</i></p> <p><i>(i) 'carefully controlled', as the Examiner accepted for open countryside in the Ab Kettleby NP, or:</i></p> <p><i>(ii) 'restricted to that which is necessary and appropriate in the open countryside' followed by our existing 'located and designed to maintain...'</i></p> <p><i>This would mirror MLP Policy SS2, penultimate paragraph.</i></p> <p><i>This being an Area of Separation not only open countryside, we decided to combine (i) and (ii).</i></p> <p><i>'Monitoring' is not a useful word as it means only 'observing or checking' with no component at all of restraint, which is to some extent intended.</i></p> | <p>Amendment:</p> <p>Policy ENV6 (Area of Separation) has been amended:</p> <p>'...Development proposals in the delineated areas between these villages will be <i>carefully controlled and restricted to that which is necessary and appropriate in the open countryside.</i> Any permitted development will be located and designed to maintain and where possible enhance the separation between the villages.'</p> |
| 87 | 7.0 7.7 | - ENV7 | Melton Borough Council | Comment 43: Policy ENV7 (Settlement Character) Generally conforms to the MLP and national guidance. | <i>Opinion noted.</i> | No amendment. |
| 88 | 7.0 7.8 | - ENV8 | Melton Borough Council | Comment 44: Policy ENV8 (Local Landscape Character Areas) This policy generally accords with the MLP and national guidance | <i>Opinion noted.</i> | No amendment. |
| 89 | 7.0 7.9 | ENV9 | Melton Borough Council | Comment 45: Policy ENV9 (Important views) This policy generally accords with the MLP and national guidance | <i>Opinion noted.</i> | No amendment. |

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| 90 | 7.0 7.10 | - ENV10 | Melton Borough Council | Comment 46: Policy ENV10 (Biodiversity and Wildlife Corridors) This policy generally accords with the MLP and national guidance. | <i>Opinion noted.</i> | No amendment. |
| 91 | 7.0 7.11 | - ENV11 | Melton Borough Council | Comment 47: Policy ENV11 (Trees, hedgerows and green verges) The term 'unacceptable' is open to interpretation. Should be replaced with 'significant'. Points 2 and 3 are quite restrictive and would depend on circumstances of the particular case, may not always be practical. | <p><i>NP Response: Noting the suggested change, we will make a change from "unacceptable loss" to "significant or net loss".</i></p> <p><i>Point 2: Recognises the important contribution mature and veteran trees make to local landscape character in line with MLP Policy EN1, II, point 2. We will amend from "protecting" to giving special attention to demonstrate adverse effects are minimised.</i></p> <p><i>We support the Forestry Commission and Natural England advice that new development proposals, where appropriate, identify root protection zones for mature and veteran trees in or near a proposed site. [Source: 'Root Protection for veteran trees', The Arboricultural Association, Apr 2018, and (for ancient and veteran trees)NPPF para.175].</i></p> <p><i>Point 3: This policy derives from the Woodland Trust advice on Neighbourhood Planning. A similar one (including the 2:1 ratio) was accepted in the Harby, Hose and Long Clawson NP (their policy H7). Recognising possible difficulty on small developments we will add, as they did, words similar to "...either on site or in the near vicinity."</i></p> | <p>Amendments:</p> <p>Policy ENV 11 points are now lettered not numbered. Points 2 and 3 are now points d) and e) and read:</p> <p>d) adequate tree and hedge surveys are provided, giving special attention to mature and veteran trees, their root protection zones and stability of hydration to demonstrate any adverse effects from development are minimised.'</p> <p>e) trees and hedgerows not to be retained as a result of development shall be replaced at a ratio, where possible either on site or in the near vicinity.'</p> |

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| 92 | 7.0 7.12 | - ENV12 | Melton Borough Council | Comment 48: Policy ENV12 (Dark skies and tranquility) This policy accords with the MLP and national guidance. | <i>Opinion noted. See also response to Comments 24 and 30.</i> | No amendment. |
| 93 | 7.0 7.13 | - ENV13 | Melton Borough Council | Comment 49: Policy ENV13 (Footpaths and bridleways) First part seems okay, second paragraph is quite restrictive, could be reworded as this may not be appropriate in all cases. | <i>We do not think point 2 is too restrictive. As worded, not all 'adverse effects' will necessarily be 'significant'; the policy is proportionate when local detail is taken into account:</i> <i>ENV13 reflects locally high recreational and economic value of footpaths (including the Leicestershire Round and Jubilee Way) and bridleways. They are the amenity type most used by residents (Household Questionnaire, question 9) and a strong tourist and visitor attraction. In particular safe bridleways with unspoilt rural character contribute to the thriving equestrian economy.</i> <i>We will amend from 'path or track' to 'footpath or bridleway', clarifying that we refer only to established rights of way.</i> <i>We will add a point b) to the policy to clarify that it seeks very careful design rather than absolute prohibition.</i> | Amendments: Amendment to Policy ENV13 (Footpaths and Bridleways): Words 'path or track' removed and replaced with 'footpath or bridleway.' And added: b) <i>A design proposal should demonstrate having minimised any potential conflicts of use of these rights of way by different types of users, and that any loss of rural character is mitigated so as not to reduce public use or enjoyment of the way, and that the safety of legitimate users is not compromised</i> ". |
| 94 | 7.0 7.14 | - ENV14 | Melton Borough Council | Comment 50: Policy ENV14 Biodiversity protection in new development - Could start with 'where appropriate' as provision may not always be required dependent on the individual case. | <i>We will amend to start with 'where appropriate'.</i> | Amendment: Policy ENV14 now starts with the words ' <i>where appropriate</i> '. |

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| 95 | 7.0 7.15 | - ENV15 | Melton Borough Council | Comment 51: Policy ENV15 (Renewable energy generation infrastructure) Section 8, bullet point 2 may be too restrictive dependent on the individual case. This may be the same for section 9, bullet point 1. | <p><i>Section 8, bullet point 2: Reviewing the Melton & Rushcliffe 2014 study and MLP Policy EN10, policy ENV15 is much less restrictive than MLP Policy EN10, because LCU12 (including Somerby Parish) is rated MEDIUM sensitivity to 25m turbines, and the MLP supports only LOW and MEDIUM-LOW impact. The MLP does not allow wind turbines in Somerby parish. This NP allows single 25m turbines (they are renewable energy, and often farm diversification). To minimize the difference from the MLP any such proposal must be 'off grid.'</i></p> <p><i>Section 9, bullet point 1: Reviewing in light of your comment, we cannot evidence a specific maximum of 625m2. Accordingly we will amend to be consistent with Section 8 of the policy.</i></p> <p><i>The intention is to support renewable energy generation for use by the developer/proposer, but not wind or solar farms covering large tracts of land.</i></p> | <p>Amendments:</p> <p>Policy ENV15 sections 8 and 9 become sections h) and i) in the Submission Draft:</p> <p>Section h) now has a third bullet point:</p> <p><i>'...The turbine will not be connected to the National Grid.'</i></p> <p>Section i) has reference to 625m2 removed and a new first bullet point:</p> <p><i>'...The proposal will not be connected to the National Grid.'</i></p> |
| 96 | 7.0 7.16 | - ENV16 | Melton Borough Council | Comment 52: Policy ENV16 (Flood Risk) Bullet point 2 seems very restrictive, I am unsure that any site would be able to prove 100% that there would never be a flood risk, this could be reworded to state that appropriate mitigation measures would be put in place. | <p><i>Point 2 is not very restrictive, it is reasonable and even necessary. Compared to NPPF 2012, NPPF 2019 is clearer on flood risk. Para 155 states 'Inappropriate development in areas at risk of flooding should be avoided' and 'Where development is necessary in such areas, the development should be made safe for its lifetime'.</i></p> | <p>Amendments:</p> <p>Amendment to Policy ENV16 (Flood Risk):</p> <p>Opening line amended as recommended by the Environment Agency:</p> <p><i>'Every development</i></p> |

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| | | | | | <p><i>We are therefore in close alignment with the NPPF and not out of general conformity with the MLP. We prefer to retain the present wording, and will add reference to NPPF paras 155 to 158 in the supporting text to better explain why.</i></p> <p><i>Environment Agency recommend the first line of ENV16 be shortened to: 'Every development will be required to demonstrate that...'</i></p> | <p><i>proposal in the Plan Area will be required to demonstrate that...'</i></p> <p>Supporting text to Policy ENV 16 now makes brief reference to the policy's regard for and consistency with NPPF 2019 paras 155 to 158.</p> |
| 97 | General | - | National Grid | <p>General: National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation. About National Grid: National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution network operators across England, Wales and Scotland. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution limited (NGGDL).</p> | <p><i>Comments noted. The draft Somerby NP is deemed not to affect any National Grid assets. National Grid will be added to the consultation database as requested.</i></p> | <p>No amendment.</p> |

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| | | | | <p>Since May 2018, NGGDL is now a separate entity called 'Cadent Gas'. To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect National Grid's assets.</p> <p>Specific Comments</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p>Electricity Distribution</p> <p>The electricity distribution operator in Melton Borough Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk</p> <p>Appendices - National Grid Assets</p> <p>Please find attached in:</p> <ul style="list-style-type: none"> • Appendix 1 provides a map of the National Grid network across the UK. <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database.</p> | | |
| 98 | 9.0 | - | Pickwell Parochial Church Council | TRANSPORT AND INFRASTRUCTURE: Chapter 9 Transport and Infrastructure (Page 98+): The PCC appreciates the Parish Council's commitment to seek | <i>The draft NP seeks improvement in these challenging areas mainly through policies T11,2, 3 and 4.</i> | No amendment (except Policies T11-4 have been condensed to T11-3). |

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| | | | | <p>improvement in the challenging areas of transportation and infrastructure (page 99, Chapter 9.2), and specifically recognition of the importance of continuous and proactive engagement with relevant businesses and authorities to identify defects, deficiencies and opportunities for improvement in transport, utilities and infrastructure.</p> | <p><i>A NP cannot by policy compel Highways England or LCC Highways to carry out specific works even if within their remit and identified as locally important.</i></p> <p><i>We recommend you read the consultation comments from Leicestershire County Council (Highways) and the NP response. They are quite lengthy and illustrate the constraints on what a Neighbourhood Plan can do. In particular all proposed changes to the roads network are subject to 'availability of full funding and the satisfactory completion of all necessary Statutory Procedures'.</i></p> | |
| 99 | 9.0 | - | Pickwell Parochial Church Council | <p>Roadside path between Pickwell & Somerby: The Plan refers to the very active service and social connections between Somerby and Pickwell in particular (Page 24, Chapter 4). These connections are facilitated by the distance between them being short enough to be easily walked by many, making use of the roadside path. However, as a PCC we are concerned that this path is not consistently well maintained and for most of its length could be wider if properly cleared. Coupled with the volume and speed of road traffic passing pedestrians there are dangers, and we believe there are threats to the connections between the two villages. Already some able-bodied church worshippers choose to drive between the two villages rather than walk or cycle (with a negative impact upon the environment and community health).</p> | <p><i>NP Response: The draft NP recognises the importance of this roadside path between Somerby and Pickwell in its analysis of transport infrastructure and shared use of Parish facilities:</i></p> <p><i>Transport and Infrastructure 9.1 point 4. Community Facilities 10.1 point 11. Appendix 4, Shared use of Facilities, in particular regarding Pickwell.</i></p> <p><i>We will add supporting text to stress the importance of its effective maintenance.</i></p> <p><i>The NP cannot compel LCC Highways or MBC in this regard, or make a lasting management plan for the hedges and verge. LCC Highways in particular (see their own comments) are at pains to point out their budgetary constraints and the need to prioritise strictly.</i></p> | <p>Amendment:</p> <p>Appendix 6 (Shared use of facilities – Pickwell) supporting text now mentions the importance of effective maintenance of the roadside path between Somerby and Pickwell.</p> |

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| 100 | 9.0 | - | Pickwell Parochial Church Council | Traffic speeds: We hope the Parish Council will agree that Pickwell urgently needs long overdue traffic calming measures at all entrances and exits of the village. | <i>NP Response: This opinion is widely held by Pickwell (and other) residents but the NP cannot impose on Highways the specific measures suggested. For new developments policy T11 is intended to help. For the existing road network there is relatively little that a NP can impose.</i> | No amendment (but see Comment 102) |
| 101 | 9.0 | - | Pickwell Parochial Church Council | Somerby / Leesthorpe road: The main Somerby / Leesthorpe road is extremely dangerous for both vehicles and pedestrians with cars only partially slowing down on the 'half bend' at the top of Main Street by the War Memorial. The great majority of vehicles entering the village at both ends at speeds far in excess of the signposted limit and with no calming measures in place, have to constantly brake very hard by the half bend to avoid a serious accident. Give way single car priority bollards / signage needs to be introduced to substantially slow down all vehicles as they enter Pickwell from either the Somerby or Leesthorpe direction. Also in order to prevent subsequent speeding up, a wide raised calming platform / bump is required at the midway point by the War memorial. | <i>It is unlikely that LCC Highways would support single car priority bollards in Pickwell. They refer to them as 'chicanes'. It would be seen as an impediment to the free flow of traffic out of proportion to the benefit of traffic calming. Similarly they only support road humps as a 'last resort'. Of relevance is the Leicestershire Highway Design Guide, Part 3 Design guidance, Section DG5: Speed control. This leads us to believe it would not be realistic to try to include these changes to the existing road network in the NP. If we did they would not be enforceable on LCC and they would likely ask for them to be removed at the examination stage.</i> | No amendment (but see Comment 102) |
| 102 | 9.0 | - | Pickwell Parochial Church Council | Stygate Lane: Additionally strong restrictions are required at the lower end of Main Street at the sharp bend into Stygate Lane, as the both the volume and size of vehicles now using Stygate lane as a cut through / rat run has significantly increased over the past five years. The 'industrialisation' of Stygate lane has caused this increase of traffic, coupled | <i>A Neighbourhood Plan cannot impose on LCC Highways the changes to the existing road network you suggest. In the event of new development on Stygate Lane, policy T11 would be a material planning consideration. As a result of all your comments (98 to</i> | Amendment: Further Community Proposal CP11 added: 'To work with LCC Highways, Melton Borough Council, landowners and |

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| | | | | with both the inappropriate signage 'to Pickwell' at the top of the hill leading off the main Melton Mowbray / Oakham road. To worsen matters Stygate Lane is also now being shown as a quick route on all Sat Nav systems. | <i>102) a further Community Proposal has been added to the NP.</i> | <i>businesses to improve the safety of roads and footpaths in the Parish, including where appropriate the imposition of speed limits, improved signage, traffic-calming measures and maintenance of surfaces, verges and hedgerows. It is to note that the Parish Council does already engage in this way.'</i> |
| 103 | 10.0 10.1 | - - | Pickwell Parochial Church Council | COMMUNITY FACILITIES: Chapter 10.1 (3) Community Facilities (Churches) Page 103: Suggested correction / clarification of wording: Somerby, Pickwell and Burrough each have a Church of England church which is a Grade 1 listed building. <i>Since 2014 they have been in interregnum but nonetheless Holy Communion is conducted weekly rotating around the Burrough Hill Benefice, which comprises these three parishes and the adjoining Great Dalby and Little Dalby parishes.</i> Additionally there are monthly evening services. The churches accommodate a variety of occasional and seasonal events throughout the year and their presence goes beyond the provision of religious services. Burrough Church serves as a community hall for that village when practicable, though amenities are almost nil. | <i>We will make the corrections / clarifications you suggest.</i> <i>Regarding interregnum we will say 'in 2019 they are in interregnum...' rather than 'since 2014 they have been in interregnum' as the position may change during the life of the NP.</i> <i>The second clarification we will make as you suggest. (It is already mentioned at Appendix 4, p.131 'Places of worship', although without specific reference to Burrough Hill Benefice.)</i> | Amendments: Chapter 10.1 (Community Facilities) amended to say: 'In 2019 they are in interregnum but nonetheless Holy Communion is conducted weekly rotating around the Burrough Hill Benefice, which comprises these three churches and those of Great Dalby and Little Dalby...' Note that Appendix 4 has become Appendix 6 in the Submission Draft. |

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| 104 | 10.0 10.1 | - - | Pickwell Parochial Church Council | <p>Chapter 10.1 (10) and (11) Community Facilities (events and activities) Page 104: There is much social interaction and activity both within and between the villages of the Parish. These are further described in Chapter 10 and Appendix 4. Suggested wording to strengthen the point:</p> <p>‘Various events often take place around the Parish, and are well advertised in the Parish magazine, Towards. Many of these events are potentially annual, though years can be missed. Somerby and Burrough sometimes hold fetes, and Pickwell has a popular large summer fete, and a smaller craft fair each year.’</p> | <i>The description will be clarified and expanded slightly as you suggest.</i> | <p>Amendment:</p> <p>Chapter 10.1 (Community Facilities) point 11 now reads: <i>‘Various events often take place around the Parish and are well advertised in the parish magazine ‘Towards’. Many of these events are potentially annual though years can be missed. Somerby and Burrough sometimes hold fetes, Pickwell has a large summer fete and a smaller craft fair each year...’</i></p> |
| 105 | 10.0 10.6 | - - | Pickwell Parochial Church Council | <p>Chapter 10.6 Communication & Engagement, Page 106: Suggested wording to add: ‘Although several sources of information are available in the Parish (magazine, notice boards, website, church weekly notice-sheets, and social media accounts)...’</p> | <i>Church weekly notice sheets will be added to the text.</i> | <p>Amendment:</p> <p>Chapter 10.6 (Communication and Engagement) now has church weekly notice sheets added.</p> |
| 106 | App 2 | - | Pickwell Parochial Church Council | <p>APPENDICES: Appendix 2 and Page 16 (Housing completions): Correction: Housing Completions Pickwell - Saxons Lea built 1996</p> | <i>The correct date will be included, thank you.</i> | <p>Amendment:</p> <p>Completion date for Saxons Lea, Pickwell added to Appendix 3 (formerly Appendix 2).</p> |
| 107 | 7.0 7.3 App 3 | ENV3 | Pickwell Parochial Church Council | <p>Appendix 3 and Page 54 (Pickwell cemetery, Leesthorpe Road): The PCC acknowledges the importance of the cemetery on Leesthorpe Road, which it</p> | <i>Pickwell Cemetery was objectively assessed during preparation of the Parish environmental inventory. On a range of criteria, it qualified as an</i> | No amendment. |

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| | | | | maintains, and which provides an open site of environmental significance. | <i>Important Open Space (See Chapter 7.3, Policy ENV, map figure 9.3 and Appendix 4). To qualify strictly as a Site of Environmental Significance the site would need to have achieved higher scores (4/8) for 'history' and/or 'wildlife' features. Policy ENV3 provides significant recognition and protection.</i> | |
| 108 | 5.0 5.2 | HR1 | Pickwell Parochial Church Council | Appendix 5 and Page 27 (Reserve Site RSOM1): The PCC notes the inclusion of this reserve site for housing development. | <i>Comment noted.</i> | No amendment. |
| 109 | General | - | Somerby Parish Council | General: Somerby Parish Council fully endorses the pre-submission consultation draft of the Parish Neighbourhood Plan. The methodology is sound and the principles behind the policies are in tune with the opinions and sentiments given by parishioners. They reflect the fact that the Parish is a group of small, rural villages which are to some extent interdependent. Each one has an individual character which is worth preserving and enhancing. Changes, whether to buildings, land use or infrastructure, are not unwelcome, but do need to be appropriate and the policies seek to ensure this. | <i>Comments noted.</i> | No amendment. |
| 110 | 7.0 7.1 7.3 | ENV1 ENV3 | Somerby Parish Council | Chapter 7.3 Important Open Spaces (Pickwell): Whilst recognising that there may be minor changes to phraseology the only query as to substance was the need to justify why Pickwell has no Local Green Spaces. | <i>This was an outcome of neutral, objective assessment and scoring across the Parish.</i> <i>Open spaces in Pickwell village, as in all the settlements, were assessed against Local Green Space criteria (marks out of 32 – explanation at Chapter 7.0 para 099, Figure 6 and the</i> | No amendment. |

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| | | | | | <p><i>start of Appendix 4). Unfortunately none in Pickwell achieved the required score of 24/32 to be Local Green Spaces..</i></p> <p><i>However several spaces in Pickwell do achieve recognition as Important Open Spaces (Policy ENV3), Sites and Features of Environmental Significance (Policy ENV2) or Local Non-Designated Heritage Assets (Policy ENV4). The War Memorial and its 'green triangle' are protected as Listed Heritage Assets.</i></p> | |
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Burrough Court Estate: Proposed separate Limit to Development - Marefield Lane, near Burrough on the Hill



POTENTIAL DEVELOPMENT SITES PROPOSAL FORM

CONTACT DETAILS

Title: Mr

Name: James Brown

Interest*: Land Agent

Other (Please specify): [Click here to enter text](#)

Address: Rural Insight, The Business Centre, Burrough Court, Burrough-on-the-Hill, Melton Mowbray, Leicestershire

Postcode: LE14 2QS

Telephone number: 01664 778778

Email: james.brown@ruralinsight.co.uk

If you are not the landowner, on behalf of (if relevant) (1): Burrough Court Estate

- Email: Please contact agent
- Telephone number: Please contact agent

If you are not the landowner, on behalf of (if relevant) (2): [Click here to enter name](#)

- Email: [Click here to enter email](#)
- Telephone number: [Click here to enter number](#)

*If you are a part owner, please provide names and address of other landowners.

SITE DETAILS

Settlement: Burrough on the Hill

Address: Land adjacent to Marefield Lane, Burrough-on-the-Hill

Postcode: LE14 2QS [Click here to enter text](#)

Size (ha): 0.24

Number units proposed: 3-5

Northing coordinates: 309739

Easting coordinates: 475248

Key

R/S, Residential. AGRIC, Agricultural

LEB, Leisure. EMP, Employment/Commercial

AH, Affordable Housing. EDUC, Educational

Proposed use. Please tick all that apply (please refer to the key above):

R/S ; AGRIC ; LEIS ; EMP ; AH ; EDUC ; ENERGY ; Other: [Click here to add](#)

Current use:

R/S ; AGRIC ; LEIS ; EMP ; AH ; EDUC ; ENERGY ; Other: [Click here to add](#)

Predominant adjoining use:

R/S ; AGRIC ; LEIS ; EMP ; AH ; EDUC ; ENERGY ; Other: [Click here to add](#)

Alternative use proposed:

R/S ; AGRIC ; LEIS ; EMP ; AH ; EDUC ; ENERGY ; Other: [Click here to add](#)

Relevant Planning History (please, attach additional notes at the end if necessary):

There is no recent or relevant planning history

Units type: House

If other, please specify unit types: [Other type of unit](#)

CONSTRAINTS

Biodiversity None

If there are, please specify: [Click here to enter text.](#)

Contamination None

If there are, please specify: [Click here to enter text.](#)

Landowner consent Yes

Landowner constraint None

If other, please specify: [Click here to enter text.](#)

Flood Risk None

Will the proposed development impact the character significantly? No

If there are, please specify: [Click here to enter text.](#)

Is there a direct access from public highway? Yes

If there isn't, how do you propose to access? [Click here to enter text.](#)

Are there any trees and / or mature hedges on site? No

Are there any TPO designations? No

Are there any heritage designations? (Please, tick all that apply)

Listed Buildings ; Conservation Area ; Scheduled Monument ; Don't know

Are there any Local Plan designations? No

Are there any interventions available to overcome any constraints? N/A

Are there any infrastructure requirements? None

Agricultural Land No

Mineral Consultation Area No

Are there any other physical constraints (i.e. topographical, undulating land) No

If there are, please, specify: [Click here to enter text.](#)

SITE AVAILABILITY

Time frame 0-5 years

Please, complete and return this form [including a map that clearly identifies the site](#) to planningpolicy@melton.gov.uk

You must give your name and contact details for your site to be considered.
This information along with details of ownership will be used for the local planning process in accordance with the Data Protection Act 1998. We will add your details to our consultation database. If you do not wish to be contacted regarding the Melton Local Plan please, tick this box:

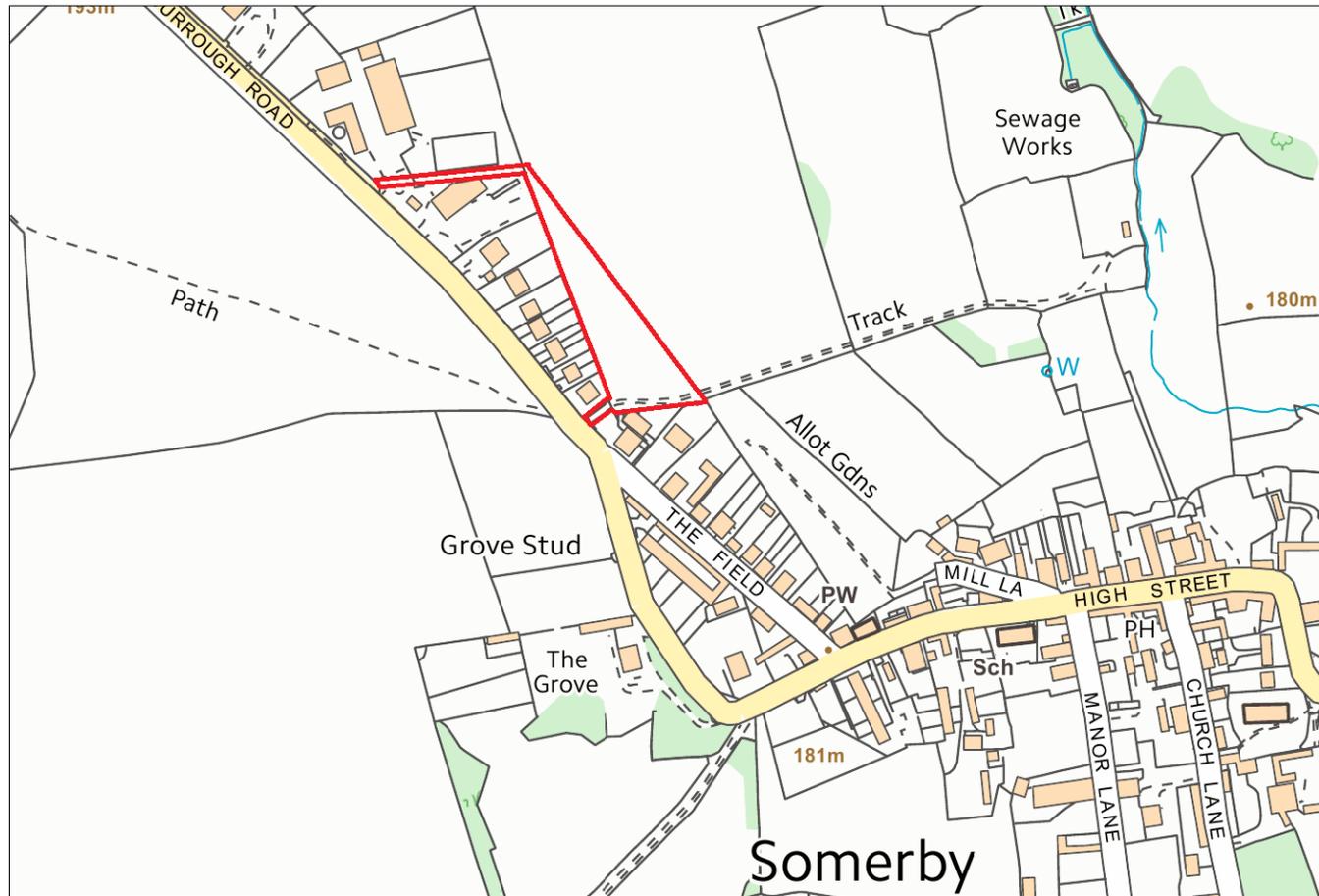
Notwithstanding any questions asked in this document, please feel free to provide any further technical evidence which will support the assessment of your site through the Local Plan process.

Thank you.

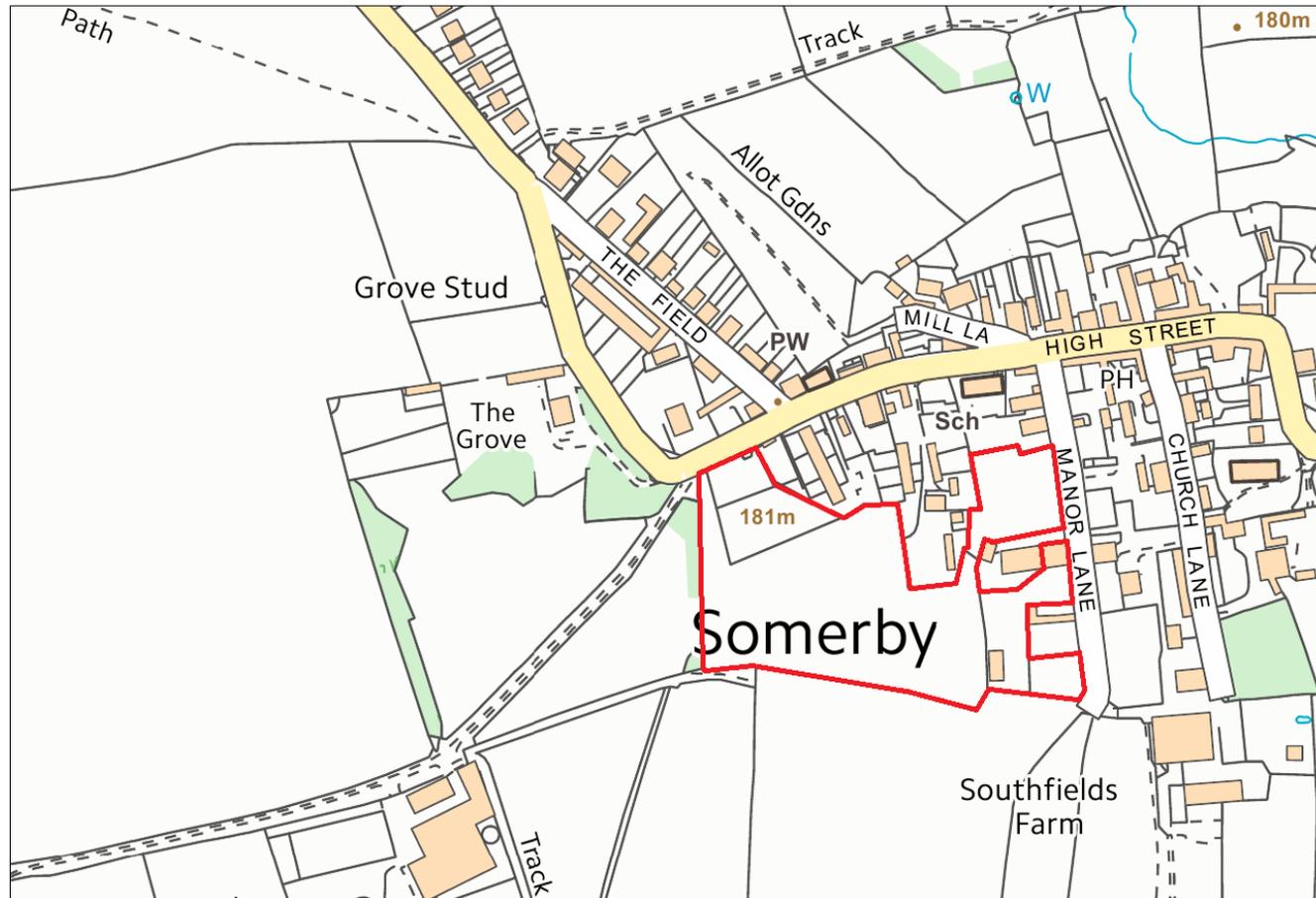
Ernest Cook Trust: Potential Development Site 1 - Leesthorpe



Ernest Cook Trust: Potential Development Site 2 – North of Somerby



Ernest Cook Trust: Potential Development Site 3 – South of Somerby



RESIDENT CONSULTEES

| No. | Chapter/ Section | Policy Number | Consultee | Comment | Response | Amendment |
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| 111 | General | - | Resident 1 | This is an excellent plan and I have no adverse comments overall | <i>Support noted thank you</i> | No amendment. |
| 112 | 5.0 5.3 | HR2 | Resident 1 | Limits to Development: Given the LTD methodology, it is important that limits to development are not amended in the Plan just to respond to any subjective wishes or individual aspirations made in response to this Draft. If the LTD is to be varied it should be by means of formal planning application to Melton Borough Council. | <i>It is intended to adhere to the Limits to Development methodology described at Chapter 5.3 in the draft Plan. This will be the approach both in general and when considering any individual requests to vary the LtD. In consultation at the engagement day 17/11/18 the LtD as drafted attracted the following level of support: Agree 73.6%, Disagree 11.3%, Unsure 9.4%, No response 5.7%.</i> | No amendment. |
| 113 | General | - | Resident 2 | This is a great plan, very comprehensive and fair and reasonable to all | Support noted thank you. | No amendment |
| 114 | 5.0 5.3 | HR2 | Resident 2 | Limits to Development: I value the nature of the Parish. I do accept the need for future development and welcome well-considered applications particularly within the limits to development and by local people for their own purposes. However, if the village envelopes were to be eroded without the limits to development, particularly at the the edges, it would be of great detriment. Therefore, given the LTD methodology, it is important that Limits to Development are not amended in the plan just to respond to any subjective wishes or individual aspirations made in response to this draft, only by means of a formal planning application to Melton Borough | <i>It is intended to adhere to the Limits to Development methodology described at Chapter 5.3 in the draft Plan. This will be the approach both in general and when considering any individual requests to vary the LtD. In consultation at the engagement day 17/11/18 the LtD as drafted attracted the following level of support: Agree 73.6%, Disagree 11.3%, Unsure 9.4%, No response 5.7%.</i> | No amendment |

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| | | | | Council, so that it has been well considered, bearing in mind all the other policies and recommendations of the Neighbourhood Plan and Melton Local Plan. | | |
| 115 | 3.0 3.2.2 | OBJs 6-10 | Resident 3 | Character and Design objectives: Total support for this Objective. Appearance at village edges – the new surgery blends in much better for example than the new shared ownership homes next to it. The very red brick and seemingly cheap roof materials of the homes is very jarring on the approach to the village. | <i>Support noted thank you. Parts of the Plan intended to address the objectives you support include, among others, Chapter 6 (Character and Design) and Appendix 6 (Appendix 8 in the Submission Draft – Design Guidance). These recognise the contribution of appropriate building materials to settlement character and enhancing the traditional appearance of villages, whilst still allowing for high-quality innovative design if appropriate.</i> | No amendment. |
| 116 | App 6 | - | Resident 3 | Signage: In the conservation area of Somerby High street and generally the size and nature of signage should be appropriate to the village. | <i>Appendix 6 (Appendix 8 in the Submission Draft) – Design Guidance - street furniture and signage - deals with street furniture and signage, but in the light of your comment was felt to be slightly weak on ‘signage’. It discusses materials and design but not size. We will amend so that size must be ‘appropriate and sympathetic to its surroundings’ from which it follows that location in a conservation area will be relevant.</i> | Amendment: Appendix 8 (Design Guidance – street furniture and signs) now reads that signage should be ‘of a scale necessary for its purpose and appropriate and sympathetic to its surroundings.’ |
| 117 | 9.0 9.3 9.5 | - T11 T13 | Resident 3 | Road travel, road safety and parking: Living on the High street in Somerby I am directly affected by the increasing traffic and the daily congestion. I fully agree that any development must have in excess of 2 spaces per house as census and other data show that in this area 2 spaces is not | <i>Support noted. Policies intended to address concerns of this kind include (as you have noticed) policies T11 and T13; in the submission draft these have been combined to make them clearer and more coherent as a ‘one stop’ policy.</i> | No amendment. |

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| | | | | generally enough. No development should be allowed to have a detrimental impact on the current street parking issue experienced in Somerby, Pickwell and Burrough. | | |
| 118 | App 2 | - | Resident 3 | Appendix 2 p.108-109 (Housing completions and approvals): Also in Somerby since 2000, conversion of the old stable buildings into 2 additional houses now known as 42a and 42b High street | <i>It was surprisingly difficult to identify all completions since 1990. MBC do not maintain a running list, so thanks for your input. From planning records we could only confirm 42a so will add that.</i> | Amendment: Appendix 2 becomes Appendix 3 in the Submission Draft. 42a High Street Somerby added to completions since 1991. |
| 119 | General | - | Resident 4 | Congratulations to all who have worked on this document. Future development is inevitable and I feel the focus on historic buildings outweighs more recent houses which will no doubt set a precedent on any future builds. Somerby village has a rural feel with environmental areas important to residents; conserving and incorporating green space in any new developments should be a priority | <i>Noted. There is much in the draft Plan intended to protect and enhance green space, notably policies ENV1 (Local Green Spaces) and ENV3 (Important Open Spaces). Melton Local Plan policy EN7 applies considerations of 'open space' to developments of 10 or more dwellings; it is a strategic policy which the Neighbourhood Plan does not duplicate (and must conform to). Much existing housing in our settlements is actually quite dense and terraced or courtyard developments are often very much 'in character'. More open space in a new developments can mean using more land for the same number of houses - a balance must be struck.</i> | No amendment. |
| 120 | 7.0 7.3 7.4 | - ENV3 ENV4 | Resident 4 | Page 65, Figure 10.3 and page 177, Figure 41: Somerby Historic Parkland's boundary is marked as behind the horse pond continuing towards Pickwell road in an uneven line. Page 177 Fig 41 show the same Parkland marked as behind the horse pond and then a continuous straight line | <i>The area you describe is Somerby Hall Park Land and the draft NP identifies it as both a Space Contributing to Form and Character (Policy ENV3) and a Local Non-designated Heritage Asset (Policy ENV4). Regarding historic trees the whole of it is also subject to a Tree</i> | Amendments: Map changes: In Chapter 7.3 (Important Open Spaces) figure 9.2 and Chapter 7.4 (Local |

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| | | | | <p>towards Pickwell Rd. The area you have marked on Page 65 contains historic trees - although this land seems to be used as storage and horse paddocks. I would be very concerned to lose this as ancient parkland as it has historically been.</p> | <p><i>Preservation Order since 1977 (which we hadn't realised before your comment). We have reviewed the boundary in response to your comment. The 1885 Somerby OS map and corresponding boundary of the TPO (which also describes it as an 'area of parkland') are convincing evidence that the continuous straight line from the horse pond to Pickwell Road is the correct boundary of the park land. The maps at Figures 9.2 and 10.3 will be amended accordingly. Reference to the TPO will also be added to the corresponding descriptions of Somerby Hall Park Land. We will include all the Parish TPOs in a Supporting Document as they are not always easy documents to recover.</i></p> <p><i>Note also that Community Proposal 1 includes working to maintain or restore historic parkland features.</i></p> | <p>Non-designated Heritage Assets) figure 10.3, the boundary of Somerby Hall Park Land is now correctly drawn. The description of it now includes the 1977 Tree Preservation Order.</p> <p>A point has been added to Policy ENV11(Trees, hedgerows and green verges):</p> <p><i>i) Positive regard is shown for any Tree Preservation Orders.'</i></p> <p>Supporting text in Chapter 7.11 now signposts Supporting Document 7 showing all TPOs in the Parish.</p> |
| 121 | General | - | Resident 5 | <p>We would like to support the implementation of the Neighbourhood Plan – the Plan is in depth and addresses the key issues affecting this community. As residents of Somerby, we support the contents in their entirety.</p> | <p><i>Support noted thank you.</i></p> | <p>No amendment.</p> |
| 122 | 2.0 2.2.4 | - | Resident 5 | <p>Section 2.2.4 (Environment): The consultation process enabled us to make comments and supports our view that this village needs development that is in-keeping and in character with the surrounding properties and the environmental parts of this plan 2.2.4.</p> | <p><i>Support noted thank you.</i></p> | <p>No amendment.</p> |

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| 123 | 3.0 3.1 | - | Resident 5 | Section 3 – Vision: The consultation process enabled us to make comments and supports our view that this village needs development that is in-keeping and in character with the surrounding properties and the environmental parts of this plan 2.2.4 | <i>Support noted thank you.</i> | No amendment. |
| 124 | 7.0 7.3 7.4 | - ENV3 ENV4 | Resident 6 | HP2 Parkland 7.3 Important open spaces, Figure 9.1 and 9.2: The area of parkland shown as HP2 is incorrect. The area should extend to the full extent of the field where the hard standing is - the boundary should be up against the village edge at the back of the bungalows on the Pickwell Road. That is parkland and hard standing has been put down without planning. It was green parkland in 1997 and part of the rest of the field, this map is wrong. | <i>The area you describe is Somerby Hall Park Land and the draft NP identifies it as both a Space Contributing to Form and Character (Policy ENV3) and a Local Non-designated Heritage Asset (Policy ENV4). We have reviewed the boundary in response to your comment. The 1885 OS map and the corresponding boundary of a 1977 TPO (which also describes it as an 'area of parkland') are convincing evidence that the line hard against the village edge from the horse pond to Pickwell Road is the correct boundary of the park land. Your recollection from 1997 is also helpful confirmation. The maps at Figures 9.2 and 10.3 will be amended accordingly. Reference to the TPO will also be added to the corresponding descriptions of Somerby Hall Park Land. We may also include all the Parish TPOs in appendix to the Plan, as they are not always easy documents to recover. This would then be referenced from Policy ENV11 (Trees, hedgerows and green verges). Note also that Community Proposal 1 includes working to maintain or restore historic parkland features.</i> | Amendments: Map changes: In Chapter 7.3 (Important Open Spaces) figure 9.2 and Chapter 7.4 (Buildings and Structures of Significance) figure 10.3, the boundary of Somerby Hall Park Land is now correctly drawn. The description of it now includes the 1977 Tree Preservation Order. A point has been added to Policy ENV11(Trees, hedgerows and green verges): <i>i) Positive regard is shown for any Tree Preservation Orders.'</i> Supporting text in Chapter 7.11 signposts a new Supporting Document 7 showing all TPOs in the Parish. |

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| 125 | 2.0 2.3 | - - | Resident 7 | <p>2.3 Challenges for the Parish (Somerby Primary School): Surprising that there is no mention of the small number of pupils attending the Primary school. How does such a small primary school manage to stay open, retain pupils and develop for the future? An Ofsted report with “Good” as an outcome does not attract people to join a community. How is the school and the education of the pupils going to be improved? From personal experience an outstanding school brings significant prosperity to an area. Perhaps a volunteer force could help with maintaining the school. What can locals offer to engage the pupils?</p> <p>There is considerable fundraising for the Memorial Halls and the Churches, A similar plan should be put into place to support the Primary school. We have only just moved to the area so perhaps our thoughts and comments are rather late in the day. I do feel that the role of the local school has been significantly underplayed. Lack of attention to such an important part of any community may be detrimental to the school and community as a whole. In order for villages to stay active and have a future there must be something that attracts families to an area. As wonderful and invigorating as the countryside and setting is to the older generation, Somerby Parish will stagnate without more young families being represented in the community.</p> | <p><i>Somerby School was consulted in preparation of this plan and we are not aware that it suffers specifically from low pupil numbers. Since 2016 attendance has, we believe, risen from 33 to 41 and it has a capacity of 49 (based on size of the building).</i></p> <p><i>A Neighbourhood Plan has no direct responsibility for education standards as this is a County Council responsibility. Nonetheless this Plan does endeavour to support Somerby school, including by:</i></p> <ul style="list-style-type: none"> • <i>Policies HR3 (Housing Mix) and HR6 (Affordable Housing) reinforce the strategic policies of the Melton Local Plan to provide sufficient housing for, among other groups, young families.</i> • <i>Some Important Open Spaces intended to be protected by Policy ENV3 are specifically enjoyed by children, such as Somerby playground, village green and horse pond.</i> • <i>Policy CF1 (Retention of Community Facilities) has been amended to include Somerby Primary School, as a result of your comments. We realise it should have been included.</i> <p><i>You might be interested in the volunteer group Friends of Somerby School which is very active in activities and fundraising for the school. They write regularly in the parish magazine ‘Towards’. The school is also looking for governors. Contact can be made via the school 01664 540888 or their website.</i></p> | <p>Amendments:</p> <p>Policy CF1 (Retention of Existing Community Assets and Facilities) has been amended to include Somerby Primary School.</p> |
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| 126 | General | - | Resident 8 | The first thing to say is the obvious hard work put into it by the Neighbourhood planning team is very impressive and much appreciated. | <i>Support noted thank you</i> | No amendment |
| 127 | 7.0 7.13 | - ENV13 | Resident 8 | Primary Green Infrastructure- Jubilee Way: However, having read through it a number of times I am surprised that there appears to be no mention of the fact that Jubilee way is within the Primary Green Infrastructure corridor No 6 marked in orange on attached maps. This corridor runs through the whole of SOM2. This argument was brought up by me at the examination hearing session start of 2018 and the pdf attached statements “Inspectors report Somerby” and “Melton Borough Plan” confirm that SOM 2 was put forward by ECT (Earnest Cook Trust) which now should be recommended to be thrown out by the Somerby Neighbourhood Plan for reasons set out in my comments in both PDF attachments. | <p><i>We have reviewed all the material you helpfully provide; also Ordnance Survey maps, the LCC Definitive Rights of Way map, MBC maps and guides, and signage on the ground. We conclude that the Leicestershire Round and Jubilee Way are incorrectly placed and labelled in the Melton Local Plan maps. The Examiner of the Melton Local Plan presumably relied on them. We have raised this with MBC. Our confident belief is:</i></p> <ul style="list-style-type: none"> • <i>Leicestershire Round enters Somerby Village from the north opposite Manor Lane, crosses High Street, proceeds along Manor Lane (east side of SOM2) and exits the village south. Manor Lane is the closest it comes to SOM2. For about 60m Manor Lane is the eastern boundary of SOM2.</i> • <i>Jubilee Way starts at Burrough Hill car park and runs north-east, leaving this parish after less than 1k. It does not come near Somerby Village or SOM2 at all.</i> <p><i>We will clarify Figure 18 to show the Leicestershire Round and Jubilee Way. Both ways are afforded value and protection in the Plan at policies: ENV9 (Important Views – for example views SV7.2, SV7.8, SV7.6, ENV10 (Wildlife corridors – partly</i></p> | <p>Amendment:</p> <p>At Chapter 7.13 Figure 18 now has text describing the locations of the Leicestershire Round and Jubilee Way.</p> <p>We have now obtained the ‘Definitive Map of Public Rights of Way’ map from Leicestershire County Council. This is a better map but too large to copy onto a page. It can be viewed at Supporting and Reference Documents – Policy Maps Folder.</p> |

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| | | | | | <p><i>coinciding with those ways)</i> <i>ENV13 (Footpaths and Bridleways)</i> <i>CF1 (Existing Community Assets and Facilities)</i> <i>During plan preparation we did not find community support for SOM2 but it is a strategic site allocation in the Melton Local Plan (approved by the Examiner) and as such a Neighbourhood Plan cannot remove it. On the contrary a NP must be in general conformity with it (National Planning Policy Framework 2019 para 29).</i></p> | |
| 128 | General | - | Resident 9 | I would like to congratulate Mary Anne and the team for a great job. Best piece of work I have seen form the Parish since we moved here in 2002 | <i>Support noted thank you</i> | No amendment. |
| 129 | 5.0 5.3 | - HR2 | Resident 9 | MLP site SOM3: Why is the housing development SOM3 still mentioned in the document and is on the Reserve list. I don't feel it should be recognised as has already been rejected. | <p><i>SOM3 is a strategic reserve site in the Melton Local Plan (approved by the Examiner) and as such a Neighbourhood Plan cannot remove it. On the contrary a NP must be in general conformity with it (National Planning Policy Framework 2019 para 29). If it is not it will be rejected by the Examiner. However after taking professional advice we no longer believe that SOM3 should be placed inside the Limits to Development for Somerby (Policy HR2 and Figure 3.4). LtD will be reduced accordingly, but general conformity with the Melton Local Plan must be preserved. This will be done with supplementary text.</i></p> | <p>Amendment:</p> <p>Limits to Development for Somerby Village have been revised to place SOM3 outside them.</p> <p>Supplementary text has been added to Policy HR2 (Limits to Development':</p> <p>'Development proposals outside the defined Limits to Development on reserve sites SOM3 in Melton Local Plan policy C1(B) or RSOM1 in this Neighbourhood Plan policy HR1 will be</p> |

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| | | | | | | <i>assessed against the terms of those policies, and if approved will then be considered inside the Limits to Development.'</i> |
| 130 | General | - | Resident 9 | Wellbeing: Should we be looking at more wellbeing opportunities in the Parish based on the population. We have a children's playground but an outdoor Gym facility in similar location maybe a welcome addition to the village. Quizzes and singing groups are great but are they really Well Being? | <p><i>The Neighbourhood Plan seeks to protect and if possible improve spaces suitable for recreation; example policies include:</i></p> <p><i>ENV3 (Important Open Spaces – including Somerby playground and football pitch)</i></p> <p><i>ENV13 (Footpaths and Bridleways)</i></p> <p><i>CF1 (Existing Community Assets and Facilities – including the village halls)</i></p> <p><i>We have no other requests for an outdoor gym. It would require a detailed case to be made and considerable community support to justify the expense. Accordingly the Neighbourhood Plan is not able to specify an outdoor gym, but a case could be made to the Parish Council or in the context of developer contributions as housing developments come forwards.</i></p> | No amendment. |
| 131 | 9.0 | - | Resident 9 | Restrictions on large vehicles: Are there plans to limit the size of vehicles in the village coming through and making them take alternate routes to destinations. For me it seems Nesbits Buses, Milk lorries and Horse transportation are causing more and more issues. | <i>A Neighbourhood Plan cannot compel Leicestershire County Council (or Melton Borough Council) to limit the size of vehicles in the village as you suggest, or to make changes to the existing roads network. The issue of traffic volume, large vehicles, congestion and parking was the most frequently raised 'dislike' about Somerby Parish at all stages of community consultation and this plan does seek to address it for the future.</i> | No amendment. <i>[Policies T11 and T13 are combined into T11 in the Submission Draft]</i> |

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| | | | | | <p><i>Most relevant policies include: EE1 (Business Growth) EE4 (Farm Diversification) T11 (Traffic volume, road safety and parking) T12 (Farm Tracks) T13 (Parking Provision).</i></p> <p><i>We recommend that you read the consultation comments from Leicestershire County Council Highways in this document. They are quite lengthy and illustrate the constraints on what a Neighbourhood Plan can do. In particular all proposed changes to the roads network are subject to 'availability of full funding and the satisfactory completion of all necessary Statutory Procedures'.</i></p> | |
| 132 | 9.0 | - | Resident 10 | <p>(Transport and Infrastructure) Pickwell – main Somerby / Leesthorpe Road: Pickwell urgently needs long overdue traffic calming measures at all entrances and exits of the village. The main Somerby/Leesthorpe road is extremely dangerous for both vehicles and pedestrians with cars only partially slowing down on the 'half bend' at the top of Main Street by the War Memorial. The great majority of vehicles entering the village at both ends at speeds far in excess of the signposted limit and with no calming measures in place, have to constantly brake very hard by the half bend to avoid a serious accident. Give way single car priority bollards/signage needs to be introduced to substantially slow down all vehicles as they enter Pickwell from either the Somerby or</p> | <p><i>A Neighbourhood Plan cannot compel Leicestershire County Council (or Melton Borough Council) to make the specific changes to the existing roads network you suggest. However the issue of traffic volume, large vehicles, congestion and parking was the most frequently raised 'dislike' about Somerby Parish at all stages of community consultation and this plan does seek to address it for the future. Most relevant policies include: EE1 (Business Growth) EE4 (Farm Diversification) T11 (Traffic volume, road safety and parking) T12 (Farm Tracks) T13 (Parking Provision).</i></p> <p><i>We recommend that you read the</i></p> | <p>No amendment.</p> <p><i>[Policies T11 and T13 are combined into T11 in the Submission Draft]</i></p> |

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| | | | | Leesthorpe direction. Also in order to prevent subsequent speeding up, a wide raised up platform/bump is required at the midway point by the war memorial. | <i>consultation comments from Leicestershire County Council Highways in this document. They are quite lengthy and illustrate the constraints on what a Neighbourhood Plan can do. In particular all proposed changes to the roads network are subject to 'availability of full funding and the satisfactory completion of all necessary Statutory Procedures'.</i> | |
| 133 | 9.0 | - | Resident 10 | <p>(Transport and Infrastructure) Pickwell – Stygate Lane: Additionally strong restrictions are required at the lower end of Main Street at the sharp bend into Stygate lane, as both volume and size of vehicles now using Stygate Lane as a cut through/rat run has significantly increased over the past five years. The industrialisation of Stygate lane has caused this increase in traffic, coupled with both the inappropriate signage “To Pickwell” at the top of the hill leading off the main Melton Mowbray/Oakham A606 road. To worsen matters Stygate Lane is now being shown as a quick cut through on all Sat Nav systems.”</p> <p>“Finally, if the Planning Application LCC2019/CM0066/LCC for a huge Anaerobic Digestion Plant to be built off Stygate Lane at Green’s Lodge arm Pickwell was to be approved then it would worsen the already very bad vehicle abuse of Stygate Lane to such an extent that Stygate lane would have to be sealed off to all through traffic into Pickwell village, with all traffic needing to exit from Stygate lane and return back onto the main A606 Melton/Oakham road.</p> | <p><i>Please refer to the previous response.</i></p> <p><i>Policies EE1, TI1 and TI3 would be intended to apply to the Anaerobic Digestion Plant as for any other development proposal. As this is a live planning application to be decided by Leicestershire County Council it is open to you to comment on it, if you haven’t already, through the planning application process (as Somerby Parish Council and many other interested parties have done).</i></p> | No amendment. |

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| 134 | General | - | Resident 11 | I have read through the Plan and I am fully supportive of its proposals. Overall I am positive. I think the Committee has done a fantastic job in compiling this document and I hope it receives a positive reception when it is submitted. | <i>Support noted thank you.</i> | No amendment. |
| 135 | 9.0 | - | Resident 12 | (Transport and Infrastructure) Narrowness of pavements, Somerby: Within "Description and issues" relatively little comment regarding the narrowness of the pavements in Somerby, which are barely wide enough for a wheelchair or pram in places. It is noted that vehicles regularly mount the pavement on the High Street presenting significant safety hazard, furthermore pavement is not continuous on both sides on High street and involves crossing to the north side at the Stilton Cheese pub. I have seen people in wheelchairs using the road as the pavements are so narrow and inadequate. The majority of service community facilities such as the Methodist Church or School or village hall have either no parking or severely limited parking. If these facilities are also to support other communities and potentially an enlarged Somerby village, how will this be possible when most people will choose to drive from Burrough or Pickwell for example? | <i>These are important issues and have been raised by us at every stage of the Melton Local Plan and at various Planning Application Committee hearings. The NP seeks to support development on appropriate scale in the right places to limit the impact on existing traffic problems, however these factors were taken into account when Somerby was selected by Melton Borough Council as a Service Centre and housing sites selected.</i> <i>A Neighbourhood Plan cannot compel Leicestershire County Council (or Melton Borough Council) to make specific changes to the existing roads network. The location and width of existing pavements result from the pre-existing settlement pattern and are constrained from widening by the road and houses..</i> <i>The issue of traffic volume, large vehicles, congestion and parking was the most frequently raised 'dislike' about Somerby Parish at all stages of community consultation and this plan does seek to address it for the future. Most relevant policies include:</i> <i>EE1 (Business Growth)</i> <i>EE4 (Farm Diversification)</i> <i>T11 (Traffic volume, road safety and parking)</i> | No amendment. <i>[Policies T11 and T13 are combined into T11 in the Submission Draft]</i> |

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| | | | | | <p><i>T12 (Farm Tracks)</i> <i>T13 (Parking Provision).</i></p> <p><i>We recommend that you read the consultation comments from Leicestershire County Council Highways in this document. They are quite lengthy and illustrate the constraints on what a Neighbourhood Plan can do. In particular all proposed changes to the roads network are subject to 'availability of full funding and the satisfactory completion of all necessary Statutory Procedures'.</i></p> | |
| 136 | 9.0 | - | Resident 12 | <p>(Transport and Infrastructure) Lack of parking, Somerby: The majority of service community facilities such as the Methodist Church or School or village hall have either no parking or severely limited parking. If these facilities are also to support other communities and potentially an enlarged Somerby village, how will this be possible when most people will choose to drive from Burrough or Pickwell for example?</p> | <p><i>Please refer to the previous response.</i></p> <p><i>Policy T11 does support provision of car parking in Somerby village centre, but at this time no such development proposal has been made.</i></p> | No amendment. |
| 137 | 9.0 | - | Resident 12 | <p>(Transport and Infrastructure) Blind 'T' junctions, Somerby: I wish to point out the blind T junctions of Chapel Lane, Manor and Church Lane onto High Street which, with increasing traffic through the village makes access increasingly dangerous.</p> | <p><i>Please refer to the previous response. These issues were specifically raised at the planning applications for housing at Southfields Farm and Manor Lane but LCC Highways recommended approval and it was given. The Neighbourhood Plan cannot affect those decisions retrospectively.</i></p> | No amendment. |
| 138 | 8.0 | - | Resident 12 | <p>Tourism (especially cyclists): Cycle riders in the Rutland – Melton <i>Cicle</i> professional annual cycle race (which has been held for the last 15 years and is quite a prestigious race) go through the Parish</p> | <p><i>Comment noted. We feel the best places to mention the Cicle professional race would be at 8.1 Economy – Description and Issues (point 15) and 10.1 Community – Description and Issues</i></p> | <p>Amendments:</p> <p>The <i>Cicle</i> cycle race has been added to Chapter 8.1 (Economy –</p> |

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| | | | | and attracts many spectators. Given the popularity of the Parish with cyclists such events should be encouraged and supported. It is a sustainable form of rural tourism. There is no mention of this in the NP | <i>(point 10) and will do so. Policy EE5 supports tourism and visitors (insofar as they are a planning matter). Cyclists are legitimate road users so included in Objective 25 (page 22) and Policy T11 (Traffic Volume, Road Safety and Parking).</i> | description) at point 16, and to Chapter 10.1 (Community facilities – description) at point 11. |
| 139 | 8.0 8.7 | - - | Resident 12 | Chapter 8.7, Page 96 (Dark skies and tranquility): We moved to Somerby over 7 years ago and were attracted by the quiet tranquillity, dark skies with little light pollution and rural setting. Would we trade better community for the peaceful quiet existence? Absolutely not- we like it the way it is. In my view it is essential this feature is preserved. | <i>Support noted thank you. Among others in the same direction Policy ENV12 (Dark Skies and Tranquility) is perhaps most specific to your concerns.</i> | No amendment. |
| 140 | 7.0 7.10 | - ENV10 | Resident 12 | Chapter 7.10 and Para 3.2.3 Objective 13 (Wildlife corridors): I think it is important to mention the wildlife corridor through our Parish and its linkage to Owston Woods on the southern boundary in the neighbouring Parish. Such important corridors cannot be considered in the context of a single area. | <i>A Neighbourhood Plan operates in a Designated Plan Area in this case Somerby Parish (Chapter 1.1, Figure 1) which does not contain Owston Woods. However we will modify the text of Chapter 7.10 to recognise that 'habitat connectivity' is not confined by parish or other administrative boundaries. This NP seeks to play its part in wider consideration of wildlife and biodiversity.</i> | Amendment: Words added to Chapter 7.10, para 134: <i>These wildlife corridors will provide habitat connectivity, both within the Parish and to and from habitats outside but near to the Plan Area, for example the Owston Woods SSI...</i> |
| 141 | 9.0 9.2 | - - | Resident 12 | Chapter 9.2, page 100 (Infrastructure issues): Infrastructure options. Although water, sewerage and electricity supplies (utilities) are noted as not strictly a planning issue the NP should in my view take into account both the cumulative impact of increasing development and further dwellings on the existing community and | <i>Comment noted. The statement that connection to 'utilities' is not strictly a planning matter is correct. However the draft plan does seek to address cumulative effect where it can. Important examples among others include policies: EE1 (Business Growth) T11 (Traffic volume, road safety and</i> | No amendment. |

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| | | | | the ability of the existing system to cope. It is the existing community which has to suffer the impact of changes. | <i>parking)</i> <i>CF1 (Community Assets and Facilities)</i> <i>CF2 (New Community Facilities)</i> <i>CF3 (Developer Contributions).</i> | |
| 142 | General | - | Resident 12 | I believe the NP is a well -researched and considered document that will hopefully assist the Parish and community to achieve its strategic objectives whilst ensuring the conservation and character of our villages. | <i>Support noted thank you</i> | No amendment. |
| 143 | 2.0 2.2.7 | - - | Resident 13 | Page 18 - Somerby community building: Should Somerby village hall be “Memorial Hall” to reflect its significance?” | <i>Noted. Suggested change will be made. plan where types of facility are simply described it is best called ‘a village hall’. Its significance is however recognised by its proper name at Policy CF1 where it is afforded some policy protection.</i> | Amendment: Somerby Memorial Hall is now named at para 025 and in Policy CF1. |
| 144 | 10.0 | - | Resident 13 | Somerby Methodist Chapel: Are you going to raise the pending closure of the Methodist Chapel and what will happen to the building site? | <i>We are aware of the pending closure of Somerby Methodist Chapel. Its importance as a community facility is recognised at Policy CF1 where it is afforded some policy protection. Additionally the Parish Council in August 2019 succeed in registering it with Melton Borough Council as an ‘Asset of Community Value’. Parish Council have also made written representations to the Methodist Church supporting its continued use as a community space. However it is primarily a place of worship and the future of the building depends largely on their decisions as owners.</i> | No amendment. |
| 145 | 7.0 7.7 | - ENV4 ENV7 | Resident 13 | Chapter 7.7 – Conservation Areas: Are the Conservation Area Boundaries to be reviewed as previously requested? | <i>Conservation Area boundaries were not reviewed during preparation of this plan. Instead the plan seeks by policy CD1 (Character and Design) and Appendix 6 (Appendix 8 in the Submission Draft -</i> | Amendment: Community Proposal CP1 first bullet amended to read: |

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| | | | | | <p><i>Design Standards) to preserve and if possible improve the appearance and character of the settlements whether inside the conservation areas or not. Melton Borough Council is responsible for reviewing and updating the boundaries of conservation areas based new or additional evidence concerning the historic environment. In 2016, residents requested MBC to undertake a review and submitted a draft map illustrating areas for possible assessment. No changes were made.</i></p> <p><i>Chapter 7.7 Policy ENV7, Policy ENV4 (Non-designated Heritage Assets) identifies and seeks to protect many buildings and features inside the conservation areas. Community Proposal 1 has been amended to include 'boundaries' of Conservation Areas.</i></p> | <p>'Update conservation area appraisals, boundaries and management plans in the parish'.</p> |
| 146 | 2.0 2.3 | - - | Resident 13 | Chapter 2.3 – Challenges for the parish: Is one of the challenges the lack of expansion for the school? | <p><i>When we consulted Somerby Primary School in 2017 they were considering the addition of another classroom and school capacity was raised by Neighbourhood Planners during examination of the Melton Local Plan. However, the Examiner deemed it sufficient to designation Somerby as a Service Centre. Also at the appeal of planning application 16/00100/OUT in Feb 2018, LCC withdrew their application for developer funding for the school, accepting that it has sufficient capacity for all planned housing development. Accordingly we must conclude that this is not a challenge.</i></p> | <p>No amendment.</p> |

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| 147 | 3.0 3.2.2 | - OBJ 8 | Resident 13 | <p>Para 3.2.2 Objective 8 (Conservation Areas): Should Obj 8 include “Enhance Conservation Areas by removal of non-traditional detailing ie- UPVC doors and windows”?</p> | <p><i>A Neighbourhood Plan could compel removal of UPVC doors and windows and so cannot change Objective 8 in the terms you suggest.</i></p> | No amendment. |
| 148 | 5.0 5.3 | - HR2 | Resident 14 | <p>Chapter 5.3, Figure 3.3 (Limits to Development, Pickwell): You have indicated that the present Pickwell boundary line was taken from the current Melton plan and that it can be amended. The current plan figure 3.3 page 31 currently shows a long established stable building and agricultural / equestrian storage barn in the grounds of Pickwell Manor, but outside the limits to development.</p> <p>As the buildings are established, settled, and in constant use, I would request that the boundary line could be redrawn to include the barn and stables within the limits to development.</p> <p>I am happy that the boundary excludes the menage, still shown as being in the open field.</p> <p>I have attached a proposed redrawn boundary for clarification, as a PDF file.</p> | <p><i>It is intended to adhere to the Limits to Development (LtD) methodology described at 5.3 in the Plan, both in general and when considering any individual request to vary LtD. In consultation at the engagement day 17/11/19 the LtD as drafted attracted the following level of support: Agree 73.6%, Disagree 11.3%, Unsure 9.4%, No response 5.7%. However, reviewing this approx. 0.35ha area against that methodology we note:</i></p> <ul style="list-style-type: none"> <i>-Following physical features it is not ‘countryside’ but a stable area within the residential curtilage.</i> <i>-The surfaced stables area is not countryside but developed land.</i> <i>-Adjacent planning approval 17/01389/FUL further distinguishes and separates it from the countryside.</i> <i>-The area is not identified as an Important Open Space or other significant feature in this Plan.</i> <p><i>Taking these facts together we conclude that the area should be inside the LtD. Note that the land is still in the Pickwell Conservation Area so any proposal for the western portion which is a copse might still be constrained by that and draft NP Policy ENV11 (Trees, hedgerows and green verges).</i></p> | <p>Amendment:</p> <p>Map change:</p> <p>Figure 3.3 has been amended to place the described area inside Limits to Development for Pickwell.</p>  |

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| 149 | 5.0 5.3 | - HR2 | Resident 15 | <p>Reserve site SOM3 (Burrough Road): I am concerned that Somerby 3 on the map is within the limits to develop. The Neighbourhood Plan does not support this site and I do not understand why it is included there.</p> | <p><i>SOM3 is a strategic reserve site in the Melton Local Plan and as such a Neighbourhood Plan cannot remove it. On the contrary a NP must be in general conformity with it (National Planning Policy Framework 2019 para 29). However after taking professional advice we no longer believe that SOM3 should be placed inside the Limits to Development for Somerby (Policy HR2 and Figure 3.4). LtD will be reduced accordingly, but general conformity with the Melton Local Plan will be preserved using the words:</i></p> <p><i>'Development outside the defined Limits to Development on the Reserve Sites identified in Melton Local Plan policy C1(B) will be acceptable subject to complying with the terms of that policy'.</i></p> <p><i>We recommend that you view the terms of Policy C1(B) (Melton Local Plan page 55)</i></p> | <p>Amendments:</p> <p>Map change:</p> <p>Figure 3.4 (Limits to Development, Somerby) has been amended to place SOM3 outside the LtD.</p> <p>In order to ensure conformity with the MLP an addition to Policy HR2 (Limits to Development) has been made:</p> <p><i>'Development proposals outside the defined Limits to Development on reserve sites SOM3 in Melton Local Plan policy C1(B) or RSOM1 in this Neighbourhood Plan policy HR1 will be assessed against the terms of those policies, and if approved will then be considered inside the Limits to Development.'</i></p> |
| 150 | 7.0 7.3 | - ENV3 | Resident 16 | <p>Page 60 Green spaces (The Crescent, Pickwell): I am writing on behalf of the residents of No's 5, 7, 9 and 11 Leesthorpe Road, Pickwell, also known as The Crescent. We are concerned regarding the description on the draft local plan of our front gardens. On the plan of green spaces within Pickwell (page 60) note VS-5 describes the area as</p> | <p><i>You refer to Important Open Space (IOS) VS-5 on page 61 and your comment is understood. Your new information and Land Registry maps have been taken into account in a review of the objective scoring of this open space and the conclusion is that it does not qualify as an Important Open Space under Policy ENV3. In particular, physical and visual</i></p> | <p>Amendments:</p> <p>Policy and map change:</p> <p>'The Crescent' has been removed from Policy ENV3 (Important Open Spaces) and the corresponding map at</p> |

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| | | | | 'amenity green space' where there are actually 4 private front gardens, I have attached copies of land registry title deeds for 3 of the properties, while we agree that the green space is important, the word Amenity in our understanding means "public" which these gardens are certainly not and request that the description is altered in the draft plan to say "Roadside gardens 'The Crescent' (gardens)" see note G-1 for a similar garden area at Burrough on the Hill. | <i>access to the public are less than we believed as the adjacent footpath is also private. Accordingly this designation will be removed.</i> | Figure 9.3 |
| 151 | 7.0 7.3 | - ENV3 | Resident 17 | Policy ENV 8 - Important Open Spaces: "Land parcels contributing to form and character of villages" realistically may not be able to be "replaced by equivalent/better provision, in no less convenient locations" because of size and character and the policy wording might be amended to address these categories of open space while maintaining this clause for obvious amenities such as playgrounds etc. | <i>We believe you mean Policy ENV3 (Important Open Spaces) not Policy ENV8 (which is Landscape Character Areas) but you are understood. Melton Borough Council and another statutory consultee have commented similarly. Policy ENV3 has been reviewed as where it refers to 'replacement' we need to distinguish between the smaller spaces inside settlements (yellow, maps 9.1, 9.3, 9.5) and some of the larger ones outside them (brown, contributing to form and character, maps 9.2, 9.4, 9.6) because 'replacement' of open areas on settlement fringes is not achievable. Therefore an amendment has been made to Policy ENV3 (in terms approved in the Ab Kettleby NP for Important Open Spaces).</i> | Amendment: Policy ENV3 (Important Open Spaces) has been amended. For the 'yellow' spaces in Figures 9.1, 9.3 and 9.5 it is unchanged. For the 'brown' spaces in Figures 9.2, 9.4 and 9.6 it now reads: 'Protection and where appropriate enhancement of these sites, and their identified significant features as detailed in the Environmental Inventory (Appendix 4) will be supported.' |
| 152 | 7.0 7.3 | - ENV3 | Resident 18 | Green spaces, The Crescent, Pickwell: On behalf of the residents of No's 5, 7, 9 and 11 Leesthorpe Road, Pickwell, also known as The Crescent. We are | <i>You refer to Important Open Space (IOS) VS-5 on page 61 and your comment is understood. Your new information and Land Registry maps</i> | Amendments: Policy and map change: |

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| | | | | <p>concerned regarding the description on the draft local plan of our front gardens. On the plan of green spaces within Pickwell (page 60) note VS-5 describes the area as 'amenity green space' where there are actually 4 private front gardens, I have attached copies of land registry title deeds for 3 of the properties, while we agree that the green space is important, the word Amenity in our understanding means "public" which these gardens are certainly not and request that the description is altered in the draft plan to say "Roadside gardens 'The Crescent' (gardens)" see note G-1 for a similar garden area at Burrough on the Hill. Your consideration in this matter would be appreciated. (Map attachments included).</p> | <p><i>have been taken into account in a review of the objective scoring of this open space and the conclusion is that it does not qualify as an Important Open Space under Policy ENV3. In particular, physical and visual access to the public are less than we believed as the adjacent footpath is also private. Accordingly this designation is removed.</i></p> | <p>'The Crescent' has been removed from Policy ENV3 (Important Open Spaces) and the corresponding map at Figure 9.3</p> |
| 153 | General | - | Resident 19 | <p>General comment: I am resident of Somerby and want to support this Neighbourhood Plan – I have no specific comments on any sections of this document but reading it I can see that this is written to represent the views of our community. The need for development in keeping with our current architecture is important to me and my family as that is the reason why we moved to this village. I support it and hope that it is approved in its current format.</p> | <p><i>Support noted thank you.</i></p> | <p>No amendment.</p> |
| 154 | General | - | Resident 20 | <p>General comment: As a resident of Somerby, I would like to endorse this village plan as representing the views of our community. Since moving to the village in 2018 I have enjoyed its rural location and everything that comes with that. For me as a young person it is important that the fabric and environment if it were to be developed</p> | <p><i>Support noted thank you.</i></p> | <p>No amendment.</p> |

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| | | | | be done in line with this plan. Somerby and the surrounding villages make up one community and this plan takes account of this. I fully support the comments around maintaining the fabric of our village and hope that this is approved. I recognise the work undertaken to produce the draft plan and I support the general direction of the plan. | | |
| 155 | General | - | Resident 21 | General comment: I recognise the work undertaken to produce the draft plan and I support the general direction of the plan. | <i>Support noted thank you</i> | No amendment. |
| 156 | 7.0 7.3 7.4 | - ENV3 ENV4 | Resident 21 | Policy ENV3 (Somerby Hall Park Land): The map 9.2 on p60 on open spaces contributing to form and character of Somerby village excludes the rectangle of former parkland on the edge of the village fronting on to Pickwell Road. This plot of land with mature parkland trees at present does not reflect a sensitive preservation of the parkland. This land is identified in the area of separation and has a number of mature parkland trees. This rectangle of land is also excluded from the parkland shown on map 10.3 page 65. | <i>The area you describe is Somerby Hall Park Land and the draft NP identifies it as both a Space Contributing to Form and Character (Policy ENV3) and a Local Non-designated Heritage Asset (Policy ENV4). Regarding historic trees the whole of it is also subject to a Tree Preservation Order since 1977. We have reviewed the boundary in response to your comment. The 1885 map (Page 177) and corresponding boundary of the TPO (which also describes it as an 'area of parkland') are convincing evidence that the rectangle on the edge of the village fronting onto Pickwell Road is correctly part of the park land. The maps at Figures 9.2 and 10.3 will be amended accordingly. Reference to the TPO will be added to the corresponding descriptions of Somerby Hall Park Land. We will also include all the Parish TPOs in appendix to the Plan, as they are not</i> | Amendments: Map changes: In Chapter 7.3 (Important Open Spaces) figure 9.2 and Chapter 7.4 (Buildings and Structures of Significance) figure 10.3, the boundary of Somerby Hall Park Land is now correctly drawn. The description of it I Appendix 4 now includes the 1977 Tree Preservation Order. A point has been added to Policy ENV11(Trees, hedgerows and green verges): '6. Positive regard is |

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| | | | | | <p><i>always easy documents to recover. This would then be referenced from Policy ENV11 (Trees, hedgerows and green verges).</i></p> <p><i>Note also that Community Proposal 1 (page 68) includes working to maintain or restore historic parkland features.</i></p> | <p><i>shown for any Tree Preservation Orders.'</i></p> <p>Supporting text in Chapter 7.11 now signposts a new Supporting Document showing all TPOs in the Parish.</p> |
| 157 | <p>7.0</p> <p>8.0</p> <p>8.7</p> <p>10.0</p> | <p>-</p> <p>-</p> <p>EE5</p> <p>-</p> | <p>Resident</p> <p>21</p> | <p>Burrough Hill Fort: I can't see any reference in the plan about the designation of Burrough Fort as a country park managed by Leicestershire County Council. The views from the escarpment and the historical importance of the site are identified but I can't see any actions or policies that relate to the future development of this important site. This could include both recreational and environmental implications. Given the pressure on Local Authority's funding, the future management of this site could provide challenges and opportunities.</p> | <p><i>Burrough Hill Fort is a Scheduled Ancient Monument and that statutory protection exceeds any that a Neighbourhood Plan can afford. Nonetheless its importance is recognised and reinforced at several points in the Plan, notably:</i></p> <ul style="list-style-type: none"> • <i>Chapter 2.1 History of Somerby Parish,</i> • <i>3.2.3 Objective 12 Protect and enhance archaeological heritage,</i> • <i>Policy ENV2 (Sites and Features of Environmental Significance),</i> • <i>Policy ENV8 (Local Landscape Character Areas)</i> • <i>Policy ENV9 (Important Views)</i> • <i>Chapter 7.4 para 1 and Appendix 7 item 1 (Listed Buildings and Scheduled Monuments),</i> • <i>Policy CF1 (Retention of existing Community Assets and Facilities),</i> <p><i>All of these sections are in the direction of protecting and possibly enhancing the site and retaining its amenity for all. You are correct that the draft Plan contains no policies or proposals specifically for the future management or development of Burrough Hill Country</i></p> | <p>Amendments:</p> <p>Amendment to Policy EE5 (Tourism and Visitors) which now begins:</p> <p>'Development proposals for tourism and leisure facilities will be supported within the Parish, on a scale appropriate to the settlement on a scale and of a type appropriate to the settlement or surrounding countryside, where it...'</p> |

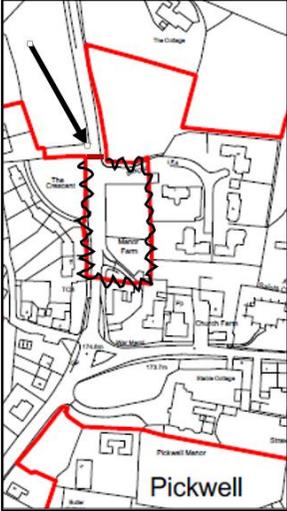
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| | | | | | <p><i>Park. That task was not attempted. The most directly applicable policy would be Policy EE5 (Tourism and Visitors) dealing with tourism and leisure facilities.</i></p> <p><i>Reviewing Policy EE5 in light of your comment, it does read as focused only on 'settlements'. We will amend it to apply the same considerations to 'countryside' which is preferable to remaining silent on the subject.</i></p> | |
| 158 | <p>3.0 3.2.2 6.0</p> | <p>- - CD1</p> | <p>Resident 21</p> | <p>3.2.2 Objective 9 (Prescribed materials in new developments): Objective 9 mentions prescribed materials which are identified elsewhere. I couldn't find these in appendix 6. This link could be made more explicit.</p> | <p><i>The layout of the draft Plan does not 'signpost' from the Objectives in Chapter 3 to the policies intended to achieve them. However the Policies Index on page 4 does signpost in the opposite direction from each policy to the objectives it addresses. This Policies Index is referenced at the start of Chapter 3 (at 3.2).</i></p> <p><i>In this case policies CD1 (Building Design Principles) and ENV7 (Settlement Character) address Objective 9.</i></p> <p><i>Policy CD1 requires that materials should respect local character, reflect the local vernacular and amount to 'ecologically sound construction'.</i></p> <p><i>Following your comment (and Comment 30 from Leicestershire County Council) Policy CD1 has been amended to be explicit on environmentally sustainable materials and construction methods.</i></p> <p><i>Policy CD1 further requires that positive regard be demonstrated for Appendix 6 (Appendix 8 in Submission Draft - Design Guidance) where significant</i></p> | <p>Amendments:</p> <p>Addition to Policy CD1:</p> <p>i) use of environmentally sustainable building materials where technically feasible, to be balanced with the need to retain the character of landscape and built heritage in the Parish.</p> |

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| | | | | | <p><i>detail around materials is to be found under 'Architectural style and building materials'.</i></p> <p><i>Objective 9 is under the heading of Character and Design which indicates where relevant policy is to be found (Chapter 6 – Character and Design).</i></p> | |
| 159 | <p>2.0 2.2.6 3.0 3.2.5</p> | <p>- - OBJs 23-26</p> | <p>Resident 21</p> | <p>Chapter 3.2.5 and page18 - Transport and Infrastructure: This chapter identifies that the car is the predominant mode of transport for residents. Whilst this is true, the text could be stronger in looking to increase non car use. In this section, there is no mention of the absence of accessible and safe pedestrian (and cyclists) link between Somerby and Burrough which could improve the integration of the country park into a one parish approach. Also, the word hikers should be replaced by pedestrians.</p> | <p><i>Identification of the car as the predominant mode of transport in the parish derives from the Household Questionnaire, questions 23, 24, 32-36, viewable at Appendix 2. This is a description of the present situation, not presented as desirable anywhere in the draft Plan.</i></p> <p><i>In the Household Questionnaire the most stated negative feature of the parish was 'congestion, parking and heavy vehicles' (question 8). It is difficult for the Plan to accommodate the private cars on which 98.5% of residents (and most businesses) presently rely for essential journeys whilst simultaneously discouraging their use. Nonetheless it endeavours to do so. Examples include:</i></p> <ul style="list-style-type: none"> • <i>Policy ENV13 (Public Footpaths and Bridleways)</i> • <i>Community Proposal 5 (Footpaths and Bridleways)</i> • <i>Policy EE2 (Connectivity – because better connectivity can reduce physical travel)</i> • <i>Policy EE3 (Homeworking)</i> • <i>Policy EE6 (Local employment)</i> • <i>Policy T11 (Traffic volume, road safety and parking)</i> • <i>Community Proposal 10 (Considerate parking)</i> | <p>Amendment:</p> <p>Section 2.2.6 first paragraph, word 'hiker' replaced with 'pedestrian'.</p> |

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| | | | | | <ul style="list-style-type: none"> • <i>Community Proposal 11 (Parking and new housing developments)</i> • <i>Policy TI2 (Farm tracks)</i> • <i>Policy TI3 (Parking provision)</i> • <i>Policy TI4 (Travel Packs – public transport)</i> <p><i>Concerning non-car travel specifically between Somerby and Burrough on the Hill (about 3km) a roadside pavement and/or cycle-path is not presently achievable. We recommend to read Comments 18-21 from Leicestershire County Council (Highways). This Plan can neither pay for it nor compel any authority to do so.</i></p> <p><i>Hikers/pedestrians: strictly speaking all hikers are also pedestrians, but in plain language 'pedestrian' tends to mean a road user and 'hiker' tends to mean a person walking for recreation. We will amend to 'pedestrians' at 2.2.6 where you describe.</i></p> | |
| 160 | 3.0 3.2.1 | - - | Resident 21 | 3.2.1 page 20 (Objective 5 – design and materials): Should objective 5 finish at the word settlement? | <i>Comment noted but Objective 5 is intended to be as written.</i> | No amendment. |
| 161 | 3.0 3.2.5 9.0 9.1 | - OBJ23 - - | Resident 21 | 3.2.5 page 22 Objective 23 (Sound Infrastructure) and Chapter 9.0 (Transport and Infrastructure): Objective 23 identifies roads but not pavements as part of a sound infrastructure. In Chapter 9 Transport and Infrastructure, Paragraph 4 (page 98) states that is unsafe to walk after dark between the villages; I would go further and say it is not safe at any time to walk along the road between Somerby and Burrough. It would be useful to cross | <p><i>Legally speaking the pavement is part of the road (the other part being the carriageway) but as this Plan is not a legal document we will add 'pavements' to the text, for clarity.</i></p> <p><i>Comment noted as to walking the road between Somerby and Burrough. Walking on any road without a pavement does entail some risk, but we have no evidence that this road is less safe to</i></p> | <p>Amendments:</p> <p>Amendment to Objective 23:</p> <p>'...roads, pavements, utilities, communication...'</p> |

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| | | | | reference this chapter with environmental community proposal 5 on page 84. | <i>walk (or cycle) than any other in the parish.</i> <i>It is not proposed to cross-reference all policies and proposals which have some overlap in scope. There would be many.</i> | |
| 162 | 3.0 3.2.5 | - - | Resident 21 | 3.2.5 page 22 Objective 25 (Convenient and safe travel): I support objective 25 but does "legitimate road users" include pedestrians and cyclists? | <i>Yes, the term 'legitimate road users' does include pedestrians and cyclists.</i> | No amendment. |
| 163 | 3.0 3.2.6 | - OBJ 28 | Resident 21 | Page 23 (Provision of facilities): Change "do not decline" to a more positive phrase. | An amendment will be made to a more positive phrase. | Amendment: Objective 28 amended: '...so that health, wellbeing and quality of life do not decline <i>and if possible improve.</i> ' |
| 164 | General | - | Resident 22 | General comment: My comments are that this plan is comprehensive, well researched, and succinctly written. There are no aspects of it I would find fault with. Many thanks to Mary Ann Donovan for organising this, and all who worked so hard on it. | <i>Support noted thank you.</i> | No amendment. |
| 165 | General | - | Resident 23 | General comment: In principle the plan is very well put together and all involved should be complimented on a job well done. | <i>Support noted thank you.</i> | No amendment. |
| 166 | 5.0 5.7 | - HR6 | Resident 23 | Affordable Housing and the Environment: My only comments are regarding affordable housing and the environment. As we are all aware, travel is an important part of living in any village, the three new homes in Manor Lane have | <i>Affordable housing: Representatives of this Neighbourhood Plan were present at the examination of the Melton Local Plan in 2018 and made the point (among others) that Somerby is an inherently expensive place to live</i> | No amendment. <i>[Policies T11 and T13 are combined into T11 in the Submission Draft]</i> |

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| | | | <p>created 10 new cars within the three houses, plus visitors' cars. At certain times of the day, the High Street can literally become gridlocked. The last of the new build homes (affordable homes) around the surgery had a very slow take up, some of them are now being occupied by people not related to Somerby or the local area due to lack of local interest. <i>[some development land]</i> is proving difficult to sell due to the amount of affordable homes allotted to the site. As parents of three grown up children, none of them have or had any desire to remain living in Somerby. Other residents of Somerby, also with adult children have expressed a similar view. No matter how affordable a village home in Somerby is, you can get better value elsewhere.</p> | <p><i>owing to high house prices, lack of gas supply, and distances for essential travel. Consequently affordable homes there might not be very 'affordable' at all. However the Examiner agreed with MBC that high house prices justified, and indeed necessitated, a requirement of 40% affordable homes for new developments in Somerby parish. This decision is now reflected in Melton Local Plan policy C4. This is a strategic policy with which this Neighbourhood Plan must conform (National Planning Policy Framework 2019, para 29). The Household Questionnaire conducted in preparation of this Plan did show strong support for an affordable element in whatever housing development should proceed, therefore this Plan conforms by seeking to provide rental and below market value properties in the Parish. Policy HR6 stipulates that such housing should where possible be allocated to eligible households with a connection to the parish (the Melton Local Plan provides detail on how 'local connection' is to be assessed). We cannot comment on whether any particular land is proving difficult to sell.</i></p> <p><i>Traffic:</i> <i>This Plan seeks to address congestion by policies and proposals including:</i></p> <ul style="list-style-type: none"> • <i>Policy EE2 (Connectivity – because better connectivity can potentially reduce physical travel)</i> • <i>Policy EE3 (Homeworking)</i> • <i>Policy EE6 (Local employment)</i> • <i>Policy TI1 (Traffic volume, road</i> | |
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| | | | | | <ul style="list-style-type: none"> safety and parking) • Community Proposal 10 (Considerate parking) • Community Proposal 11 (Parking and new housing developments) • Policy TI2 (Farm tracks) • Policy TI3 (Parking provision) • Policy TI4 (Travel packs – public transport). | |
| 167 | 5.0 5.3 | - HR2 | Resident 24 | <p>Chapter 5, pages 28 – 31 (Limits to Development - Pickwell): I note the proposed Limited to Development in all four settlements and that these have been drawn quite tightly around existing properties within the main settlements and have excluded my paddock on the corner of Saxons Lea. The paddock is outside of the Conservation Area and surrounded by more recent development.</p> <p>I believe that more small scale sites, similar to those sites that have recently gained the consent in Pickwell (Butlers Cottage & Saxons Lea), should be included within the Neighbourhood Plan as 'Reserve Sites' and incorporated in to Policy HR1, and that the Limits to Development should allow for small scale infill.</p> <p>Given the permission granted opposite and the application now to build in the garden at No.1 Saxons Lea, I feel that the paddock should be included within the limits to development. The inclusion of this area within the Pickwell Limit to Development will further enable the demand for growth to be met through small scale sensitive development that does not detract from the appearance or feel of our historic villages.</p> | <p><i>It is intended to adhere to the Limits to Development (LtD) methodology described at 5.3 in the draft Plan, both in general and when considering any individual request to vary LtD. In consultation at the engagement day 17/11/19 the LtD as drafted attracted the following level of support: Agree 73.6%, Disagree 11.3%, Unsure 9.4%, No response 5.7%.</i></p> <p><i>However, reviewing this approx. 0.13ha area against that methodology we note:</i></p> <ul style="list-style-type: none"> -Since completion of 17/00527/REM (6 houses, Leesthorpe Rd) the area is surrounded on three sides by houses. -The fourth (west) side is the main road, with houses and gardens opposite. -The area is thus wholly detached from the countryside, connected to it only along the main road. -The area is not identified as an Important Open Space or other significant feature in this Plan. <p><i>Taking these facts together we conclude that the area should be inside the LtD.</i></p> | <p>Amendment:</p> <p>Map change:</p> <p>Figure 3.3 has been amended to place the described area inside Limits to Development for Pickwell.</p>  |

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| 168 | 7.0 7.1 APP2 | - ENV1 - | Resident 25 | Chapter 7.1 page 47 Local Green Spaces - Chrystine Pettifer memorial garden: We would prefer for this garden to be allocated as open space rather than local green space please. It is true that children with special needs and behavioural problems have visited the garden but we have now found then a permanent site for their garden at Burrough Court. My Grandmother was indeed a local resident but might be embarrassed to be referred to as a person of historic interest! [Pages 49 and 111] | <i>The objective scoring of the Chrystine Pettifer memorial garden has been reviewed in the light of your comment and new information. It is not correctly identified as a Local Green Space (Policy ENV1) but is correctly regarded as an Important Open Space (Policy ENV3). In particular it was over-scored for public access and history. The garden will be moved to the appropriate part of the plan and the corresponding maps amended.</i> <i>The reference to your grandmother will be amended to something less 'historic'.</i> | Amendments: Map and policy change: The Garden has been removed from Policy HR1 (Local Green Spaces) and the corresponding map Figure 7.2. It remains an Important Open Space under HR3. It is now described in Appendix 4 as: 'established for the village in memory of local resident Chrystine Pettifer.' |
| 169 | 7.0 7.3 APP3 | - - - | Resident 25 | Chapter 7.4 Page 62 Figure 9.6 (also Page 59) – Keene Trust Paddock: This paddock is not in Trust but owned by Burrough Court Estate. | <i>A correction to this effect will be made, with apologies. (It appears in Chapter 7.3 not 7.4 but your point is the same.)</i> | Amendment: <i>Reference to Keene Trust removed. Consistent with other features we don't name the landowner.</i> |
| 170 | 5.0 5.2.1 | - - | Resident 26 | Chapter 5 - 5.2.1, Page 26 (Housing Requirement): In general terms I would like to comment that the document produced is of a high quality and represents a fair and unbiased view of the "Neighbourhood" In particular the target numbers of dwellings that has been identified by the Melton Local Plan for Somerby has been met and has been exceeded shows the desire to embrace more development but in a controlled and sympathetic manner. | <i>Support noted thank you</i> | No amendment. |

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| 171 | General | - | Resident 27 | Chapter 5 - 5.2.1, Page 26 (Housing Requirement): In general terms I would like to comment that the document produced is of a high quality and represents a fair and unbiased view of the “Neighbourhood” In particular the target numbers of dwellings that has been identified by the Melton Local Plan for Somerby has been met and has been exceeded shows the desire to embrace more development but in a controlled and sympathetic manner. | <i>Support noted thank you.</i> | No amendment. |
| 172 | 5.0 5.5 | - HR4 | Resident 27 | Chapter 5 – 5.5. Page 33 (Windfall sites): I strongly agree with the policy on windfall sites and would be in favour of these sites being even less dense ie. 5 as a starting point. | <i>Noted. The number 10 is part of Melton Local Plan policy SS3 which is a strategic policy with which the Neighbourhood Plan must conform. It is to note that this number only applies to Somerby Village; for all other parish settlements the number would be 3.</i> | No amendment. |
| 173 | 9.0 CP9 9.1 | - - - | Resident 28 | Chapter 9 (Transport and Infrastructure) Page 98: We are pleased to see the Parish Council’s pledge to “engage regularly and pro-actively with the relevant authorities and businesses to identify defects, deficiencies and opportunities for improvement in transport, utilities and infrastructure.” We see the management of these resources as being crucial to the well-being of the local community. There are two specific areas of concern to raise with you: <i>[below]</i> | <i>Support noted thank you.</i> <i>It is necessary to point out that Community Proposal 9 (to which you refer) is a serious proposal by Neighbourhood Planners to Somerby Parish Council but not actually a ‘pledge’.</i> <i>Your two specific concerns are responded to below:</i> | No amendment. |
| 174 | 9.0 | - | Resident 28 | Traffic on Leesthorpe Road, Pickwell: We are particularly concerned about the speed of traffic along our particular section of Leesthorpe Road, despite there being a 30mph restriction. We estimate that no | <i>Unfortunately the Neighbourhood Plan cannot compel Leicestershire County Council (or Melton Borough Council) to make specific changes to the existing roads network.</i> | No amendment. |

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| | | | | <p>vehicles are travelling this slowly (unless entering/exiting our driveway!). This is particularly dangerous as there is no pavement from Saxons Lea to the Cemetery/30mph sign. Anything the Parish Council can do to urge the appropriate authorities to put traffic calming measures in place would be greatly appreciated.</p> | <p><i>The location and width of existing pavements result from the pre-existing settlement pattern and are constrained from widening by the road and the houses fronting it.</i></p> <p><i>However the issue of traffic volume, large vehicles, congestion and parking was the most frequently raised 'dislike' about Somerby Parish at all stages of community consultation and this plan does seek to address it for the future. Most relevant policies include:</i></p> <p><i>EE1 (Business Growth – point d)</i></p> <p><i>EE4 (Farm Diversification – point d)</i></p> <p><i>T11 (Traffic volume, road safety and parking)</i></p> <p><i>T12 (Farm Tracks – intended to encourage large farm vehicles off the public roads)</i></p> <p><i>T13 (Parking Provision).</i></p> <p><i>We recommend that you read the consultation comments from Leicestershire County Council Highways and the Neighbourhood Plan responses in this document. They are quite lengthy and illustrate the constraints on what a Neighbourhood Plan can do. In particular all proposed changes to the roads network are subject to 'availability of full funding and the satisfactory completion of all necessary Statutory Procedures'.</i></p> | |
| 175 | 9.0 | - | Resident 28 | <p>Roadside path between Pickwell & Somerby: As regular walkers along this path, we would appreciate it if the path could be re-established back to its original width by the cutting back of the undergrowth.</p> | <p><i>The draft NP recognises the importance of this roadside path between Somerby and Pickwell in its analysis of transport infrastructure and shared use of Parish facilities:</i></p> | <p>Amendment:</p> <p>Appendix 4 becomes Appendix 6 in the Submission Draft. Supporting text now</p> |

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| | | | | <p>Thank you to the Parish Council for providing such a comprehensive list of policies, and supporting documentation. We look forward to the future for our villages.</p> | <p><i>Appendix 4, Shared use of Facilities, in particular regarding Pickwell p.127 and Conclusions P132.</i></p> <p><i>We will add supporting text to stress the importance of its effective maintenance.</i></p> <p><i>The NP cannot compel LCC Highways or MBC in this regard, or make a lasting management plan for the hedges and verge. LCC Highways in particular (see their own comments) are at pains to point out their budgetary constraints and the need to prioritise strictly.</i></p> | <p>stresses the importance of effective maintenance of this roadside path.</p> |
| 176 | General | - | Resident 29 | <p>General comment: I have read the draft plan and I'm happy for this to go ahead.</p> | <p><i>Support noted thank you</i></p> | <p>No amendment.</p> |
| 177 | 7.0 7.1 | - ENV1 | Resident 30 | <p>Local Green Spaces – Pickwell: Page 54 Why no local green spaces for Pickwell? Could do with a sentence of justification. P59 has some that seem to qualify eg. Amenity green space.</p> | <p><i>This was an outcome of neutral, objective assessment and scoring across the Parish. Open spaces in Pickwell village, as in all the settlements, were assessed against Local Green Space criteria (marks out of 32 – explanation at Chapter 7 page 46 and Appendix 3, page 110). Unfortunately none in Pickwell met the required score of 24/32. However some do achieve recognition as Important Open Spaces (Policy ENV3), Sites and Features of Environmental Significance (Policy ENV2) or Local Non-Designated Heritage Assets (Policy ENV4). The War Memorial and green triangle are given protection as Listed Heritage Assets.</i></p> <p><i>A sentence of justification will be added.</i></p> | <p>Amendment:</p> <p>Chapter 7.1 para 100 now states:</p> <p>'Nine sites (five in Somerby and four in Burrough) score 75% (24/32) or more ...and meet the requirements for designation as a Local Green Space.'</p> |

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| 178 | General | - | Resident 30 | <p>Comments on the text: Page 43 para 3 line 8 needs 'of' adding.</p> <p>Page 48 para1 line 5 and page 110 - It is now an oak tree as the chestnut died.</p> <p>Pages 49 &111 Chrystine Pettifer - unfortunate grammar/punctuation.</p> <p>Page 121 SP1 'documented Town End/Grove Close' – easily confused with Town End.</p> <p>P67 (maps, figs 6.1-6.5) Should it be 10.1-10.5?</p> | <p><i>Thank you for pointing out these mistakes all of which will be corrected. In recognition of your diligence and attention to detail, you are appointed Neighbourhood Plan proof reader.</i></p> | <p>Amendments:</p> <p>Textual errors corrected.</p> |
| 179 | General | - | Resident 30 | <p>General comment: I have no problem with the philosophy, policies or objectives.</p> | <p><i>Support noted thank you</i></p> | <p>No amendments.</p> |