

Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan Appendix C: Consultation Statement Part 2

Regulation 14 Consultation on the Pre-submission Draft

1. Introduction

This statutory consultation was conducted in accordance with the requirements of Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012 over the 6-week period from 12 April to 23 May 2017. The Neighbourhood Plan area is shown in Figure 1. The Parish Council and Neighbourhood Planning Group consulted with the statutory consultees identified within Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012. They were informed of the consultation prior to the start date by email or letter. The Pre-submission Neighbourhood Plan and appendices were posted on the Parish Council's website and hard copies were made available for those without Internet access. A table of all statutory consultees' representations and the corresponding responses and amendments is in Section 2 below. A log of all statutory consultees and their response dates is included in Section 3.

Parishioners and other interested parties were informed by a variety of means:

- By leaflet drop to every house in the Parish.
- Via the Parish Council's website and Facebook page.
- Notices in the Parish Council's notice boards in Waltham and Thorpe Arnold.
- By email to parishioners who had signed up for Neighbourhood Planning updates.

A total of 8 responses were received from parishioners and a table of their representations and corresponding responses and amendments is in Section 4.

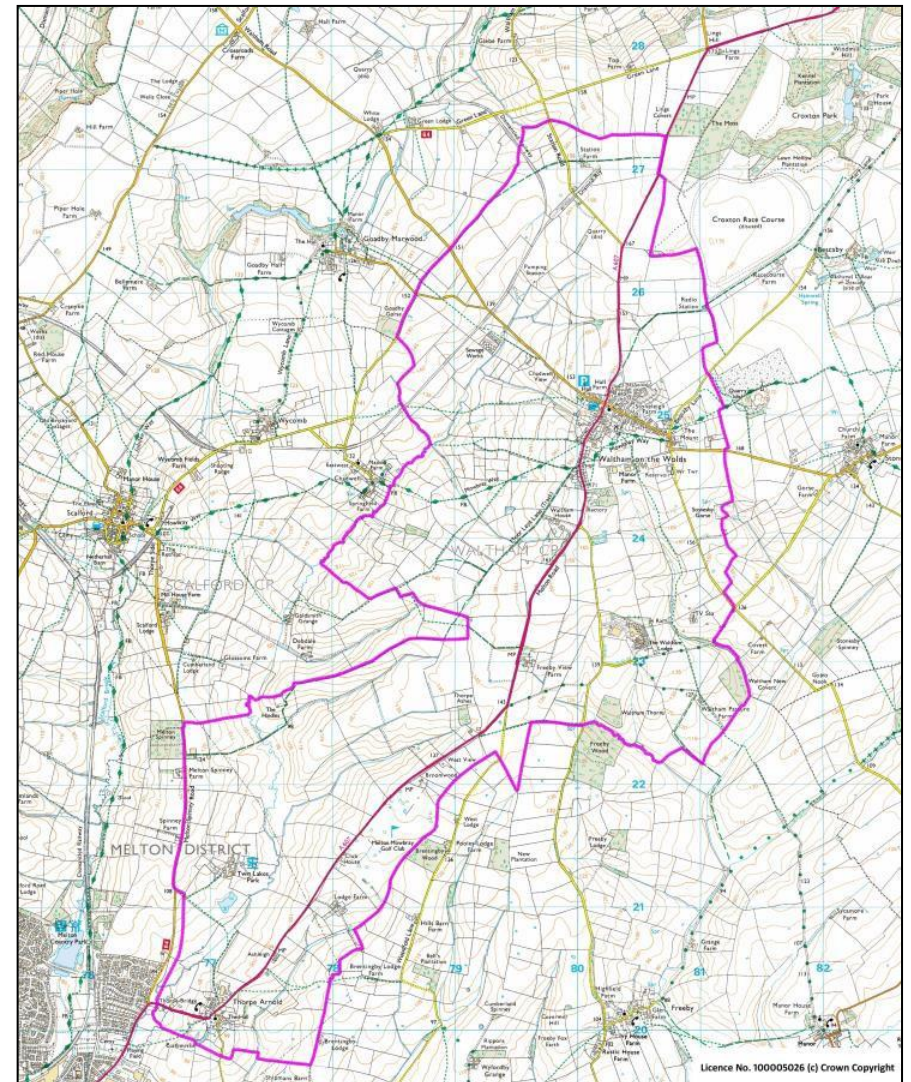


Figure 1: Parish Boundary and Neighbourhood Plan Area

2. Representations from Statutory Consultees


Consultation body	Consultees' Representations	Response/amendments
General		
Environment Agency	I am pleased to see that mitigating the impact of development on flooding and infrastructure has been recognized as being one of the aims for the Plan area.	Noted.
Leicestershire CC (Equalities)	While we cannot comment in detail, you may wish to note in your submission to Melton Borough Council that it should bear the County Council's Equalities Strategy 2016-2020 in mind when taking the Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan forward through the relevant procedures: http://www.leicestershire.gov.uk/sites/default/files/field/pdf/2017/1/30/equality-strategy2016-2020.pdf	Noted.
Policy, Economy & Community, Chief Executive's Department, Leicestershire CC	<p>Highways - General Comments:</p> <p>The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth.</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.</p> <p>To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems.</p> <p>Where potential S106 measures would require future maintenance, which would be paid for from the County Council's funds, the measures would also need to be assessed against the County Council's other priorities and as such may not be</p>	General comments noted.

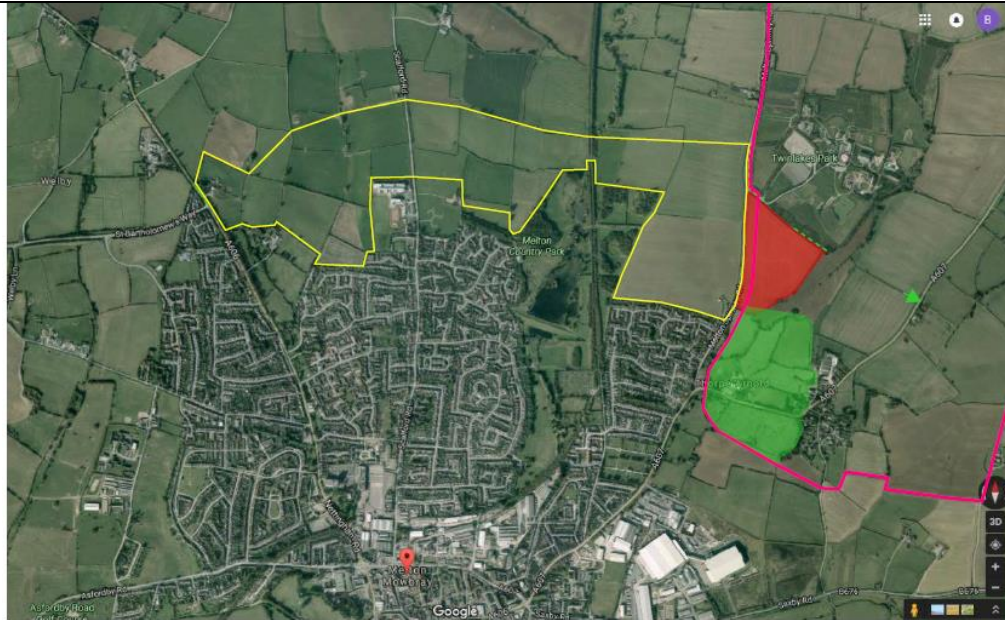
	<p>maintained by the County Council or will require maintenance funding to be provide as a commuted sum.</p> <p>With regard to public transport, securing S106 contributions for public transport services will normally focus on larger developments, where there is a more realistic prospect of services being commercially viable once the contributions have stopped i.e. they would be able to operate without being supported from public funding. The current financial climate means that the CHA has extremely limited funding available to undertake minor highway improvements. Where there may be the prospect of third party funding to deliver a scheme, the County Council will still normally expect the scheme to comply with prevailing relevant national and local policies and guidance, both in terms of its justification and its design; the Council will also expect future maintenance costs to be covered by the third party funding. Where any measures are proposed that would affect speed limits, on-street parking restrictions or other Traffic Regulation Orders (be that to address existing problems or in connection with a development proposal), their implementation would be subject to available resources, the availability of full funding and the satisfactory completion of all necessary Statutory Procedures.</p> <p>Highways – Specific Comments:</p> <p>The comments set out below are made by Leicestershire County Council in its capacity as Local Highways Authority and as a landowner with property interests within Melton Borough.</p> <p>These comments are made against the background of the current statutory guidance set out in the Town and Country Planning Act 2009 (as amended), the Planning and Compulsory Purchase Act 2004, and the National Planning Policy Framework (“The Framework”) together with the associated Planning Practice Guidance. In particular, attention is drawn to paragraph 8(2) of Schedule 4B of the 2009 Act which sets out the basic conditions that the Draft Order must meet in order to proceed to a referendum. These include having regard to national policies and advice, general conformity with the strategic policies contained in the development plan for the area and the achievement of sustainable development. In relation to The Framework attention is drawn to the advice given in paragraph 184 which states “Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan”. The paragraph continues “To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible”.</p>	<p>In relation to the comment that the NP should be delayed pending the finalisation of policies in the emerging Local Plan, LCC suggest that doing so would take ‘full account of guidance contained within the framework’.</p>
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	<p>In order to set up-to-date strategic policies for the area and facilitate the development of Neighbourhood Plans such as that proposed for Waltham-on-the-Wolds and Thorpe Arnold, Melton Borough Council is currently developing a new Local Plan for the area. The emerging Local Plan has reached its pre-submission stage with a number of key policies for housing, spatial hierarchy and transportation still to be finalised. Of particular relevance to this plan is the development of the transport policy that will facilitate the delivery of an Eastern Distributor road around Melton Mowbray, to support future growth and bring relief to the town centre; the potential route cutting through the NP area. At the present time it would not be possible for the Neighbourhood Plan to fully reflect these policies which would require the proposed route to be identified and safeguarded in accordance with the relevant local plan policies.</p> <p>It is therefore argued that it would be prudent to delay the further stages of the NP as it progresses to adoption in order that a sound plan is delivered which takes full account of the guidance contained within the Framework.</p>	<p>We disagree with this comment. In fact, Planning Practice Guidance which forms part of the Basic Conditions is explicit in stating that Neighbourhood Plans can come forward before Local Plans are in place. In such circumstances, it recommends liaison with the local planning authority and this is taking place regularly. Many Neighbourhood Plans have been Made where there is no up to date Local Plan and similarly many Neighbourhood Plans are progressing in Melton Borough.</p>
<p>Policy, Economy & Community, Chief Executive's Department, Leicestershire CC</p>	<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 development.</p> <p>Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations or any future development planned for your neighbourhood.</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>	<p>Noted.</p>
<p>Policy, Economy & Community, Chief Executive's</p>	<p>Strategic Property Services: No comment at this time.</p>	<p>Noted.</p>

Department, Leicestershire CC		
The Coal Authority	As you will be aware the Neighbourhood Plan area lies within the current defined deep coalfield. Therefore The Coal Authority has no specific comments to make on the Neighbourhood Plan.	Noted.
Natural England	Natural England does not have any specific comments on this draft neighbourhood plan.	Noted.
Buckminster Management	<p>These comments are submitted by Andrew Russell-Wilks of Godfrey -Payton on behalf of Buckminster. Buckminster have been an investor in the area for over 200 years and through its various activities is a significant direct and indirect employer. It has a vested interest in the rural areas of the borough thriving. Buckminster own agricultural land adjacent to Thorpe Arnold. They are the freeholder of Wold House Farm tenanted by Charles Skelton to the north west of the village and the associated farmland to the north east and north of the village. Buckminster very much welcomes to comment upon the emerging Neighbourhood Plan and supports the concept of neighbourhood planning.</p> <p>Having reviewed several draft Neighbourhood Plans over recent months we would commend the Neighbourhood Planning Group and the local residents on a well thought out and considered document. The main points we make above are around making sure that the Neighbourhood Plan is not in conflict with the emerging Melton Local Plan so that the Neighbourhood Plan can be found sound and adopted. This is not an easy exercise for the villages as the Neighbourhood Plan is running ahead of the Melton Local Plan meaning there has to be a degree of flexibility to accommodate any changes that may evolve between the Nov 2016 Pre Submission Draft Melton Local Plan and the finally adopted version. Our representations are based upon the Nov 2016 Pre Submission Draft Melton Local Plan.</p> <p>The early acknowledgment on page 3 that the <i>Neighbourhood Plan will sit alongside, and must obviously be aligned with, Melton Borough's emerging Local Plan. We can't promote less development than in the Local Plan or undermine its strategic policies...</i>, is welcomed as to be adopted the Neighbourhood Plan must be in compliance with the policies in the Melton Borough Local Plan. It is unfortunate that</p>	<p>Noted.</p> <p>Noted and thank you. The Neighbourhood Plan does not need to be in general conformity with the emerging Local Plan in order to be found 'safe and adopted', although it is required to take into account the evidence used in the production of the draft Local Plan.</p> <p>The draft Local Plan is likely to change between now and Adoption and this needs to be noted.</p> <p>The Neighbourhood plan must be in 'general conformity' with the Adopted Local Plan.</p>

	<p>the Melton Local Plan is running behind schedule and that the Neighbourhood Plan cannot take account of a final adopted version of the overarching Local Plan but we understand and support the village’s desire to make progress on the Neighbourhood Plan.</p> <p>In order to ensure that the Neighbourhood Plan can be adopted this mismatch of timescales will require the Neighbourhood Plan to have some flexibility to accommodate and be compliant with Melton’s Local Plan when it catches up.</p> <p>The points made in these representations are made on the basis that the Melton Local Plan will eventually be adopted in a form similar (as far as Thorpe Arnold is concerned) to the Pre Submission Draft Melton Local Plan consulted on in November and December 2016.</p> <p>In that Pre Submission Draft Melton Local Plan two Buckminster owned sites adjacent to Thorpe Arnold were put forward for development. One site east of the A607 as a draft allocation (THOR1) and another site west of the A607 (THOR2) as a reserve site should other sites in the district fail to come forward.</p> <p>For the readers ease of reference an extract of Melton’s interactive policies map is cut and pasted below showing the two sites:</p>	<p>Understood. The Neighbourhood Plan has a review mechanism that will be triggered if necessary once the Local Plan has been finalised. The Parish Council feels that the uncertainty over the timescales for the Adoption of the Local Plan and its content means that it is preferable to proceed with the Neighbourhood Plan as soon as possible.</p> <p>Noted – but until the Adoption of the Local Plan its final content is uncertain.</p>
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Belvoir Estate	<p>The Belvoir Estate supports the Neighbourhood Plan Vision and would seek to ensure any development on Estate controlled land reflected the vision in the neighbourhood plan.</p>	Noted.
Jelson Homes	<p>GVA is planning advisor to Jelson Limited and is instructed by it to make representations to the Waltham on the Wolds and Thorpe Arnold Pre-Submission Neighbourhood Plan 2017 – 2036 (hereafter referred to as the ‘Neighbourhood Plan’ or ‘NP’).</p> <p>Our Client has a significant interest in the Neighbourhood Plan (NP) as it controls 12ha of land to the north-west of Thorpe Arnold, which it is currently promoting, through the Melton Local Plan process, as a potential extension to the Melton Mowbray North Sustainable Urban Extension.</p> <p>The land which Jelson controls is shown edged red on the map illustrated below.</p>	Noted.



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|  Melton North Sustainable Urban Extension |  WOTWATA Neighbourhood Plan Boundary |
|  Land owned by Jelson |  Draft Policy ENV5 - Area of Separation |

Statutory Context:

In advance of examining the Plan in detail, we must give consideration to the statutory context within which the Plan is made. In accordance with the Localism Act 2011, a Neighbourhood Plan (NP) must meet each of a set of basic conditions before it can be put to a referendum and be made. The basic conditions advise that a Neighbourhood Plan must:

- (a) be in general conformity with the strategic policies in the development plan (i.e. in this case the 1999 Melton Local Plan until it is replaced by the emerging Local Plan);
- (b) contribute to the achievement of sustainable development;
- (c) have regard to national policies and advice such as the National Planning Policy Framework (NPPF); and,
- (d) be compatible with European obligations and human rights requirements.

In subsequent sections of this letter, we consider the extent to which these basic

Noted.

	<p>conditions have been met by the draft Neighbourhood Plan (NP).</p> <p>General Context: The NP sets out a strategy to help guide development within the parishes of Waltham on the Wolds and Thorpe Arnold, up to 2036. Waltham on the Wolds is one of the most sustainable settlements within the Borough of Melton, and is classified as a ‘Service Hub’ within the emerging Melton Local Plan. It has an excellent range of facilities / services including a primary school and pre-school, a GPs Surgery, a Post Office, a restaurant, hotel, and deli, along with a regular bus service. Thorpe Arnold is identified as a ‘Rural Hub’ in the emerging Melton Local Plan. It has no facilities other than a cricket club, and it is therefore generally considered to be an unsuitable location for large scale residential development.</p> <p>Summary: To provide the much needed flexibility to the Plan and ensure it presents sustainable development and makes provisions which are compatible with the overall strategy and local priorities, the NP should, in our view, be amended to;</p> <ul style="list-style-type: none"> • fully take into account the geographical relationship between the Plan boundary and the Melton urban area / the proposed North of Melton SUE; • include on analysis of whether there might be a need for some of Melton’s future development needs to be accommodated on land that falls within the NP boundary; • address the up-to-date housing need which has been identified at the Borough wide level by HEDNA; and • consider the case for including a review policy / reserve allocation within the NP which would enable the NPG to allocate this land for development, should a requirement arise whereby the future needs of Melton Mowbray have to be met within the NP area (through the allocation of additional land adjacent to the SUE). <p>In order to meet the basic conditions, further detailed analysis needs to be undertaken to provide reasoned justification for the strategy proposed. With regard to Jelson’s landholding off Melton Spinney Road, we would encourage the Parish Council to review the options identified above. We would be happy to discuss this matter further and can be contacted using the details provided below. We would be grateful to receive confirmation of receipt of this letter and thereafter be kept fully informed of the progress of the Neighbourhood Plan.</p>	<p>The Neighbourhood Plan cannot speculate on the future level of housing need and does not do so. It is based on the latest evidence of housing need and meets this requirement. Should housing need change through the lifetime of the Neighbourhood Plan it will be subject to review and the new circumstances taken into account.</p> <p>We therefore disagree that the Neighbourhood Plan should include an analysis of future housing need beyond the study available in the supporting information. It will respond to new circumstances once they are known.</p> <p>The potential inclusion of a reserve site was considered but rejected on the basis of the extent to which housing has already been delivered in the Plan area, on the understanding that a review of the Neighbourhood Plan will be triggered by increased housing need should it arise. The Limits to Development allow for housing to meet the housing need for the Parish.</p> <p>Actually, in order to meet the Basic Conditions, the Neighbourhood Plan needs to meet its housing requirement as determined through the evidence currently available. The most up to date evidence states that the Parish will meet its current housing requirement. If this situation changes, the Neighbourhood plan will be reviewed.</p>
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<p>Pegasus Group</p>	<p>Pages 4 - 7 of the Consultation Draft Neighbourhood Plan outlines the process of developing the Neighbourhood Plan. Reference is made to an initial consultation in April 2016 and a second consultation in November 2016. These consultations were directed at local residents. The opportunity for developers and landowners to positively engage in the preparation of the Neighbourhood Plan has been very limited. The Planning Practice Guidance is clear that Neighbourhood Plan Groups should seek to engage with landowners and developer interests. Meaningful engagement with the development industry in preparing the plan has so far been limited and further focused consultations should be arranged to correct this deficiency.</p> <p>Page 9 of the Pre-Submission Draft Plan refers to the planning context for the preparation of Neighbourhood Plans. There is no reference to the relationship between the draft Plan and the emerging Melton Borough Local Plan. Melton Borough Council published its Draft Local Plan in November 2016 for consultation. A key component of the Council's strategy for growth is to deliver new transport infrastructure for Melton Mowbray in the form of a distributor road extending north, south and east of Melton Mowbray. An indicative line of the route is shown on the Key Diagram for the Draft Local Plan. Leicestershire County Council has received government funding to develop the business case for an eastern distributor road. At its Cabinet meeting on the 10th March 2017, following a request from the Department for Transport (DfT), the County Council agreed an accelerated programme for the development of a business case for the road, involving consultation on a preferred route in Spring/Summer 2017. The Melton Local Plan Key diagram shows an indicative eastern route running to the east of Thorpe Arnold. The proposals for an eastern distributor road is clearly likely to have significant implications for Thorpe Arnold, both in terms of the route selected and the implications that there may be for potential development opportunities. Given the potential impacts of these strategic decisions, it is considered that it would be premature at this stage to progress a Neighbourhood Plan affecting Thorpe Arnold. A Neighbourhood Plan making no reference to this strategic link road would be effectively meaningless. On this basis it is considered that the preparation of the Neighbourhood Plan should be postponed until the position in relation to the eastern distributor road and its effects on Thorpe Arnold are further clarified.</p>	<p>Noted. There has been extensive consultation that landowners were aware of and involved in and further opportunities are available through Regulation 14 and Regulation 16. The Neighbourhood Plan is not proposing site allocations so the need to engage with landowners and developers over development sites was not considered a necessity.</p> <p>The emerging Local Plan is referenced on pages 3, 15 and 18 of the pre-submission draft Neighbourhood Plan. As Planning Practice Guidance makes clear, the Neighbourhood Plan will not be tested against the emerging Local Plan. It does, however, take evidence used in the production of the draft local plan into account, particularly in relation to housing supply.</p> <p>The future consultation timetable on the proposals for the potential distributor road is noted. Should strategic decisions be taken relating to this road that affect Thorpe Arnold, the Neighbourhood Plan will be reviewed, but as this is somewhat in the distance it is considered necessary to progress the Neighbourhood Plan without delay.</p>
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WOTW Primary School	A huge amount of work has clearly gone in to preparing the plan. Thank you for involving the children from school, and for giving us the opportunity to comment on it.	Noted. Thank you.
National Grid	<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, and also National Grid Gas Distribution’s Intermediate and High Pressure apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p>Gas Distribution – Low / Medium Pressure:</p> <p>Whilst there are no implications for National Grid Gas Distribution’s Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com</p>	Noted.
The Bicker family & Davidsons Developments	<p>1. INTRODUCTION</p> <p>GraceMachin Planning & Property act on behalf of Davidsons Developments Ltd ('Davidsons'), in respect of their land interests off Bescaby Lane, Waltham-on-the-Wolds, Melton Mowbray, which falls within the Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan Area and within the administrative area of Melton Borough Council (MBC). These representations are submitted to the present consultation under Regulation 16 of the Neighbourhood Plan (General) Regulations 2012.</p> <p>Grace Machin Planning & Property submitted an outline planning application to MBC on 31st October 2016 for the development of 2.21 hectares of land off Bescaby Lane, Waltham on the Wolds. The outline planning application (ref: 16/00793/OUT) proposes the erection of up to 45 no. dwellings, associated landscaping, public open space, access, drainage, associated infrastructure, earthworks and other ancillary and enabling works. The Application is awaiting determination by the Planning Committee, with a recommendation for approval.</p> <p>The Site is considered to offer a sustainable location for the proposed development. The scheme will also deliver a number of wider benefits for the future and existing local community. These will include:</p> <ul style="list-style-type: none"> • High quality new homes including affordable properties; • High quality designed development; 	<p>Site-specific details noted.</p> <p>For accuracy, the comments have been made under Regulation 14 not Regulation 16.</p>

	<ul style="list-style-type: none"> • New public open space; • The protection and enhancement of existing landscape features and biodiversity habitats; • Improved linkages to the surrounding area, including to the primary school; and • Commensurate contributions to community facilities and services, including primary education and local highway improvements. <p>The Site is accessible by a range of sustainable modes of transport, including pedestrian and cycle access, and has access to a good public transport service. The sustainability will be further increased through the introduction of new pedestrian linkages throughout the Site and to the primary school. The Masterplan for the scheme has been informed by the detailed Landscape and Visual Impact Assessment and Ecological Surveys produced by specialist consultants, which have assessed the existing landscape/biodiversity features present at the site and the likely impact that the proposed development would have upon its surrounding environment. The proposed development will sit within the existing landscape features which will screen the development from long distance views.</p> <p>The proposed development will deliver a high quality environment and a mix of housing types that vary in size, type and tenure to provide choice for the local and future community. The proposed development will also deliver a range of affordable houses in accordance with the identified need.</p> <p>2. LEGISLATIVE FRAMEWORK AND CONFORMITY WITH THE LOCAL PLAN</p> <p>Before addressing our specific objections to the policy content of the draft Neighbourhood Plan and its evidence base, we wish to emphasise the following points about the basic conditions set out in Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990.</p> <p>Sections 38A to 38C of the Act provide for the making and content of Neighbourhood Plans. Sections 38A(3) and 38C(5) and Schedule 4B (of the 1990 Act as modified) govern the process by which such plans are prepared and ultimately brought into force. The Examiner must consider whether the “basic conditions” in paragraph 8(2) of schedule 4B are met. In that regard he or she must be satisfied that (inter alia) it is appropriate to make the plan “having regard to national policies, and that the plan contributes to the achievement of sustainable development” and is “in general conformity with the strategic policies” of the development plan. Paragraph 184 of the National Planning Policy Framework adds that:</p>	<p>The analysis of the legislative framework is noted, however the conclusions are not agreed.</p> <p>The NP meets the requirement for embracing sustainable development by accepting the housing requirement established by MBC. The housing distribution figures are met by the Neighbourhood Plan on the basis of the most up to date housing need figures. The Neighbourhood Plan will be reviewed should housing figures increase to the extent that further housing is needed within the Parish to meet the Borough Council’s housing target.</p> <p>In circumstances where there is no up to date Local</p>
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	<p>“... Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them.”</p> <p>Thus one of the basic conditions that neighbourhood plans must satisfy is that they are in general conformity with the strategic policies of the adopted development plan for the local area. In this case, the adopted Local Plan for Melton Borough is now demonstrably out of date and the emerging Local Plan has not yet been submitted for formal examination (see Section 3 below).</p> <p>The statutory requirement under paragraph 8(2) (a) requires an Examiner (and a qualifying body in preparation) to carefully and systematically assess the accord and consistency of each draft neighbourhood plan policy with identified national planning policy. A qualifying body in producing a draft neighbourhood plan and a Basic Conditions Statement for Regulation 16 consultation must clearly identify for each neighbourhood plan policy:</p> <ul style="list-style-type: none"> a) what the relevant NPPF paragraphs are; b) what the relevant provisions of the PPG are, with express reference back to the lead policy wording within the NPPF; c) whether the proposed neighbourhood plan policy is in specific accordance with those NPPF and PPG paragraphs; d) finally, whether the neighbourhood plan policy is in accordance with the NPPF’s overarching approach to neighbourhood planning at paragraphs 14, 16 and 184, read as a whole. <p>The finalised Basic Conditions Statement is the key document for demonstrating compliance. In this case, a Basic Conditions Statement has not yet been completed in respect of the Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan. NPPF, paragraph 14 makes clear that “local planning authorities should positively seek opportunities to meet the development needs of their areas and should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.” NPPF, paragraph 15 confirms that this requirement also extends to neighbourhood plans:</p> <p>“All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.”</p>	<p>Plan, the evidence (in particular the evidence on housing need that forms a part of the evidence for the draft Local Plan) is to be taken into account, which is the case with the Waltham on the Wolds and Thorpe Arnold NP.</p> <p>The reference to the 5-year land supply is noted but attention is drawn to the requirement for Made Neighbourhood Plans to meet a 3-year land supply.</p> <p>The Basic Conditions Statement will clarify conformity with the NPPF and Adopted Local Plan.</p> <p>The author is correct in stating that the NP seeks to shape housing over the Plan period, but this is within the context of it meeting the minimum housing delivery requirements of the Local Planning Authority, which is one of the Basic Conditions.</p>
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NPPF, paragraph 16 then confirms that:
“The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development...”
It is also clear from the NPPF, (paragraph 47) that the assessment of full, objectively assessed needs must proceed on the basis of adequate, up-to-date and relevant evidence. Under NPPF, paragraph 49, a policy which cannot provide for objectively identified need and instead imposes a housing constraint will automatically become out-of-date from the moment of adoption, thus engaging the presumption in favour of sustainable development set out within paragraph 14.
NPPF, paragraph 156 provides: “Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver the homes and jobs needed in the area”
Paragraph 184 is central to the correct assessment of basic condition 8(2)(a). It clearly requires that if a neighbourhood plan seeks to constrain housing delivery, there must be an up-to-date Local Plan in order for a neighbourhood plan to be able to reflect the policies of the Local Plan and for it to plan positively to support those policies. The third sentence states that “Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan”, and the fourth sentence states that “To facilitate this, [i.e. to make it possible for neighbourhood plans to be in general conformity] local planning authorities should set out clearly their strategic policies for the area and ensure that an up to date Local Plan is in place as quickly as possible.” The fifth sentence ties neighbourhood plans to policies in up to date local plans: “Neighbourhood plans should reflect these policies [i.e. policies in up to date local plans] and neighbourhoods should plan positively to support them.”
PPG 069 makes clear that the central consideration is that “a neighbourhood plan must not constrain the delivery of national policy objectives”. It has now been established by the High Court and the Court of Appeal that paragraph 47 contains a “policy imperative” to boost significantly the supply of housing. PPG 070 makes clear that NPPF, paragraph 16 requires that neighbourhood plans must support strategic development needs set out in Local Plans, including housing needs.
Where, as here, certain policies within the plan have been included with the express intention to shape the delivery of housing within the neighbourhood plan area for the full plan period, but the qualifying body’s apparent intention in making the Plan

	<p>is thereby to prevent further housing provision beyond existing permissions in a time of recognised shortfall in five year supply of housing land, then paragraph 8(2)(a) requires full regard to national policy on housing development. (i.e. NPPF, paragraphs 14, 16, 47, 49, 156, 159, 184).</p> <p>Paragraph 8(2)(e) also demands a structured approach. Parliament’s clear intention in legislating for paragraph 8(2)(e), through the Localism Bill (as expressed by the Minister of State promoting the Bill, Greg Clark MP, in unambiguous terms in the Commons Committee debates) was that “the development plan” was to be an up-to-date development plan with strategic policies which had been examined against up-to-date national planning policy contained in the NPPF.</p> <p>Mr Clark MP observed in the Committee debate 17th sitting: House of Commons 1st March 2011:</p> <p>“It was clear from our extensive discussions that the national planning policy framework and its responsibility for lower-tier plans should be explicit and in the Bill. It is absolutely our intention that everything conforms to that, so that there is a trickle-down through the whole process. One test of the soundness of a neighbourhood plan—as the hon. Gentleman knows, that is a requirement for it even to go to a referendum—is that it has to be consistent with the local plan, which itself has to be consistent with national policy. We are clear, therefore, that that thread needs to run through everything, and the examination arrangements need to reflect that.”</p> <p>The qualifying body must therefore begin by clearly identifying for each policy:</p> <ol style="list-style-type: none"> a) what the relevant “development plan” is; b) whether there are “strategic policies”, with which conformity can actually be assessed; c) what those policies state; d) finally, it must demonstrably assess conformity between the neighbourhood plan policy and those relevant strategic policies. <p>In this case, and for the reasons set out below in Section 3, we do not believe that the above approach advocated by Mr Clark MP has been followed and therefore, the requirements for the qualifying body, as clarified through paragraph 2.15 above cannot be adhered to in respect of the Waltham on the Wolds and Thorpe Arnold Submission Draft Neighbourhood Plan.</p> <p>3. PREMATURITY</p> <p>Before addressing the specific policy wording and content of the Submission Draft</p>	<p>Prematurity</p>
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	<p>Neighbourhood Plan, we wish to emphasise that there is a significant issue of prematurity in the submission of the Neighbourhood Plan at all at this stage. By seeking to progress the Neighbourhood Plan (NP) ahead of the Council’s own Development Plan process, the NP is leaving itself open to early obsolescence. As the Submission Draft NP acknowledges, it needs currently to demonstrate compliance with the Development Plan; in this case, that is the 1999 Melton Local Plan. That Local Plan has a time horizon for strategic housing policies of 2006 (based upon the requirements of the now-revoked Regional Spatial Strategy) and is therefore already out-of-date.</p> <p>Whilst PPG 009 contemplates that there may be circumstances where a NP may come forward alongside an emerging Local Plan, there is a high risk of potential conflict between plans and consequent abortive work. This is especially so in the circumstances pertaining to Melton Borough, whereby the current Development Plan is out of date and provides no strategic guidance for emerging NP’s. The emerging Local Plan is still the subject of significant unresolved objection and may need to be altered in ways material to the Waltham on the Wolds and Thorpe Arnold NP before it can be adopted.</p> <p>Attention is drawn to s38(5) of the Planning and Compulsory Purchase Act 2004, which makes it clear that in the event of conflict between plans of equal Development Plan status, then the most recently adopted plan will take precedence. PPG 009 makes express reference to the importance of minimizing conflicts between the Local and Neighbourhood Plans to avoid the operation of s38(5).</p> <p>Therefore, if the Waltham on the Wolds and Thorpe Arnold NP is pushed forward and adopted ahead of emerging Local Plan being resolved there is a real risk that upon any subsequent adoption of the Local Plan the NP may be immediately out of date where there is a conflict in objectives. In any event, given the ‘basic conditions’ for adoption of a NP, it is difficult to see how the NP could be adopted, given that it is patently not in conformity with the out of date Development Plan’s Housing Spatial Strategy. This is more than a point of legal technicality; it is fundamental in testing the soundness of the NP if it does not address the housing requirement aspects of its own plan period. Indeed it cannot do so while the emerging Local Plan remains untested. It is therefore impossible to assess how the NP’s housing requirement policy meets the Basic Condition test of general conformity to the Development Plan.</p>	<p>Neighbourhood Plans are able to come forward in advance of the Adoption of the Local plan and the WOTWATA NP will be reviewed if the provisions of the draft Local Plan change significantly on Adoption.</p> <p>The issue of non-conformity with the housing spatial strategy of the Adopted Local Plan is overridden by the evidence base provided as part of the emerging Local Plan.</p>
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This goes to the heart of the appropriateness of making the NP for the purposes of basic condition 8(2) (a): the Plan does not address the housing requirement aspects of its own plan period and therefore it cannot be appropriate having regard to NPPF 16, 47 and 187 to impose any policies that restrict the total quantum of housing that can be delivered.

In all these regards, the Parish Council and the Borough Council, properly exercising their statutory responsibility under paragraph 3 of Schedule 4B of the Town and Country Planning Act are strongly urged to place the progression of the NP on hold until the emerging Local Plan is settled, and then to progress the NP against the settled policies of a current and recently adopted Development Plan, thus producing a robust NP which will meet the needs of the Parish for the full plan period. Failure to do so leaves the emerging plan at risk of early obsolescence and legal challenge.

CONCLUSIONS:

GraceMachin Planning & Property act on behalf of Davidsons Developments Ltd. in respect of their land interests off Bescaby Lane, Waltham on the Wolds. These representations to the Waltham on the Wolds and Thorpe Arnold Draft Neighbourhood Plan 2017-2036 Submission Draft 2017 make reference to the relevant legal framework and legal and policy interpretation flaws within the draft Neighbourhood Plan.

The representations are made with reference to the Davidsons land interests at Bescaby Lane, Waltham on the Wolds and have reiterated the benefits of the current outline planning application (Ref: 16/00793/OUT) before the Council, for up to 45 no. dwellings, associated landscaping, public open space, access, drainage, associated infrastructure, earthworks and other ancillary and enabling works. The outline planning application is currently before the Council and will deliver up to 45 no. new homes in a sustainable location along with a number of wider benefits for the future and existing local community.

The Neighbourhood Plan has been shown to be premature in light of the emerging Melton Local Plan and by seeking to progress the Plan ahead of the Council's own Development Plan process, the Neighbourhood Plan is leaving itself open to early obsolescence and legal challenge.

The Parish Council and the Borough Council, properly exercising their statutory duty under paragraph 3 of Schedule 4B of the Town and Country Planning Act are strongly urged to place the progression of the NP on hold until the emerging Local Plan is settled, allowing a robust NP to then be pursued which will meet the needs

	<p>of the Parish for the full plan period.</p> <p>Alongside the comments made on the prematurity of the NP and the policy objections made within these representations, we have emphasised relevant points relating to basic conditions and their application to the formulation of policies within Neighbourhood Plans.</p> <p>In particular, Draft Policies S2: Limits to Development; H1: Housing Provision; ENV4: Protection of Other Sites of Environmental (natural or historical) Significance; ENV11: Ridge and Furrow Fields; ENV12: Protection of Important Views; ENV15: Flooding and Drainage; and ENV16: Groundwater Flooding have been produced on such a flawed basis, without regard to national policy and the relevant legal framework that they raise fundamental obstacles to the lawful progress of the Plan. If the NP does proceed then the policies should be deleted or subject to extensive modification, in order to ensure compliance with the legal framework and the national planning policy requirements.</p>	<p>The specific concerns are addressed where raised later in the document.</p>
<p>Melton Borough Council</p>	<p>Melton Borough Council fully supports the community’s initiative to produce a Neighbourhood Plan and recognises that this is a community-led process. The advice contained within this letter is intended to assist the Steering Group in ensuring a submission version Neighbourhood Plan is developed that will withstand examination and any possible legal challenge.</p> <p>Melton Borough Council’s response is based on the pre-submission consultation documents provided via the Parish Councils Website on the 12th of April, 2017. This response is structured with regard to the basic conditions as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as applied to Neighbourhood plans by Section 38A of the Planning and Compulsory Purchase Act 2004).</p> <ul style="list-style-type: none"> A. Whether the Plan has regard to National Planning Policy and advice; B. Whether the Plan contributes to Sustainable Development. C. Whether the Plan is in general conformity with the Council’s own development plan; D. Whether the Plan complies with various European Obligations. <p>Please could I refer you to two important areas of national guidance that describe the needs to which the points in this correspondence relate. ‘Basic Condition A states that:</p> <p>“Neighbourhood plans should have regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or</p>	<p>Noted.</p>

	<p>neighbourhood plan)” (NPPG). The NPPG goes on to explain that to meet this condition, Neighbourhood Plans must have due regard for Paragraph 16 of the NPPF, which sets out that Neighbourhood Plans should support the “strategic development needs” set out in the Local Plan. Moreover the NPPG clearly directs Neighbourhood Plan Groups to Paragraph 184 of the National Planning Policy Framework which states: “Neighbourhood plans should reflect these policies (as contained in a Local Plan) and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.” (NPPF Para 184) Whilst we appreciate the Local Plan is not adopted, the contents of the Pre Submission Plan have been available since the end of 2016, accompanied by a body of up to date evidence. To ease your understanding of our comments and its relation with your Draft we have structured this letter to follow your draft. Moreover we have not commented wherein we are content that the plan is sound and meets the criteria above. It must be remembered that as a part of the Development Plan and a legal planning document, the policies proposed must be appropriate for the determination of planning applications, either in granting or refusing and must be reasonably enforceable from the view of the Development Management team here at MBC who will be tasked with utilising it.</p> <p>1st Line, Page 10 Repeat of first bullet point.</p> <p>The community are congratulated for making considerable progress on the draft Neighbourhood Plan. Melton Borough Council again welcomes the opportunity for continued communication on the interlinking relationship between the Neighbourhood Plan and Melton Local Plan as both continue to advance towards examination. We have begun the process of SEA screening. We reserve the right to comment on any changes arising from this consultation or if there are changes at a strategic level arising from HEDNA or the Local Plan Consultations or subsequent IEP. Furthermore, the Authority is aware of the representation sent to the Group from LCC, in particular with reference to the proposed Melton Mowbray Eastern Distributor</p>	<p>Thank you. Repetition deleted.</p>
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	<p>Road (MMDR) which may pass through the Parish. The County and Borough Council have to ensure that any policies coming forward through the NDP do not undermine the potential delivery of this key strategic infrastructure. The Borough Council recommend continued engagement with LCC to ensure there are no problems arising which may lead to objection from LCC or/and MBC. However policy S2 in particular is problematic because, if taken at ‘face value’ essentially rules out such a road insofar as it relates to the Parish and we would strongly object to this. This is because it is critical to the sustainability and growth aspirations of Melton Mowbray and the wider Borough and until the detailed work is undertaken on its route we could not support content that effectively ‘rules out’ several options.</p> <p>Furthermore, MBC is currently working on updating site selection work to ensure the LP is based on the most up to date information. This work may lead to changes in how the Authority ranks sites and thus suggested allocations.</p> <p>Should you wish to discuss any of the points made in this correspondence, please do not hesitate to get in contact, as stated previously we are more than happy to meet with you at your convenience to discuss any matters in more detail so that together we can progress towards a Neighbourhood Plan that will stand the test of examination and responds accordingly to the community’s desire for suitable, sustainable development.</p>	<p>Noted. The Limits to Development policy is amended to reflect the need to satisfy infrastructure requirements in relation to the MMEDR.</p>
Section 3: Strategic Policies		
Policy S1: Presumption in favour of Sustainable Development		
Environment Agency	I am supportive of Policy S1 – Presumption in favour of Sustainable Development.	Noted.
Policy S2: Limits to Development		
Buckminster Management	<p>We support POLICY S2: Limits to Development as the plan in Fig 3 showing a revised development boundary for the village clearly includes THOR1 which will allow new housing to come forward in line with the proposals in the emerging Melton Local Plan.</p> <p>However the Neighbourhood Plan should deal with Melton BC’s proposal for a Reserve Site west of the A607 should it be needed to meet a shortfall in housing land across the district. One way the Neighbourhood Plan could cover this issue would be to add some text to Policy S2 along the lines of:</p> <p><i>If in the finally adopted Melton Local Plan Policy C1(B):Reserve Sites is part of that adopted Plan then there would be a review of Limits of Development for the village in order that the Neighbourhood Plan can be in compliance with the Melton Local</i></p>	<p>Noted.</p> <p>The Limits to Development enable sufficient housing to be built to meet the Parish’s overall requirements to meet the Objectively Assessed Need (OAN)</p>

	<p><i>Plan.</i></p> <p>For the readers easy reference Melton Local Plan Policy C1(B):Reserve Sites as published in November 2016 read as follows:</p> <p><i>Policy C1 (B): Reserve Sites</i></p> <p><i>Proposals for new housing development on the reserve sites listed in this policy and identified on the Policies Map, which help to meet the development needs of the Borough and secure the sustainability of the settlement, will be approved where the proposal helps to meet the identified housing target for the settlement, and it is demonstrated that allocated sites and existing permissions are unable to do so. Where proposals on reserve sites are submitted, assessment will be carried out taking into account the following:</i></p> <p><i>i. the degree to which the allocated requirement is unmet;</i></p> <p><i>ii. the likelihood that the allocated sites and outstanding permissions in the relevant Service Centre or Rural Hub will be delivered;</i></p> <p><i>iii. evidence of the extent of community support;</i></p> <p><i>iv. the wider public benefits arising from the development; and</i></p> <p><i>v. compliance with each of the criteria of Policy SS3.</i></p>	<p>Given the extent of recent planning approvals in the Parish, it is suggested that the reserve site is no longer needed to either secure the sustainability of, or the identified housing target for the settlement.</p> <p>Based on these criteria, development of the reserve site would be unlikely to take place.</p>
The Lovegrove Family	The limits to development show in figure 13 cuts back into the grounds of Cedarwood. The planning permission granted was for the area as shown on my sketch (supplied). We feel the line should be drawn as per the original granted application (the same as the neighbouring property – White Gable).	Noted. The Limits to Development are redrawn as proposed.
Belvoir Estate	Notwithstanding the comments relating to Policy H1, the Belvoir Estate respects the boundaries set within the neighbourhood plan. However, it would be beneficial for additional land to be identified to provide flexibility for the changing circumstances described above and to protect against any increase in the requirement for homes or a delay or failure in of any of the sites that are currently expected to come forward. The policy should be amended to include reserve sites or provide criteria for assessing future proposals to provide the flexibility required by the Framework. The Estates land to the north of Mere Road, application reference 17/00080/OUT, represents a logical extension to the village in an area which is least sensitive in terms of impacts on the historic heart of the village, landscape and ensuring traffic is minimised through the High Street area of the village. It also has the added bonus of providing an opportunity to improve the edge of the village consequently enhancing the setting of the historic core and the placing of the village in the landscape.	<p>The Limits to Development meet the existing need for housing and the required housing target.</p> <p>If the housing need changes within the Plan period or there is a failure to deliver the existing approvals, then the Neighbourhood Plan will be reviewed.</p>
K&A Watchorn and	The proposed Limits to Development as shown on Figure 4 are supported. The	Noted.

Sons	<p>inclusion of the land to the east of Melton Road within the Limits to Development is supported. The northern part of the site has outline planning permission for 45 homes (application reference 15/01011/OUT). It is also subject of a Reserved Matters application by Brampton Valley Homes (application reference 17/00391/REM). It is anticipated that permission could be issued by July and this would enable Brampton Valley Homes to start work on site by the end of 2017. The southern part of the site is subject to a live outline planning application for 60 new homes (16/00847/OUT) The site is deliverable and developable. The proposals for the site constitute a comprehensive new residential development, that will meet the identified housing need for Waltham on the Wolds. A neighbourhood plan should support the strategic development needs set out in the Local Plan and plan positively to support local development (as outlined in paragraph 16 of the National Planning Policy Framework).</p>	<p>The WOTWATA Neighbourhood Plan meets the strategic development requirements identified in the emerging Local plan.</p>
Jelson Homes	<p>In order to protect the visual and leisure amenity of each settlement’s surroundings and to prevent inappropriate development from coming forward in the remainder of the Plan area, the NP proposes to designate Limits to Development for each village (Figures 3 and 4 of the NP). The NP confirms that the revised settlement boundaries will supersede the current village envelope boundaries (from the 1999 Melton Local Plan) and that they have been re-drawn to reflect recent grants of planning permission and / or proposed allocations for residential developments on the fringes of each the settlements. The accompanying policy (Policy S2 of the NP) provides that proposals for development within the Limits to Development will be permitted where they comply with other policies of the NP and design and amenity considerations. It goes on to say that outside the defined limits to development, only development that is essential to the operational requirements of agriculture and forestry, and small-scale development for employment, recreation and tourism will be permitted.</p> <p>However, the area covered by the Neighbourhood Plan is defined by the Parish boundary (shown at figure 1 of the NP). This extends significantly beyond the proposed settlement boundaries of either Waltham or Thorpe Arnold. In fact, the south western edge of the NP boundary physically abuts the north eastern edge of the Melton urban area. The Borough Council’s emerging Local Plan identifies the Melton Mowbray Main Urban Area as the priority location for growth and it is anticipated that it will accommodate something in the order of 65% (circa 4,000 dwellings) of the Borough’s overall housing need. Moreover, the Council has</p>	<p>Noted.</p>

	<p>identified approximately 100ha of land to the north of Melton Mowbray as a sustainable urban extension (SUE) which will be capable of delivering around 1,700 new homes, leisure facilities and open space. The eastern most part of the SUE sits directly adjacent to the proposed NP boundary.</p> <p>In its current form, the NP fails to properly take account the geographical relationship between the Plan boundary and the Melton urban area / the proposed North of Melton SUE, nor does it contain any analysis of whether there might be a need for some of Melton’s future development needs to be accommodated within the NP boundary (i.e. on land controlled by our Client).</p> <p>With this in mind, Jelson would be keen to meet with the Neighbourhood Planning Group (NPG) to discuss how its site might come forward in the future, in the event that there is a need for Melton to accommodate more development than the emerging Local Plan currently anticipates. We go on to look at Melton Borough’s housing needs and our Client’s site in more detail below.</p>	<p>The Neighbourhood Plan addresses the housing requirements of the Parish as it is required to do and will be reviewed once this changes. The draft Local Plan is subject to change prior to its Adoption so the Neighbourhood plan should not be drafted based on its current version.</p> <p>At the point that housing need increases to the extent that The Neighbourhood Plan no longer meets its minimum requirement it will be reviewed and housing options considered at that time.</p>
<p>The Bicker family & Davidsons Developments</p>	<p>Strategic Policy S2 sets out the proposed ‘Limits to Development’ for both Thorpe Arnold and Waltham on the Wolds. The Policy seeks to restrict development beyond the limits to development (aside from in particular exceptional circumstances) and is permissive of an appropriate amount of suitably designed and located development within the defined limits to development. It is confirmed that the updated Limits to Development have been determined using certain criteria, including the provision of “scope to relax the boundary to allow for future expansion to meet the need for housing and business growth over the Plan period.”</p> <p>The inclusion of ‘Limits to Development’ is however, wholly at odds with the approach being taken by Melton Borough Council itself through its emerging Local Plan, which seeks to remove ‘Village Envelopes’ and instead seeks to advance a presumption in favour of sustainable development, in accordance with the requirements of the NPPF. The inclusion of Limits to Development therefore does not comply with the emerging Local Plan and seeks to introduce a barrier to the consideration of sustainable development proposals, within or adjoining a settlement as appropriate.</p> <p>Whilst the supporting text to Draft NP Policy S2 does allow scope for the relaxation of the boundary to allow for future expansion to meet housing and employment needs, this process of review cannot be undertaken in a sufficiently prompt and timely manner to allow the consideration of development proposals which are</p>	<p>The author fails to recognise that Limits to Development are considered to be a matter of detail and not a strategic policy, and therefore sits alongside the emerging Local Plan rather than failing to comply with it as is suggested.</p> <p>This situation and the suitability of including Limits to Development in the Neighbourhood Plan are not objected to by Melton Borough Council and is also a feature of Made Neighbourhood Plans.</p>

	<p>required to deliver the sustainable development required by the Borough. With this in mind, it is our submission that this Policy and the associated plans which demark the Limits to Development should be deleted, in accordance with the emerging Local Plan and instead, development proposals should be considered in accordance with the National Policy presumption in favour of sustainable development.</p>	
Melton Borough Council	<p>The LPA has recognised the ability for Neighbourhood Plans to reintroduce Limits for Development policies, given the removal of village envelopes from the Emerging Local Plan. However, the NDP group are reminded why this decision was made. Namely the negative effects of village envelopes on issues such as house prices and ‘garden grabbing’, notwithstanding compatibility with the NPPF and its aims. The Limits to Development whilst allowing room for the permissions in place, may not allow for ‘breathing room’ for the village, which could lead to urbanisation of the village centre from windfall development and place pressure on valued green spaces in the centre of the village. The LPA would also take this as an opportunity to point out potential conflicts with Policy SS3, which is considered by the LPA to be a strategic policy. Moreover, whilst the Authority accepts the conclusions of the group in so far as the housing requirement can be met by extant planning applications/permissions. However, these should be clearly marked as commitments or allocations within the Neighbourhood Plan for the avoidance of doubt.</p>	<p>Noted.</p> <p>Policy SS3 is within the draft Local Plan that is subject to change prior to Adoption. The draft policy clarifies windfall limits that will not be exceeded through the NP.</p>
Section 4: Policies for Housing and the Built Environment		
Policy, Economy & Community, Chief Executive’s Department, Leicestershire CC	<p>Planning – Developer Contributions</p> <p>If there is no specific policy on Section 106 developer contributions/planning obligations within the draft Neighbourhood Plan, it would be prudent to consider the inclusion of a developer contributions/planning obligations policy, along similar lines to those shown for example in the Draft North Kilworth NP and the draft Great Glen NP albeit adapted to the circumstances of your community. This would in general be consistent with the relevant District Council’s local plan or its policy on planning obligations in order to mitigate the impacts of new development and enable appropriate local infrastructure and service provision in accordance with the relevant legislation and regulations, where applicable.</p> <p>www.northkilworth.com/wp-content/uploads/2016/01/nk-draft-low-resolution-1.pdf</p> <p>www.greatglen.leicestershireparishcouncils.org/uploads/175670305aeaf486508230</p>	<p>This was considered but it was felt that, with no residential allocations’ the need for a policy on infrastructure is unnecessary.</p>

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Policy, Economy & Community, Chief Executive's Department, Leicestershire CC	<p>Education:</p> <p>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 possible or appropriate to extend a local school to meet the needs of a development, or the size of a development would yield a new school. However, in the changing educational landscape, the Council retains a statutory duty to ensure that sufficient places are available in good schools within its area, for every child of school age whose parents wish them to have one.</p>	Noted.
Policy, Economy & Community, Chief Executive's Department, Leicestershire CC	<p>Mineral & Waste Planning:</p> <p>The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and also makes decisions on mineral and waste development.</p> <p>Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations or any future development planned for your neighbourhood.</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>	Noted.
Policy, Economy & Community, Chief Executive's Department, Leicestershire CC	<p>Impact of Development on Civic Amenity Infrastructure:</p> <p>Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district area and the Leicestershire County Council. The County's Waste Management team considers proposed developments on a case by case basis and when it is identified that a proposed development will have a detrimental effect on the local civic amenity infrastructure then appropriate</p>	Noted.

	<p>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>	
Melton Borough Council	<p>1st Para, Page 16: Rural Hubs can also be settlements which do not meet the above criteria, but fall within 500m of a Service Centre or within 2.5km of Melton Mowbray Town Centre, important in this context as this is why Thorpe Arnold qualifies.</p> <p>3rd Para, Page 16: Clarification on terminology: HEDNA has reduced the OAN (objectively assessed need) of the Borough, but this is not Housing Requirement. Before gaining a true Housing Requirement, work must be completed which makes appropriate uplifts to cater for affordable housing need and economic growth aspirations. This work has begun and can be viewed on the Borough Council’s Local Plan Website, titled ‘Towards a Housing Requirement for Melton Borough Council’, however as you point out, no final decision has been made and thus there is a level of uncertainty moving forward. It is hoped however that the Council will make a decision on this in the upcoming month/s. It may therefore be prudent for the group to wait for this decision before advancing to Submission of the NDP.</p>	<p>Noted. Text is amended accordingly.</p> <p>Housing provision narrative is amended following the MBC Council meeting on 4 July 2017.</p>
Policy H1: Housing Provision		
Buckminster Management	<p>In our view the first sentence in Policy H1 as currently worded is not a sound and should be amended. As far as we aware new development in Thorpe Arnold has over recent years been very limited and it cannot be said that the village has met its housing requirement because none as far as are aware has been set. A neighbourhood plan policy that seeks to restrict housing supported by the overarching Local Plan is unlikely to be found sound at Examination.</p>	<p>The wording in this section has been reviewed following the revisions to the Local Plan agreed by Full Council on 4 July 2017.</p> <p>The Limits to Development enable sufficient housing to be built to meet the Parish’s overall requirements to meet the Objectively Assessed Need (OAN)</p>
Highways England	<p>In relation to the Waltham on the Wolds and Thorpe Arnold Pre-Submission Neighbourhood Plan, Highways England’s principal interest is safeguarding the operation of the A1 which routes 9 miles to the east, the A46 which routes 13 miles to the west and the A52 which routes 10 miles to the north of the plan area. Due to the small scale of development growth being proposed and the distance of the Neighbourhood Plan area from the SRN, Highways England does not consider that there will be any impacts on the operation of the A1, A46 and the A52 arising as a result of the Plan.</p>	<p>Noted.</p>

	Highways England has no further comments to provide and trusts the above is useful in the progression of the Waltham on the Wolds and Thorpe Arnold Pre-Submission Neighbourhood Plan.	
Belvoir Estate	As you will be aware, a Neighbourhood Plan must meet a set of basic conditions if it is to be put to a referendum. These conditions will include testing the Neighbourhood Plan for general conformity with the local development plan; in this case, the Melton Local Plan 1999. There is an inherent difficulty with this in that the housing requirements of that plan are out of date and although work has commenced on the replacement local plan, it has been delayed and there may be some doubt about the housing policies contained in the last published draft. As a result there is no up to date housing requirement, which meets the objectively assessed need for homes in accordance with the Framework, for Melton or for Waltham on the Wolds. This causes a dilemma in that the Neighbourhood Plan is responding to the need for homes by making provision but against an uncertain requirement for homes. This uncertain situation suggests that the Neighbourhood Plan will take a risk if it proceeds ahead of the local plan, in which case flexibility would be prudent. The alternative would be to delay the Neighbourhood Plan to allow the local plan to become sufficiently advanced and capable of providing the context for housing supply policies with greater certainty.	This is not agreed. The Neighbourhood Plan can proceed on the basis of the most up to date evidence of need as provided for within Planning Policy Guidance.
K&A Watchorn & Sons	The Neighbourhood Plan should be planning positively for future development in the area. In not allocating any sites for additional housing. Policy H1 is not planning positively and is not flexible. The Neighbourhood Plan should support the strategic development needs set out in Local Plans, including policies for housing and economic development (paragraph 16 of the NPPF). The Pre-Submission Draft Local Plan proposes the allocation of land to the east of Melton Road for residential development (106 new homes) under Draft Policy WAL2. It is recommended that the Neighbourhood Plan should reflect the allocation, given that part of the site is already committed for residential development with the remainder subject of a live application. In this way the village would have exceeded its minimum housing requirement and allow it to resist less suitable development proposals in more sensitive areas of the settlement. We object to the non-allocation of land	This is not agreed. The Parish has met its housing requirement as is required in order to meet the Basic Conditions and is planning positively by establishing policies to help shape that development to meet a local need. We agree that the exceeding of minimum housing numbers enables unsuitable housing development to proceed.
Jelson Homes	Housing Policies – Evidence Base: Guidance contained in the NPPG provides that Neighbourhood Plans should be based upon proportionate, robust evidence that supports the choices made and the approach taken. This evidence should be drawn upon to explain succinctly the	

	<p>intention and rationale of the policies in the draft plan.</p> <p>Moreover, where Neighbourhood Plans contain policies relevant to the supply of housing, these policies should take account of the latest and most up-to-date evidence on housing need. In this regard, guidance published by Planning Aid on 'how to gather and use evidence' makes clear that in order for neighbourhoods to understand how much housing is likely to be needed in the Plan area, they should use an objective assessment of housing need.</p> <p>The Plan indicates that NPG has used the housing requirements from the emerging Melton Local Plan to determine the future housing needs for Waltham and Thorpe Arnold. But, it also acknowledges that the timescales for the submission of the Local Plan have slipped and that the publication of the Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA) might reduce the overall housing requirement for the Borough by about 30%.</p> <p>Leicester and Leicestershire Housing and Economic Needs Assessment (January 2017)</p> <p>HEDNA was published on 27 January 2017 and provides the most up-to-date position in respect of housing need and economic growth between 2011 and 2031/36 for the Leicester and Leicestershire authorities. It provides an important evidence base to inform the preparation of statutory local plans by individual local planning authorities. Given the statutory development plan status the NP would have once adopted, it is imperative that the findings of the HEDNA are incorporated into the NP.</p> <p>This is particularly important because while HEDNA specifies an Objectively Assessed Need (OAN) for Melton Borough of 186 dwellings per annum (which is lower than the current requirement set out in the emerging Local Plan), it also states that in order for the Borough Council to deliver the full affordable housing need, the figure would rise to 280 dpa. This figure is higher than the targets in the Submission Version of the Melton Local Plan and indeed isn't reflected in the supporting text to NP Policy H1.</p> <p>Following the publication of HEDNA, a 'Joint Statement of Co-operation' has been released by the Partner Authorities which explains that they are agreed that the figures contained within the main HEDNA report represent the OAN for the Housing Market Area (HMA) and the Leicestershire Districts.</p> <p>Importantly, in the Statement of Co-Operation referred to above, the Partner Authorities note that neither Leicester City nor Oadby and Wigston will be able to</p>	<p>Noted. The Neighbourhood Plan is based on such guidance.</p> <p>The Neighbourhood Plan is based on the most up to date assessment of housing need as published by the local planning authority. Should Melton Borough Council amend its housing target, the Neighbourhood Plan will be reviewed and amended if necessary.</p>
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	<p>satisfy its OAN numbers contained in the HEDNA, resulting in a combined shortfall of approximately 7,771 dwellings. That said, Leicester City has indicated in representations it has made to the Examination of the North West Leicestershire Local Plan that its shortfall alone is likely to be something in the order of 11,840 dwellings.</p> <p>However, as set out above, it is clear from the Statement of Co-operation that, as things stand, even the OAN numbers set out in the HEDNA will not be met. It is understood that the means of addressing the increased housing need and overspill issues will be confirmed through the publication of the Leicester and Leicestershire Strategic Growth Strategy. It is anticipated that consultation on the draft Growth Plan will commence in Summer/Autumn 2017. This will set out housing targets for the HMA, with consultation on the final plan during winter 2017/18. It is assumed that the Plan will be adopted during the first quarter of 2018. The NPPG provides guidance on the approach that should be taken when a neighbourhood plan is brought forward before an up-to-date Local Plan is in place. In such circumstances, the relationship between policies within the emerging NP, the emerging Local Plan and the adopted Development Plan should be discussed and agreed between the qualifying body and the local planning authority. To minimise potential future conflicts and ensure the NP policies are not overridden by a new Local Plan, the NPPG advises that the NP should consider providing indicative delivery timetables and allocating reserve sites to ensure the emerging evidence of housing need is addressed.</p> <p>In the absence of clarity on what the Borough’s housing requirement is, how, where and when the ‘overspill’ will be accommodated, and a full understanding of how this impacts on Melton Borough, the NPG will, in our view, struggle to demonstrate that it has satisfied the Basic Conditions.</p> <p>Land under the ownership of Jelson Limited: As we have discussed above, Jelson is encouraging the Council to extend the proposed Melton Mowbray North Sustainable Urban Extension and allocate a greater number of dwellings in this location, by including within the allocation, 12ha of land that it owns to the East of Melton Spinney Road. The site could accommodate something in the order of 360 dwellings and including this land, along with a wider parcel of land to the east (between Melton Spinney and the A607) in the SUE, would provide an opportunity to extend the link road (being delivered by</p>	<p>The timetable indicating a further 12 months until confirmation of the revised housing targets is noted.</p> <p>We remain in close liaison with Melton Borough Council over the completion of the neighbourhood Plan.</p> <p>The inclusion of reserve sites has been considered and rejected given the extent to which housing delivery has exceeded minimum requirements, in favour of triggering a review of the Plan should housing need increase to the level this is necessary.</p> <p>This is not accepted. The Neighbourhood Plan is based on the latest evidence of housing need as it is required to do.</p> <p>The discussions referred to are noted.</p>
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	<p>the SUE) to meet the A607. It would, in our view, also allow for an increase in housing numbers which would provide the Plan with greater flexibility.</p> <p>Whilst we appreciate that there is no apparent Neighbourhood Plan case to be made for allocating the Jelson land for development given it has no physical relationship with either Thorpe Arnold or Waltham on the Wolds, we do believe that there is a compelling case for including a review policy / reserve allocation within the NP which would enable the NPG to allocate this land for development should the need arise for the future needs of Melton Mowbray to be met within the NP area (through the allocation of additional land adjacent to the SUE).</p> <p>We have enclosed a context plan (appendix II) which shows the relationship between the proposed Melton North Sustainable Urban Extension (outlined in yellow) and Jelson’s landholding to the east of Melton Spinney Road (shown in red). The plan shows that the vast majority of Jelson’s land is located within the NP Area (outlined in pink).</p> <p>It is clear, in our view, that Jelson’s land represents a logical extension to the SUE and will deliver housing to meet the needs of Melton Mowbray, without impacting adversely on the overarching aims and objectives of the NP (i.e. development taking place within TA and WoTW).</p> <p>In the absence of clarity on what the Borough’s housing requirement is, how, where and when the ‘overspill’ will be accommodated, and a full understanding of how this impacts on Melton Borough, the NPG will, in our view, struggle to demonstrate that it has satisfied the Basic Conditions.</p>	<p>The inclusion of reserve sites has been considered and rejected given the extent to which housing delivery has exceeded minimum requirements, in favour of triggering a review of the Plan should housing need increase to the level this is necessary.</p> <p>We disagree with this judgement for the reasons stated above.</p>
Pegasus Group	<p>Policy H1 of the Draft Neighbourhood Plan proposes that no housing allocations are made in either Waltham on the Wolds or Thorpe Arnold over the period to 2036. This approach is not consistent with the proposals set out in the Draft Melton Local Plan. For Thorpe Arnold, the Submission Draft Local Plan identifies Thorpe Arnold as a Rural Hub with a minimum housing requirement of 20 dwellings (THOR1), including some redistribution from other settlements not capable of accommodating their required growth. The plan also identifies a reserve site to provide some 48 dwellings (THOR2). These sites are located on the eastern and north eastern edge of the village. It is not appropriate for the Neighbourhood Plan to seek to make no further housing provision in Thorpe Arnold. As indicated above, a further issue is the potential implications of proposed Melton eastern distributor which is likely to be routed to the east of the settlement. Given the implications of the eastern distributor, preparation of the Neighbourhood Plan should be</p>	<p>The wording in this section has been reviewed following the revisions to the Local Plan agreed by Full Council on 4 July 2017.</p> <p>The Limits to Development enable sufficient housing to be built to meet the Parish’s overall requirements to meet the Objectively Assessed Need (AON).</p> <p>The argument in favour of delaying the</p>

	<p>postponed until the preferred route is identified and its implications for the village understood. This could also affect the approach to the consideration of potential sites for allocation to help meet future housing needs.</p>	Neighbourhood Plan is not supported.
<p>Policy, Economy & Community, Chief Executive's Department, Leicestershire CC</p>	<p>Brownfield, Soils and Agricultural Land: The NPPF encourages the effective use of brownfield land for development, provided that it is not of high environmental/ecological value. Neighbourhood planning groups should check with DEFRA if their neighbourhood planning area includes brownfield sites. Where information is lacking as to the ecological value of these sites then the Neighbourhood Plan could include policies that ensure such survey work should be carried out to assess the ecological 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, depend. They therefore should be enhanced in value and protected from adverse effects of unacceptable levels of pollution. Within the governments "Safeguarding our Soils" strategy, DEFRA have produced a code of practice for the sustainable use of soils on construction sites which could be helpful to neighbourhood planning groups in preparing environmental policies.</p> <p>High quality agricultural soils should, where possible be protected from development and where a large area of agricultural land is identified for development then planning should consider using the poorer quality areas in preference to the higher quality areas. Neighbourhood planning groups should consider mapping agricultural land classification within their plan to enable informed decisions to be made in the future. Natural England can provide further information and Agricultural Land classification.</p>	Noted.
<p>The Bicker family & Davidsons Developments</p>	<p>Draft NP Policy H1 addresses Housing Provision and indicates that, owing to the high number of dwellings already constructed and existing sites with planning permission since April 2016, it is not intended to identify any further land for future housing development across the NP area.</p> <p>On the basis of our concerns set out above within Sections 2 and 3 of this submission, we remain of the view that this restrictive policy should not be advanced, until a set of clear strategic policies have been established and formalised through the Melton Borough Local Plan. There remains a significant degree of uncertainty with regard to the Objectively Assessed Housing Needs of the Borough, as well as in respect of the deliverability of a 5 year housing land supply. These issues will clearly need to be resolved through the Local Plan Examination process</p>	<p>The issue relating to prematurity is noted but not agreed.</p> <p>Should there be a significant change in housing need over the Plan period, the NP will be reviewed.</p>

	<p>and this is the correct arena to determine these overarching, strategic matters. Only once these matters are resolved, can this information filter through, to steer the level and direction of growth for the rest of the Borough.</p> <p>Given the ongoing need to provide a 5 year supply of housing and furthermore, given the recognised sustainability credentials of Waltham on the Wolds, we believe that the content of Draft NP Policy H1 is unduly restrictive and is short-sighted in its approach. It is our submission that the Parish Council should be taking a longer term view of the Neighbourhood Plan area, which considers the whole plan period and which conforms to the approach being taken in the emerging Melton Local Plan. In such circumstances, we believe that further Sites should be identified to accommodate future residential development needs or that suitable 'Reserve Sites' should be allocated, should the requisite housing delivery in Waltham on the Wolds not be forthcoming. In this respect, the landholding in which Davidsons have an interest, incorporating the Site off Bescaby Lane, Waltham on the Wolds, should be included as a proposed residential allocation, which offers the opportunity to deliver a sustainably located, carefully designed residential scheme of up to 45 dwellings, which also offers a range of community benefits.</p>	
Melton Borough Council	...with planning permission between since April 2016	Amendment made, thank you.
Policy H2: Housing Mix		
Policy, Economy & Community, Chief Executive's Department, Leicestershire CC	<p>Adult Social Care:</p> <p>It is suggested that reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc. of differing tenures to accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead for their later life, including considering downsizing, but recognising that people's choices are often limited by the lack of suitable local options.</p>	Noted. The Neighbourhood Plan reflects the ageing population in the Parish.
Belvoir Estate	The Estate supports the housing mix suggested in Policy H2. The Estate's current planning application at Mere Road, application reference 17/00080/OUT, shows a mix in accordance with Policy H2.	Noted.
The Bicker family & Davidsons Developments	Draft NP Policy H2 addresses Housing Mix and indicates that new housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Waltham on the Wolds and Thorpe Arnold. This element of the Policy does not appear to be necessary, given that this matter is	<p>This policy reinforces local housing need.</p> <p>In relation to the second point, policy amended to state that 'the provision of dwellings of 3 bedrooms</p>

	<p>comprehensively addressed through emerging Local Plan Policy C2.</p> <p>The second part of this Draft Policy goes on, indicating that priority should be given to dwellings of 3 bedrooms or fewer and to single storey accommodation suitable for older people. It is considered that this element of the Policy is unduly prescriptive and does not allow sufficient flexibility to accommodate the changing needs of the locality throughout the entire plan period.</p>	<p>or fewer and single storey accommodation suitable for older people is supported’.</p>
<p>Policy H3: Affordable Housing Provision</p>		
<p>Belvoir Estate</p>	<p>The local connection criteria set out in Policy H3 largely reflects the policies set out by Melton Borough Council and the Estate welcomes the approach taken. However, it appears that the criteria as drafted may be a little restrictive in that they would not provide the opportunity for any newly appointed employee working in or around Waltham (who’s needs may not be met by the market) to access affordable housing within the village. There are many specialist roles within the rural economy and this restrictive approach not only has the potential to prevent a household in need from accessing a decent home in the right location but also stifling rural economic security and growth. The policy criteria should be amended in recognition of this and to include the potential for such a household to access a home.</p>	<p>This is not supported as the group feel that priority should be given to those already in employment and those already living in the parish.</p>
<p>Pegasus Group</p>	<p>Policy H3 sets out requirements for affordable housing provision on sites of more than 11 units. The policy seeks the provision of high quality social or affordable rent housing and that it should be developed as individual units scattered through the development and achieve Lifetime Homes Standards. The Housing and Planning Act, 2016 defines affordable housing as new dwellings made available for people whose needs are not adequately served by the commercial housing market, or is a starter home. This definition includes products including discount market sale, and part rent part buy. It is therefore wholly inappropriate for the policy to suggest that affordable housing should only be ‘social or affordable rent.’ Reference to the provision as individual units is also not justified. Whilst there are benefits of spreading affordable units across developments, provision as individual units is not feasible. There are operational benefits with clustering of affordable units and the policy should be amended to allow for this. The proposed policy seeks to require all affordable units to meet Lifetimes Homes Standards. The National Planning Practice Guidance is clear that where a local planning authority adopts a policy to provide enhanced accessibility or adaptability they should do so only by reference to the optional requirements in the Building Regulations and should not impose any additional requirements. There is therefore no justification to seek Lifetime Homes</p>	<p>Policy amended to state ‘11 or more’.</p> <p>Agreed – after ‘high quality social or affordable rent housing’ we have added ‘or shared ownership where the maximum level of ownership is 75% of the property’.</p> <p>Agreed – ‘developed as individual units’ is now replaced with ‘developed as clusters of units of no more than three’.</p> <p>Reference to ‘tenure blind’ is retained.</p> <p>‘achieve Lifetime Homes’ is now replaced with ‘at least 25% to achieve Lifetime Homes’</p>

	Standards and this reference should be deleted.	
The Bicker family & Davidsons Developments	<p>Draft NP Policy H3 considers the provision of affordable housing and seeks to ensure the delivery of 37% affordable housing on all new housing developments of more than 11 units, in accordance with the requirements of the Emerging Melton Local Plan. However, the Policy continues, indicating that the affordable units should be for high quality social or affordable rent only, with no mention of the potential for shared ownership schemes, which also fall within the National definition of affordable housing – this element of the Policy should therefore be re-worded to include for the provision of all affordable housing tenure options, as defined through the NPPF and NPPG.</p> <p>The Policy also indicates a requirement for the affordable units to be scattered throughout the development and to achieve Lifetime Homes Standards across the board. This element of the Policy goes significantly beyond the requirements of the emerging Melton Local Plan and National Planning Policy and places an unrealistic requirement upon developers. Indeed, it is now apparent that many Affordable Housing Providers, who are responsible for managing affordable dwellings, do not want affordable homes scattered across a development, but rather placed in small groups, which allows for easier management and maintenance. In addition, it is not considered necessary or appropriate for all affordable dwellings to meet Lifetime Homes Standards, but rather an appropriate percentage of the proposed affordable units could be developed to meet these standards, depending on the type / location of the development being considered. With this in mind, it is considered that these elements of Draft Policy H3 are too rigid in their approach and do not allow adequate flexibility to consider the requirements of the Affordable Housing Provider or the particular characteristics of the development.</p>	As above.
Melton Borough Council	Policy H3 refers to Lifetime Homes Standards. These were replaced by the new technical standards of March 2015. The Authority can provide these if required.	Noted.
Policy H5: Non-designates Heritage Assets of Historical and Architectural Interest		
Historic England	Your Neighbourhood Plan includes the Waltham on the Wolds Conservation Area and includes a number of designated heritage assets including thirty four Listed Buildings, such as the Grade I Church of St Mary Magdalene, and the Grade II* Church of St Mary the Virgin. It will be important that the strategy you put together for this area safeguards those elements which contribute to the importance of those historic assets. This will assist in ensuring they can be enjoyed by future generations of the area and make sure it is in line with national planning policy. The conservation	<p>Noted.</p> <p>A further bullet point is added to the design criteria 'Development proposals will be required to protect historic assets and their setting'.</p>

	<p>officer at Melton Borough Council is the best placed person to assist you in the development of your Neighbourhood Plan. They can help you to consider how the strategy might address the area’s heritage assets. At this point we do not consider there is a need for Historic England to be involved in the development of the strategy for your area. If you have not already done so, we would recommend that you speak to the staff at Leicestershire County Council’s archaeological advisory service, who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also locally important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan. Your local authority might also be able to provide you with general support in the production of your Neighbourhood Plan. National Planning Practice Guidance is clear that where it is relevant, Neighbourhood Plans need to include enough information about local heritage to guide planning decisions and to put broader strategic heritage policies from the local authority’s local plan into action at a neighbourhood scale. If appropriate this should include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions. Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England. This signposts a number of other documents which your community might find useful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at: http://www.historicengland.org.uk/advice/planning/plan-making/improve-yourneighbourhood/.</p>	
Policy H6: Housing Design Guidelines		
Belvoir Estate	The Estate supports the housing design guidelines and recognises its own historical role in shaping the character and form of the buildings within the village. The Estate would always expect the quality of any development on land owned by the Belvoir Estate to continue this legacy.	Noted.
The Bicker family & Davidsons Developments	Draft NP Policy H6 sets out a range of design criteria and guidance for consideration in proposals for housing development. Whilst we support the general thrust of this Policy and stress that the scheme being advanced by Davidsons has sought to	The policy seeks to ‘encourage’ developers to achieve the high standards and to meet building for life ‘where appropriate’ and therefore allows the

	<p>achieve the highest standards of design, which will deliver a development which enhances and is consistent with the special character of the locality, we do have concerns regarding the prescriptive wording of this Policy, which we believe should be re-worded to allow a more flexible approach. Indeed, again we would highlight the fact that this Policy introduces requirements far above those required by the emerging Melton Local Plan and the National Planning Policy Framework, including the need to achieve the Home Quality Mark for individual homes and Building for Life accreditation for developments – this is not a national or Borough-wide requirement and should not therefore be introduced or required at the local Parish level.</p> <p>The list of design criteria to be adhered to in respect of draft NP Policy H6 includes ‘a maximum net density of 30 dwellings per hectare....except in exceptional circumstances’. We would stress that this requirement is unduly restrictive and does not allow the flexibility to consider the particular characteristics or circumstances of individual sites. National Planning Policy advocates an approach which seeks a high standard of design, but which allows innovation, thereby making the best use of the land available, in a manner which respects and reflects the character of the locality and preserves residential amenities. With this in mind, we consider the requirement to provide a maximum density is unnecessary and not in accordance with the National Planning Policy approach.</p>	flexibility that the respondent seeks.
Melton Borough Council	Whilst much of what is listed in the supporting text is laudable, the group are reminded that requirements must not make development unviable, nor should policy.	Noted.
Policy H7: Extensions or Alterations to Existing Properties		
	No comments received	
Policy H8: Windfall Development		
Belvoir Estate	The Estate supports the concept of small scale and windfall sites coming forward within the village, particularly where it meets need identified in the village. The Estate would wish to see some amendments to the limits of development to allow opportunities for small scale residential schemes on the edge of the village in addition to within the built up areas of village.	The Limits to development are based on the original red lines contained in the Adopted Local Plan, but with relaxations to allow for approved development. It is considered that they reflect the needs of the community whilst addressing the need for further housing.
Section 5: Policies for the Natural Environment		
Policy, Economy & Community, Chief	Environment: With regard to the environment and in line with the Governments advice,	Noted. The Neighbourhood Plan covers these issues.

Executive's Department, Leicestershire CC	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.	
Policy, Economy & Community, Chief Executive's Department, Leicestershire CC	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.	Noted. The Neighbourhood Plan addresses issues relating to climate change.
Policy, Economy & Community, Chief Executive's Department, Leicestershire CC	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.	This general comment is noted.
Policy, Economy & Community, Chief Executive's Department, Leicestershire CC	Green Infrastructure: Green infrastructure (GI) is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities, (NPPF definition). As a network, GI includes parks, open spaces, playing fields, woodlands, street trees, cemeteries/churchyards allotments and private gardens as well as streams, rivers, canals and other water bodies and features such as green roofs and living walls. The NPPF places the duty on local authorities to plan positively for a strategic network of GI which can deliver a range of planning policies including: building a strong, competitive economy; creating a sense of place and promote good design; promoting healthier communities by providing greater opportunities for recreation and mental and physical health benefits; meeting the challenges of climate change and flood risk; increasing biodiversity and conserving and enhancing the natural environment. Looking at the existing provision of GI networks within a community can influence the plan for creating & enhancing new networks and this assessment can then be used to inform CIL (Community Infrastructure Levy) schedules, enabling	This general comment is noted.

	<p>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 scale GI networks.</p>	
Belvoir Estate	<p>The Neighbourhood Plan identifies that there is a 'scarcity of wildlife sites within the Parish.' The Estate supports policies within the neighbourhood and would seek to enhance wildlife sites within the Parish via its scheme on Mere Road, application reference 17/00080/OUT. The proposal conforms with all the natural environment policies in the emerging neighbourhood plan including the retention and creation of hedgerows, planting of trees and creation of habitat. As such, the Estate supports these policies.</p>	Noted.
Davidsons Developments	<p>Overall, we have genuine concerns regarding the Environmental Policies of the Draft Neighbourhood Plan and consider that the scope of these policies seeks to go significantly beyond the requirements of the Draft Melton Local Plan or the NPPF. Clearly, the National Planning Policy Framework provides the overarching framework for planning policy, to which Local Plans must have due regard. Similarly, Neighbourhood Plans must then sit within the NPPF and Local Plan framework and cannot seek to introduce Policies which go beyond the scope of this established position.</p>	The NP policies on the environment are included to add local detail to national and MBC wide strategic policies.
Melton Borough Council	<p>Environmental Inventory: Add Melton Local Plan Evidence Base, which contains some of the most up to date information on Environmental matters.</p>	Noted. Reference added.
Policy ENV 1: Local green Space		
Pegasus Group	<p>Policy ENV1 identifies Local Green Spaces proposed for safeguarding. In the light of the strategic issues relating to the routeing of an eastern distributor road, the designation of land for safeguarding through the Neighbourhood Plan would be premature. The Neighbourhood Plan should be delayed until a preferred route for an eastern distributor is identified. This will then enable the Neighbourhood Plan Group to properly consider the designation of local green space taking proper account of the implications of the link road.</p>	We disagree with this comment. There will be a review of the Neighbourhood Plan should the need arise within the Plan period.
Melton Borough Council	<p>Reference should be made here to the evidence document 'Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study' by Influence as the most</p>	The LGS sites have been assessed in a comprehensive manner by local people under

	<p>up to date evidence the Authority holds on the subject.</p> <p>52 & 57: MBC considers these are extensive tracts of land and therefore do not meet the criteria set by the NPPF. Part of 52 was assessed by the Influence Report as not meeting the LGS criteria, but instead being judged as “Reinforce”. 03 was assessed in the Influence study as ‘No. 3 Cemetery extension & garden/allotments’. It was rated 2 and a recommendation of ‘Enhance’ was made. NB. A rating of 2 means a site does not fully meet the criteria for LGS designation. Some of these sites have the potential to become LGS in future. MBC considers that 03 falls into this category, but 52 does not.</p>	<p>guidance from an independent specialist and qualified geologist. Those sites proposed for designation as LGS are demonstrably special to the local community having been ranked above the other open spaces in the Parish as confirmed by the environmental inventory in the supporting information. This process has been amongst the most comprehensive and thorough site assessment process undertaken in any Neighbourhood Plan. The LGS assessments undertaken by MBC did not include reference to the community’s prioritisation of what makes the sites ‘special’. The 2015 Area of Separation, Settlement Fringe Sensitivity and Local Green Space Study specifically states ‘neighbourhood planning would enable further identification of Local Green Spaces that have not already been designated within the local plan period’. This is exactly what the Neighbourhood Plan is seeking to do.</p> <p>The NPPF enables local communities to ‘identify for special protection green areas of particular importance to them’. It is unclear how MBC undertook this process.</p> <p>With specific reference to the size of sites, neither are larger than some sites designated as LGSs in other NPs in villages of a similar or smaller size than Waltham on the Wolds and Thorpe Arnold (for example, Hungarton).</p>
Policy ENV 2: Protection of Other Important Open Space		
Buckminster Management	<p>We believe there is an error with Figure 9. The Existing Protected Open Area (POA’s) recommended for OSSR designation is drawn too large. Only the western part is part of the cemetery should be shaded. The eastern half is owned by Buckminster and used for agriculture.</p>	<p>Noted. This amendment is made accordingly.</p>

Pegasus Group	Policy ENV2 seeks to safeguard other important open spaces. Again this approach to safeguarding of land is premature pending the identification of preferred route for the Melton Mowbray eastern distributor road.	This is not accepted given the prolonged timescale for the identification and delivery of the distributor road.
Melton Borough Council	The 'Open Space Assessment Report 2014 and the Influence report are incorrectly labelled as consultation documents, both have had full ratification by Melton Borough Councils Full Council and as such are adopted evidence documents Clarification should be made here also the POA (Protected Open Areas) are in the 1999 Local Plan, not the Emerging LP and whilst in the current Development Plan for the area, their weight is greatly diminished as the POA's were pre NPPF, thus were not tested against the most up to date policies on the subject. Again hence why it is important to use the Influence Report, which is post NPPF. Furthermore, in Thorpe Arnold the group has highlighted 53 as important open space, but it forms part of a Local Plan allocation.	Noted. Change to text is made as indicated. Amendment made to the outline of 53 accordingly.
Policy ENV4: Protection of Other Sites of Environmental Significance		
K&A Watchorn & Sons	Policy ENV4: Protection of Other Sites of Environmental (natural or historical) Significance identifies land to the east of Melton Road as being of local significance for history. The Policy states that the identified sites are important in their own right and are locally valued. Development proposals that affect them will be expected to protect or enhance the identified features. It is not considered that the land merits the proposed designation as 'an other site of environmental significance'. The outline planning applications are supported by Archaeological Assessments prepared by CgMs and these demonstrate that the ridge and furrow features are of no more than local significance. The implication is that the ridge and furrow in the development site is part of the "well preserved group" though this is nowhere quantified. Nor is there any cited evidence that the community values the ridge and furrow. A report by CgMs in relation to the ridge and furrow is included as part of this submission. This concludes that the ridge and furrow identified in the Plan is ill defined, assigned an inappropriate level of communal and educational value and has not been properly assessed. The proposal to protect the site as an 'other site of Environmental Significance' is not justified and the Neighbourhood Plan should be amended to remove the site from this designation.	The CgMs study is noted. Other environmental studies recognise the importance of the site (see Topographic Earthwork Survey for land at Bescaby Lane, Waltham-on-the-Wolds, Leicestershire undertaken by Leicester University 2016 SK 80734 25042) The proposed designation does not rule out development, but seeks to ensure that any identified features are taken into account. As such it is proposed that this policy is not amended.
Pegasus Group	Land to the west of Thorpe Arnold is proposed for safeguarding under this policy as a site of environmental significance. As with the other proposed land safeguarding policies, this designation is premature and the preparation of the Neighbourhood Plan should be delayed pending the identification of a preferred route for the	We disagree with this argument for a delay in the Neighbourhood Plan, which is subject to a review in the event of changed circumstances.

	eastern distributor road.	
The Bicker family & Davidsons Developments	<p>Draft NP Policy ENV4 seeks to identify sites within the Parish which are worthy of protection, owing to their environmental (natural or historical) significance. The Policy indicates that 23 no. sites have been identified, which are considered important in their own right and which are locally valued. As a matter of principle, we question the basis upon which these sites have been identified and seek confirmation that these sites have been assessed by a suitably qualified consultant for their wildlife / biodiversity value.</p> <p>Indeed, one of the Sites currently identified within this draft Policy is our client's landholding off Bescaby Lane, Waltham on the Wolds. As part of the Outline Planning Application made to Melton Borough Council in respect of this Site, Davidsons instructed suitable consultants (Middlemarch Environmental) to undertake detailed ecological assessments of the landholding. This work was undertaken alongside archaeological and arboricultural assessments, by the University of Leicester and AWA Trees respectively. This detailed work informed the Outline Planning Application submission and conclusively demonstrated that the landholding could accommodate the proposed residential development, without harm to protected species or other wildlife / biodiversity assets of significance. This position was supported by Natural England, a statutory consultee for the Planning Application process.</p> <p>With this in mind, we question the evidence base which underpins Draft NP Policy ENV4 and we also question the ambiguity of the wording of this Policy, which indicates that "Development proposals that affect them (sites of environmental significance) will be expected to protect or enhance the identified features." It is wholly unclear which 'identified features' are being protected or enhanced and on what basis such protection is being made. We therefore submit that this Policy should be re-considered.</p>	<p>The 'identified features' are contained within the environmental inventory that accompanies the Neighbourhood Plan (se Appendix E).</p> <p>Policy ENV4 may appear unclear to the respondent but is a form of words that has successfully passed NP Examination elsewhere.</p> <p>The Policy does not prevent development but merely seeks to ensure that any development takes the valued features into account and is proportionate to its significance.</p>
Melton Borough Council	Should reference the Melton Biodiversity and Geodiversity Study, 2016.	Noted. Reference is added accordingly.
Policy ENV5: Area of Separation		
Jelson Homes	We note that the NPG is proposing to allocate an 'Area of Separation' to the west of Thorpe Arnold, which would maintain the current physical and visual separation between the settlements of Thorpe Arnold and Melton Mowbray. Policy EN5 seeks to prevent development coming forward within this area which would result in the coalescence of the two settlements. In our view, the development of Jelson's land	Noted.

	for housing would not be in conflict with the overarching objective of this policy which is to maintain separation between Thorpe Arnold and Melton Mowbray. this policy. The context plan, referred to above, demonstrates that the development of Jelson’s land would not impact upon the Area of Separation (shown in green in the map above).	
Pegasus Group	A proposed area of separation is identified to the west of Thorpe Arnold. As with the other proposed safeguarding policies, this designation is premature pending the identification of a route for the eastern distributor road. If a route is identified to the west of Thorpe Arnold, this would impact on the proposed area of separation and would need to be taken into account in the Neighbourhood Plan.	We disagree with this argument for a delay in the Neighbourhood Plan, which is subject to a review in the event of changed circumstances.
Melton Borough Council	Again reference to the Influence Study as a consultation document, it is a fully ratified evidence document. Areas of Separation is Policy EN4 in the Emerging Melton LP, not EN3.	Noted.
Policy ENV6: Important Woodland, Trees and Hedges		
Policy ENV9: Biodiversity		
Environment Agency	I am supportive of Policy ENV9 - Biodiversity.	Noted.
Policy, Economy & Community, Chief Executive’s Department, Leicestershire CC	<p>Biodiversity:</p> <p>The Natural Environment and Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their duties, to the purpose of conserving biodiversity. The National Planning Policy Framework (NPPF) clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment and reducing pollution. Neighbourhood Plans should therefore seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and improving the natural environment based on local evidence and priorities. Each Neighbourhood Plan should consider the impact of potential development on enhancing biodiversity and habitat connectivity such as hedgerows and greenways.</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</p>	This general comment is noted.

	will also be included. LRERC is unable to carry out habitat surveys on request from a Parish Council, although it may be possible to add it into a future survey programme. Contact: planningecology@leics.gov.uk , or phone 0116 305 4108	
Policy ENV11: Ridge and Furrow Fields		
Buckminster Management	Clarity is needed in regard to Policy ENV 11: Ridge and Furrow Fields and the accompanying figure. Part of the site THOR1 has been shaded as ' <i>Faint (sic) partly ploughed out</i> '. ENV11 should be clarified to only protect ' <i>Well Preserved</i> ' Ridge and Furrow.	The policy only relates to 'well-preserved' ridge and furrow. This is already clear so no change is proposed.
K&A Watchorn & Sons	Policy ENV11: Ridge and Furrow Fields identifies the site on Figure 14 as an area of well-preserved ridge and furrow earthworks. The policy states that these areas are non-designated heritage assets and any harm arising from a development proposal will need to be balanced against their significance as heritage assets. The attached report by CgMs provides a detailed assessment of the ridge and furrow on the land east of Melton Road. The Neighbourhood Plan provides no robust assessment of the ridge and furrow in support of the policy. The assessment by CgMs concludes that the ridge and furrow has been assigned an inappropriate level of communal and educational value in the plan. The proposed policy has been justified in terms wider than those assigned to the Neighbourhood Plan process by the Localism Act and has strayed into areas of agricultural policy and land use. The ridge and furrow on land east of Melton Road should be removed from the policy map and Policy ENV11 should be reviewed to ensure compliance with planning legislation, national planning policy (NPPF) and accepted heritage guidance.	It is not proposed to change this as the policy balances development against its significance as a heritage asset.
The Bicker family & Davidsons Developments	With this in mind, we believe that the content of Draft NP Policies ENV 11 – Ridge and Furrow, ENV 15 – Flooding and Drainage and ENV 16 – Groundwater Flooding currently go significantly beyond the requirements of the NPPF and introduce new requirements which are not based upon recognised National Policies. For example, Draft NP Policy ENV 15 introduces a restriction on all development in Flood Zone 1 on Sites over 1ha – it is clear that this is not a requirement of the NPPF and nor is there any evidence which would support the introduction of such a restriction. Similarly, Draft Policy ENV 11 seeks to introduce a level of protection over certain identified Sites, owing to their historic Ridge and Furrow; however, again it is unclear what evidence has been utilised to identify these Sites and therefore it is uncertain whether these Sites are indeed worthy of protection. For these reason, we believe that these draft Policies must be re-visited and re-	Policy ENV 15 is reworded in line with Environment Agency recommendations, as follows: 'Development proposals of appropriate scale and where relevant will be required to demonstrate that: <ul style="list-style-type: none"> • Its location takes geology, flood risk and natural drainage into account, including undertaking a hydrogeological study whose findings must be complied with in respect of design, groundworks and construction; • Its design includes, as appropriate, sustainable drainage systems (SuDS), other surface water

	<p>drafted, to ensure conformity and compliance with the NPPF and in order to ensure that requirements are not introduced at a local level which place an undue and unnecessary burden upon landowners / developers.</p> <p>With this in mind, we believe that the content of Draft NP Policies ENV 11 – Ridge and Furrow, ENV 15 – Flooding and Drainage and ENV 16 – Groundwater Flooding currently go significantly beyond the requirements of the NPPF and introduce new requirements which are not based upon recognised National Policies.</p> <p>For example, Draft NP Policy ENV 15 introduces a restriction on all development in Flood Zone 1 on Sites over 1ha – it is clear that this is not a requirement of the NPPF and nor is there any evidence which would support the introduction of such a restriction. Similarly, Draft Policy ENV 11 seeks to introduce a level of protection over certain identified Sites, owing to their historic Ridge and Furrow; however, again it is unclear what evidence has been utilised to identify these Sites and therefore it is uncertain whether these Sites are indeed worthy of protection.</p> <p>For these reason, we believe that these draft Policies must be re-visited and re-drafted, to ensure conformity and compliance with the NPPF and in order to ensure that requirements are not introduced at a local level which place an undue and unnecessary burden upon landowners / developers.</p>	<p>management measures and permeable surfaces;</p> <ul style="list-style-type: none"> • It does not increase the risk of flooding to third parties’. <p>Policy ENV11 requires that harm arising from development in identified sites ‘will need to be balanced against their significance as heritage assets’. This level of protection therefore is in direct proportion to its significance and reflects a form of words that has passed Examination in other NPs (reference Thurcaston and Cropston).</p>
Melton Borough Council	Should reference the Melton Biodiversity and Geodiversity Study, 2016.	Noted. Reference is added accordingly.
Policy ENV12: Protection of Important Views		
Buckminster Management	<p>In our view this policy needs rewording in part. It currently reads as – our underlining : <i>Development that impacts adversely in any way on the following identified, locally important and valued views listed below and mapped in Figures 15 and 16 will be strongly resisted.</i></p> <p>And then goes onto list one of the protected views as: <i>c) Northwest from the burial ground and Church car park: a rural view over the public footpath to open farmland and woods.</i></p> <p>This wording could be used to effectively stymie development on THOR1 which would not be in line with other policies in the Neighbourhood Plan or Melton’s Local Plan once adopted. We suggest the following amended wording: <i>Development that significantly impacts adversely in any way on the following identified, locally important and valued views listed below and mapped in Figures 15 and 16 will be strongly resisted.</i></p>	The word ‘significantly’ is added as suggested.
Belvoir Estate	This policy identifies a number of significant views. It appears as though there is a	Bullet points corrected, thank you.

	<p>drafting error in the plan in that ‘bullet points’ (a-e) do not reflect the map annotation (a-e). The key views relating to the Estate land are e and f. The Landscape Sensitivity Study identifies that there is capacity within this edge of settlement to enhance the harsh edge of the village and the scheme currently proposed by the Estate seeks to ensure that both of these viewpoints are enhanced, in particular with a wide wildlife corridor softening the edge of the settlement and providing ecological linkages.</p>	
K&A Watchorn	<p>The important views identified by this Policy are noted. The proposals for development would not impact on these views and the planning applications are supported by comprehensive Landscape and Visual Appraisals. The proposal to include the land to the east of Melton Road reflects the site’s close relationship to the existing urban form of the village.</p>	Noted.
Jelson Homes	<p>Similarly, the development of Jelson’s site would not conflict with the draft policy ENV12, which aims to protect important views into and out of the settlements. Figures 15 and 16 show the site does not form part of those areas which are considered to have important views across the Parish.</p>	Noted.
Pegasus Group	<p>This policy seeks to identify a number of important views for safeguarding. Views into and out of the village of Thorpe Arnold will inevitably be affected by the proposed eastern distributor road. As indicated above, the identification of important views for Thorpe Arnold would be premature pending the identification of a preferred route for the eastern bypass and the preparation of the Neighbourhood Plan should await the identification of a preferred route.</p>	We disagree with this argument for a delay in the Neighbourhood Plan, which is subject to a review in the event of changed circumstances.
The Bicker family & Davidsons Developments	<p>Draft NP Policy ENV 12 similarly seeks to protect ‘Important Views’ both into and out of the villages of Waltham on the Wolds and Thorpe Arnold and states that: “Development that impacts adversely in any way on the following identified, locally important and valued views listed below and mapped in Figures 15 and 16 will be strongly resisted”.</p> <p>Initially, it should be noted that the annotations within the Figures do not match the lettered descriptions within the Policy itself, which is rather confusing.</p> <p>Notwithstanding this matter, it is again questioned on what basis these ‘Important Views’ have been identified and what assessments have been undertaken to support such a restrictive approach to development proposals which may impact upon them. With regard to the landholding off Bescaby Lane, Waltham on the Wolds, Davidsons have again undertaken a rigorous and detailed assessment, through consultants Ian Reid Landscape Planning, which sought to establish a</p>	<p>The word ‘significantly’ is added to make the sentence read ‘development that significantly impacts adversely ...’ to address this issue.</p> <p>Bullet points amended to match figures as proposed.</p>

	<p>Landscape Baseline and then to consider the full range of potential impacts of the proposed residential development upon the landscape character. Where necessary, a full mitigation strategy has also been established through the submitted Landscape and Visual Impact Assessment.</p> <p>Again, with this in mind, we believe that the terms of Draft NP Policy ENV 12 are unduly restrictive and are not supported by a robust evidence base. Whilst we fully accept that there may well be important views into and out of the two settlements, these views should be identified and considered through a suitable Landscape and Visual Impact Assessment. This would then inform development proposals going forward, rather than seeking to apply a blanket restriction to new development.</p>	
Melton Borough Council	<p>Preamble Para 1, Page 47: Reference to 'Landscape Sensitivity Study, 2015 not clear. Is this the Influence Report or the Melton & Rushcliffe Sensitivity Study: Wind Energy Development (LUC 2014). Policy: The wording "impacts adversely in any way" is not consistent with the principle of positive planning. The wording of the policy is overly restrictive could be interpreted as meaning that no development will be permitted in the sight lines identified.</p>	<p>Full title of report is now included.</p> <p>Policy wording is changed to 'Development proposals should respect the open views and vistas identified below...'</p>
Policy ENV13: Footpaths and Bridleways		
Belvoir Estate	<p>The Estate supports the Neighbourhood Plans intentions to retain footpath linkages on its land and the proposed scheme by the Estate supports and enhances the existing footpath network retaining linkages to the countryside from the existing and proposed new development.</p>	Noted.
K&A Watchorn & Sons	<p>Policy ENV13: Footpaths and Bridleways states that development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths will not be supported. Any change from the existing rural character of a path or track, including its incorporation into a new development as a paved sidewalk or restricted-width alleyway, will be considered to be a 'significant adverse effect'. The northern part of the site already benefits from outline planning permission. A reserved matters application is with the Council for determination. The routes of Public Rights of Way E99/1 and F1/1 have been integrated into the design of the proposed development and so they are not physically affected. The setting of the footpaths is already influenced by the presence of built form on Melton Road, Fair Field, Manor Court and Mill Lane; however it is also influenced by the wider countryside through which it passes and to the south-east. There will be a</p>	Wording 'without appropriate mitigation' is added to policy.

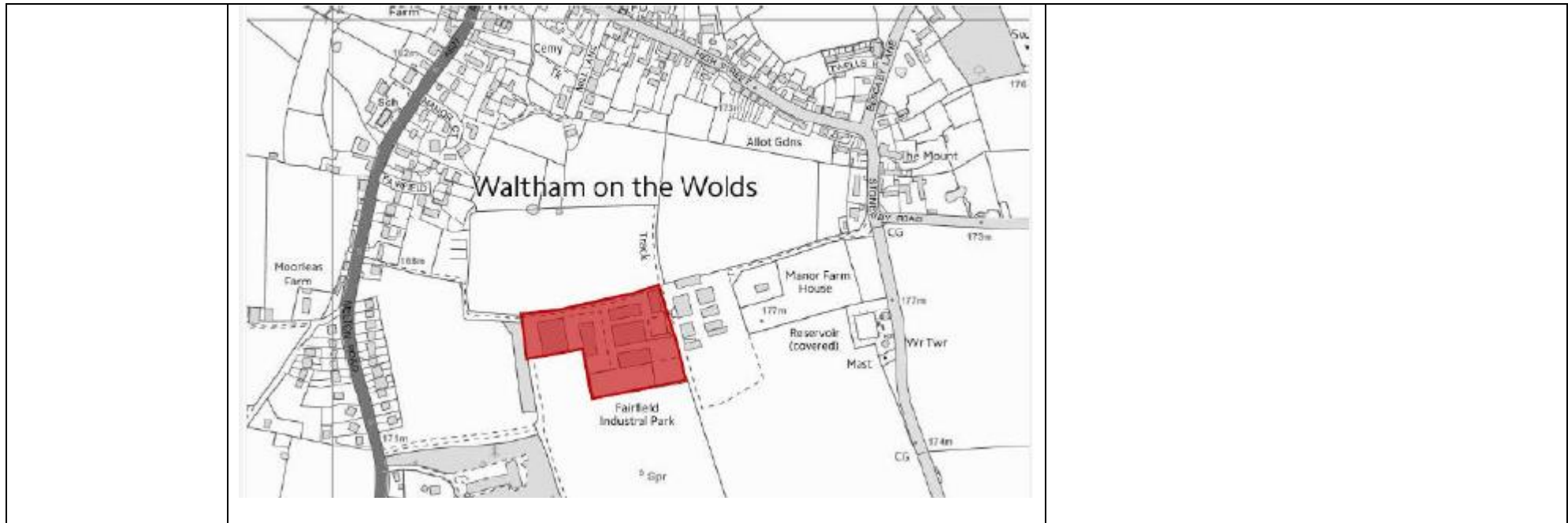
	change in context of the public footpath and the Mowbray Way (National Trail) as the residential built form will be situated closer to the route. However, the impact of the consented (and proposed) development is not considered to have a significant impact on the footpaths and the certainly not a 'significantly adverse effect'. It is considered that the Policy is overly restrictive as written and a more balanced approach should be taken to assessing the impact of new developments on existing public footpaths particularly where new developments have clearly been designed to ensure that existing footpaths are protected and integrated.	
Policy ENV15: Flooding and Drainage		
Environment Agency	<p>This Policy is not compliant with National Policy. National Policy does allow for development in Flood Zones 3 & 2 subject to the development vulnerability classification and application of the sequential test and exception test as applicable. Within the Flood Risk and Coastal Change chapter of National Planning Practice Guidance Table 2 details the Flood Risk vulnerability classification and Table 3 Flood risk vulnerability and flood zone compatibility details what development is appropriate and what development should not be permitted. Flood Zone 1 is only deemed an area at risk of flooding if it has a critical drainage problem. A critical drainage problem area is an area which has been notified by the Environment Agency to the Local Planning Authority. There are no "critical drainage problems" notified for the Melton Borough Council area.</p> <p>The sequential test and exemption test are applied to developments being proposed in areas of Flood Zone 2 or 3. National Policy prefers development in Flood Zone 1. Development proposals in Flood Zone 1 do not require a sequential test but they do require a flood risk assessment which addresses surface water disposal from the site. Surface water flooding lies within the remit of the Lead Local Flood Authority. The Policy refers to Figure 17 for EA Flood Zones and to Figure 18 for surface water flooding. Figure 17 relates to Public Rights of Way and Figure 18 refers to EA Flood Zones. The correct Figures to refer to our Figure 18 for EA Flood Zones and Figure 19 for Surface water Flooding.</p> <p>The last bullet point of the Policy uses the word "adjacent". All areas of land in Flood Zone 1 will be "adjacent" to Flood Zones 2 & 3 hence this is unclear as to what areas of land you would require climate change projections to be taken into account.</p>	<p>This policy to be amended to say as follows:</p> <p>Development proposals of appropriate scale and where relevant will be required to demonstrate that:</p> <ul style="list-style-type: none"> • Its location takes geology, flood risk and natural drainage into account, including undertaking a hydrogeological study whose findings must be complied with in respect of design, groundworks and construction. • Its design includes, as appropriate, sustainable drainage systems (SuDS), other surface water management measures and permeable surfaces. • It does not increase the risk of flooding downstream.
Policy, Economy & Community, Chief	The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating	This general comment is noted.

<p>Executive's Department, Leicestershire CC</p>	<p>to new developments. LCC in our role as the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to undertake works on ordinary watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk. In April 2015 the LLFA also became a statutory consultee on major planning applications in relation to surface water drainage and have a duty to review planning applications to ensure that the onsite drainage systems are designed in accordance with current legislation and guidance. The LLFA also ensures that flood risk to the site is accounted for when designing a drainage solution.</p> <p>The LLFA is not able to:</p> <ul style="list-style-type: none"> • Prevent development where development sites are at low risk of flooding or can demonstrate appropriate flood risk mitigation. • Use existing flood risk to adjacent land to prevent development. • Require development to resolve existing flood risk. <p>When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points:</p> <ul style="list-style-type: none"> • Locating development outside of river (fluvial) flood risk (Flood Map for Planning (Rivers and Sea)). • Locating development outside of surface water (pluvial) flood risk (Risk of Flooding from Surface Water map). • Locating development outside of any groundwater flood risk by considering any local knowledge of groundwater flooding. • How potential SuDS features may be incorporated into the development to enhance the local amenity, water quality and biodiversity of the site as well as manage surface water runoff. • Watercourses and land drainage should be protected within new developments to prevent an increase in flood risk. <p>All development will be required to restrict the discharge and retain surface water on site in line with current government policies. This should be undertaken through the use of Sustainable Drainage Systems (SuDS). Appropriate space allocation for SuDS features should be included within development sites when considering the housing density to ensure that the potential site will not limit the ability for good SuDS design to be carried out. Consideration should also be given to blue green corridors and how they could be used to improve the bio-diversity and amenity of new developments, including benefits to surrounding areas.</p>	
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	<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 our role as LLFA will object to anything contrary to LCC policies.</p> <p>For further information it is suggested reference is made to the National Planning Policy Framework (March 2012), Sustainable drainage systems: Written statement - HCWS161 (December 2014) and the Planning Practice Guidance webpage.</p>	
<p>The Bicker family & Davidsons Developments</p>	<p>With this in mind, we believe that the content of Draft NP Policies ENV 11 – Ridge and Furrow, ENV 15 – Flooding and Drainage and ENV 16 – Groundwater Flooding currently go significantly beyond the requirements of the NPPF and introduce new requirements which are not based upon recognised National Policies.</p> <p>For example, Draft NP Policy ENV 15 introduces a restriction on all development in Flood Zone 1 on Sites over 1ha – it is clear that this is not a requirement of the NPPF and nor is there any evidence which would support the introduction of such a restriction. Similarly, Draft Policy ENV 11 seeks to introduce a level of protection over certain identified Sites, owing to their historic Ridge and Furrow; however, again it is unclear what evidence has been utilised to identify these Sites and therefore it is uncertain whether these Sites are indeed worthy of protection.</p> <p>For these reason, we believe that these draft Policies must be re-visited and re-drafted, to ensure conformity and compliance with the NPPF and in order to ensure that requirements are not introduced at a local level which place an undue and unnecessary burden upon landowners / developers.</p> <p>With this in mind, we believe that the content of Draft NP Policies ENV 11 – Ridge and Furrow, ENV 15 – Flooding and Drainage and ENV 16 – Groundwater Flooding currently go significantly beyond the requirements of the NPPF and introduce new requirements which are not based upon recognised National Policies.</p> <p>For example, Draft NP Policy ENV 15 introduces a restriction on all development in Flood Zone 1 on Sites over 1ha – it is clear that this is not a requirement of the NPPF and nor is there any evidence which would support the introduction of such a restriction. Similarly, Draft Policy ENV 11 seeks to introduce a level of protection over certain identified Sites, owing to their historic Ridge and Furrow; however,</p>	<p>See above</p>

	again it is unclear what evidence has been utilised to identify these Sites and therefore it is uncertain whether these Sites are indeed worthy of protection. For these reasons, we believe that these draft Policies must be re-visited and re-drafted, to ensure conformity and compliance with the NPPF and in order to ensure that requirements are not introduced at a local level which place an undue and unnecessary burden upon landowners / developers.	
Melton Borough Council	“No development will be permitted within Environment Agency Flood Risk Zones 2 and 3 or in Flood Risk Zone 1 for developments of greater than 1 ha” is overly restrictive and does not conform with national planning policy or guidance. Furthermore, no Reference Melton SFRA 2015 and Melton SFRA Addendum 2016, which forms the most up to date available evidence on this issue.	See above. Reference is now included.
Policy ENV16: Groundwater Flooding		
Environment Agency	Fifth line of the Policy, I suggest the word “potential” should be replaced by “potentially”, this will make the sentence read better.	Amendment is made as suggested.
Melton Borough Council	Again, no reference to Reference Melton SFRA 2015.	Reference is now included.
Section 6: Policies on Community Facilities		
Policy, Economy & Community, Chief Executive’s Department, Leicestershire CC	Communities: Consideration of community facilities in the draft Plan would be welcomed. We would suggest where possible to include a review of community facilities, groups and allotments and their importance with your community. Consideration could also be given to policies that seek to protect and retain these existing facilities more generally, support the independent development of new facilities and relate to the protection of Assets of Community Value and provide support for any existing or future designations. The identification of potential community projects that could be progressed would be a positive initiative.	This general comment is noted.
WOTW Primary School	Summarise the same information for School and Pre School, eg: <ul style="list-style-type: none"> Waltham Pre School, for children aged 2-4 years. Maximum 26 children, Ofsted rated “outstanding”. Waltham Church of England Primary School, for children aged 4-11 years. Capacity 100 children, Ofsted rated “good”. 	Change made as proposed.
Policy CF1: Community Facilities		
	No comments received.	

Policy CF2: Provision of New Community Facilities		
	No comments received.	
Section 7: Policies on Transport		
Policy T1: Transport Requirements for New Developments		
Pegasus Group	Policy T1 sets out transport requirements in association with new development. Neither the text or policy makes any reference to the proposals set out in the Submission Draft version of the Melton Local Plan for the provision of an eastern distributor road for Melton Mowbray. As indicated above, Leicestershire County Council has secured DfT funding to develop a business case for the road and has agreed to an accelerated program that would see consultation on a preferred route in the Summer/Autumn. In view of the potential impacts of this strategic infrastructure on Thorpe Arnold, preparation of the Neighbourhood Plan should be delayed to await the identification of a preferred route for the eastern distributor. The Neighbourhood Plan would then be able to take proper account of the implications of this route in planning for any further development at Thorpe Arnold.	Noted. The Neighbourhood Plan is now amended to reference the proposed road in general terms.
WOTW Primary School	Traffic speed and road safety outside school are highlighted. We continue to work with LCC, the Police and Parish Council regarding this and the possibility of a crossing.	Noted.
Section 8: Policies on Employment		
Environment Agency	The second paragraph has the word "Check" in brackets after the sentence.	Wording corrected accordingly.
Policy, Economy & Community, Chief Executive's Department, Leicestershire CC	Economic Development: 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.	This general comment is noted.
WOTW Primary School	The school and pre-school appear to have been overlooked as an employer of significant size in Waltham, since we employ 26 staff (6 full-time and 20 part-time)?	School and Pre-school added as significant employers.
Policy E1: Retention of Existing Employment Opportunities		
K&A Watchorn & Sons	The policy's recognition of Fairfield Industrial Estate as an existing employment use is supported. The Industrial Estate should be shown as an existing employment area on the Proposals Map, as detailed below.	There are no employment allocations so it is not felt necessary to map this employment area.



Policy E2: Re-use, Conversion and Adaption of Rural Buildings

No comments received.

Policy E3: Broadband Infrastructure

<p>Policy, Economy & Community, Chief Executive's Department, Leicestershire CC</p>	<p>Superfast Broadband: High speed broadband is critical for businesses and for access to services, many of which are now online by default. Having a superfast broadband connection is no longer merely desirable, but is an essential requirement in ordinary daily life. 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>Noted. Policy reflects this.</p>
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Policy E4: Working from Home

	No comments received.	
Appendix A: Parish Profile		
WOTW Primary School	<p>Main employment sites: the school and pre-school appear to have been overlooked as an employer of significant size in Waltham, since we employ 26 staff (6 full-time and 20 part-time)?</p> <p>Traffic speed and road safety outside school are highlighted. We continue to work with LCC, the Police and Parish Council regarding this and the possibility of a crossing.</p> <p>Summarise the same information for School and Pre School, as comment re Community Facilities.</p> <p>Education – thank you for requesting our comments on this section prior to publishing this document, so we have no further comments on this section.</p>	<p>School and Pre-school added as significant employers.</p> <p>Noted.</p> <p>Amendment is made as proposed.</p>
Appendix B&D: Community Consultation		
WOTW Primary School	<p>Many comments were made in both consultation sessions regarding the school’s capacity in the face of the proposed housing development. As a small rural school there are areas of our site and buildings that would require development if the number of children on roll were to increase above the school’s capacity. We have been liaising with all stakeholders involved as to the infrastructure improvements that would be required at school to enable us to continue to deliver the high standard of teaching and learning that currently exists to an increased number of pupils.</p>	Noted.
Appendix F: Environmental Inventory		
WOTW Primary School	<p>In the table (page 1), Recreational / Educational use – perhaps define as school use, rather than Forest school specifically.</p> <p>Page 6: “Forest School, Waltham” singles out the school wood, but the School Playing Field is not mentioned? This is protected by Sports England and probably should be included in your register of sites of environmental significance.</p>	<p>The narrative is changed to ‘Forest School and other educational use’.</p> <p>This field already has protection so no change is proposed.</p>

3. Regulation 14 Statutory Stakeholder Response Log

Consultation body	Date sent	Response date and source
Local planning authority, County Council and parish councils any part of whose area is in or adjoins the area of the local planning authority:		
County Council - Nik Green, Communities and Places Officer, Leicestershire County Council, Nik.Green@leics.gov.uk	Emailed 12-04-17	Received 18-05-17 from Nik Green, Policy Officer, Communities, Leicestershire CC.
James Beverley and Jim Worley, Planning Policy Officer, Regulatory Services, Melton Borough Council, jbeverley@melton.gov.uk jworley@melton.gov.uk	Emailed 12-04-17	Received 31-05-17
Croxton Kerrial & Branston Parish Council: Clerk Janice Fletcher, The sty, Piglet Cottage, 12 Middle Street, Croxton Kerrial, Grantham, NG32 1Q, ck.parishcouncil@yahoo.com	Emailed 12-04-17	None received
Eaton Parish Council: Clerk Chris Hill 43 Bowley Avenue, Melton Mowbray, Leics. LE13 1RU, clerk@eatonpc.org.uk	Emailed 12-04-17	None received
Freeby Parish Council: Clerk Frances Waberski, Ivy House, Freeby, Melton Mowbray, LE14 2RY, freebyparishcouncil@btinternet.com	Emailed 12-04-17	None received
Garthorpe & Coston Parish Council: Clerk Mrs. Alisa Atkins, Coston Lodge, South Buckminster Road, Coston, Melton Mowbray, LE14 2RP, garthorpeandcostonparishclerk@gmail.com	Emailed 12-04-17	None received
Scalford Parish Council: Clerk: Chris Hill, 43 Bowley Avenue, Melton Mowbray, Leics, LE13 1RU. clerk@scalfordpc.org.uk	Emailed 12-04-17	None received
Sproxton Parish Council: Clerk Rosie Thompson, 24 School Hill, Sproxton, Melton Mowbray, LE14 4RB, sproxtonparishclerk@outlook.com	Emailed 12-04-17	None received
The Coal Authority		
Deb Roberts, Planning Liaison Officer, The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG thecoalauthority@coal.gov.uk	Emailed 12-04-17	Received 09-05-17 from Mark Harrison, Principal Manager, planningconsultation@coal.gov.uk
The Homes and Communities Agency		
Homes and Communities Agency, 5 St Philip's Place, Colmore Row Birmingham , B3 2PW, mail@homesandcommunities.co.uk	Emailed 12-04-17	None received

Natural England		
Miss C Jackson, Consultation Service, Natural England, Hornbeam House, Electra Way, Crewe, Cheshire, CW1 6GJ enquiries@naturalengland.org.uk	Emailed 12-04-17	Received 16-05017 from Caolan Gaffney, Planning Adviser, Sustainable Development, East Midlands Area Team, Natural England, Apex Court, City Link, Nottingham, NG2 4LA Caolan.gaffney@naturalengland.org.uk
The Environment Agency		
Mark Candlin, Environment Agency, Lower Trent Area, Trentside Offices, Scarrington Road, West Bridgeford, Nottingham, NG2 5FA mark.candlin@environment-agency.gov.uk Naomi.doughty@environment-agency.gov.uk	Emailed 12-04-17	None received
geoff.platts@environment-agency.gov.uk Environment Agency Trentside Offices Scarrington Road West Bridgeford NOTTINGHAM NG2 5BR	Emailed 12-04-17	Received 02-05-17 from Geoff Platts.
Historic England/English Heritage		
Historic England. eastmidlands@HistoricEngland.org.uk 2 nd floor, Windsor House, Cliftonville, Northampton, NN1 5BE	Emailed 12-04-17	Received 05-05-17 from Jeffrey Badland on behalf of Clive Fletcher, Business Officer, Jeffrey.Badland@HistoricEngland.org.uk
Ann Plackett, English Heritage, East Midlands Region, 44 Derngate Northampton, NN1 1UH	Posted 12-04-17	None received
Network Rail Infrastructure Limited		
Network Rail Infrastructure Limited, Kings Place, 90 York Way London, N1 9AG	Posted 12-04-17	None received
Highways England		
Ms Aoife O'Tool, Highways England, Level 9, The Cube, 199 Wharfside Street, Birmingham B1 1RN, info@highwaysengland.co.uk	Posted 12-04-17	Received 17-05-17 from Steve Pearce, Spatial Planning & Economic Development Manager, steve.pearce@highwaysengland.co.uk .
Any person to whom the electronic communications code applies or who owns or controls electronic communications apparatus in the area		
British Telecommunications Plc, Customer Wideband Planning Group Post Point BSTE 0301, Bath Street, Nottingham NG1 1BZ	Posted 12-04-17	None received
Primary Care Trusts		
East Leicestershire and Rutland CCG, Suite 2 and 3, Bridge Business Park 674 Melton Road, Thurmaston, Leicester, LE4 8BL, communications@eastleicestershireandrutlandCCG.nhs.uk	Emailed 12-04-17	None received
South Lincolnshire CCG, Sunderland Road, Northfields Industrial Estate,	Emailed	None received

Market Deeping, Peterborough. PE6 8FD, office@southlincolnshireCCG.nhs.uk	12-04-17	
Licence holder under the Electricity Act 1989		
FAO Mr D Holdstock, National Grid, AMEC Environment & Infrastructure UK Limited, Gables House, Kenilworth Road, Leamington Spa, Warwickshire, CV32 6JX	Posted 12-04-17	Received 18.05.17 from Robert Deanwood, Consultant Town Planner, Amec Foster Wheeler E&I UK, Gables House, Kenilworth Road Leamington Spa, Warwickshire, CV32 6JX n.grid@amecfw.com
Licence holder under the Gas Act 1986		
British Gas Properties, Aviary Court, Wade Road, Basingstoke Hampshire, RG24 8GZ	Posted 17-05-17	None received
Sewage Undertaker/Water undertaker		
Mr Peter Davies, Severn Trent Water Ltd, Hucknall Road Nottingham, NG5 1FH	Posted 12-04-17	None received
Voluntary bodies some or all of whose activities benefit all or part of the neighbourhood area		
Voluntary Action Leicestershire admin@vasl.org.uk	Emailed 12-04-17	None received
Roy Holland, Age UK Leicestershire and Rutland roy.holland@ageukleics.org.uk	Emailed 12-04-17	None received
CPRE, info@cpreleicestershire.org.uk	Emailed 12-04-17	None received
Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area		
Leicestershire Ethnic Minority Partnership Prakash@lemp-leics.org.uk	Emailed 12-04-17	Email bounced. Called twice to Prakash and left voice mail message but no response.
National Federation of Gypsy Liaison Groups natglg@outlook.com	Emailed 12-04-17	None received
Bodies which represent the interests of different religious groups in the neighbourhood area		
Interfaith Forum for Leicestershire equality@leics.gov.uk	Emailed 12-04-17	Received 12-04-17 from Andrew Jeffreys, Policy Officer (Equalities), Policy, Economy and Communities, Chief Executive's Department, Leicestershire CC, County Hall, Glenfield, Leicester, LE3 8RA andrew.jeffreys@leics.gov.uk

Lisa Neale - Parish Administrator, St Mary Magdelene Church, lisa.ironstone@btinternet.com	Emailed 12-04-17	None received
Bodies which represent the interests of persons carrying on business in the neighbourhood area		
Melton Mowbray Chamber of Commerce. Harwood House Annex, 3C Park Road, Melton Mowbray, Leicestershire, LE13 1TT	Posted 12-04-17	None received
Bodies which represent the interests of disabled persons in the neighbourhood area		
Leicestershire Centre for Integrated Living. 5-9 Upper Brown Street, Leics, LE1 5TE www.lcil.org.uk	Emailed 12-04-17	None received
Planning Specialist - Leicestershire Sustainable Places - Planning Team, County Hall, Glenfield, Leics.	Posted 12-04-17	None received
Melton Borough Access Group, nslater@melton.gov.uk	Emailed 12-04-17	None received
Other bodies		
Leicestershire Police, Force Headquarters, St Johns, Enderby, Leicester, LE19 2BX, contactus@leicestershire.pnn.police.uk	Emailed 12-04-17	None received
Leicestershire Fire and Rescue, 12 Geoff Monk Way, Birstall, Leicester LE4 3BU, info@lfrs.org	Emailed 12-04-17	None received
Councillors/MP		
MP: Sir Alan Duncan duncana@parliament.uk	Emailed 12-04-17	None received
County Councillor: Byron Rhodes byron.rhodes@leics.gov.uk	Emailed 12-04-17	None received
Ward Councillor: Elaine Holmes, elaine.holmes191@btinternet.com	Emailed 12-04-17	None received
Local Businesses		
The Royal Horseshoes, 4 Melton Road, Waltham on the Wolds, LE14 4AJ. theroyalhorseshoes@gmail.com	Emailed 12-04-17	None received
Waltham Post Office and Shop, 15 High Street, Waltham on the Wolds, LE14 4AH	Delivered 14-04-17	None received
The Waltham Deli, 21 High Street, Waltham on the Wolds, LE14 4AH, info@parsnipsandpears.co.uk	Emailed 12-04-17	None received

Regent Services, Melton Road, Waltham on the Wolds, LE14 4AJ, regentwaltham@gmail.com	Emailed 12-04-17	None received
Bryn Barn Bed and Breakfast, 38 High Street, Waltham on the Wolds, LE14 4AH, mail@brynbarn.co.uk	Emailed 12-04-17	None received
Waltham Hall Nursing Home, 87 Melton Road, Waltham on the Wolds, LE14 4AJ, admin@walthamhall.co.uk	Emailed 12-04-17	None received
Geeson Builders, 12 Goadby Road, Waltham on the Wolds, LE14 4AG geesonbuilders@tiscali.co.uk	Emailed 12-04-17	None received
Twinlakes Theme Park info@twinlakespark.co.uk	Emailed 12-04-17	None received
Melton Mowbray Golf Club, secretary@meltonmowbraygc.co.uk	Emailed 12-04-17	None received
Angie Phillips, Mars UK, Freeby Lane, Waltham on the Wolds, Melton Mowbray, LE14 4RS, angie.phillips@effem.com	Emailed 12-04-17	None received
Brooks and Sims, The Workshop, Waltham Road, Thorpe Arnold, LE14 4SD, mail@brooksandsims.co.uk	Emailed 12-04-17	None received
R&R Country, Waltham Road, Thorpe Arnold, LE14 4SD, melton@randrcountry.co.uk	Emailed 12-04-17	None received
Statutory/Voluntary Organisations		
Waltham on the Wolds Scout Group, c/o Allison Green	Delivered 14-04-17	None received
Waltham on the Wolds CE Primary School and Pre-school. office@waltham.leics.sch.uk	Emailed 12-04-17	Received from Louise Imm, Chair of the Governors, 23.05.17
The Welby Practice, Waltham Surgery, Bescaby Lane, Waltham on the Wolds, Melton Mowbray, LE14 4AB	Delivered 14-04-17	None received
Landowners and Developers		
Buckminster Management, enquiries@buckminster.co.uk	Emailed 12-04-17	Received 15.05.17 from Andrew Russell-Wilks, Godfrey-Payton, 25 High Street, Warwick, CV34 4BB,
Richard & Angela Miller	Delivered 14-04-17	None received
K&A Watchorn & Sons, montywatchorn@icloud.com	Emailed 12-04-17	Received 23.05.17 from Guy Longley, Executive Director, Pegasus Group, 4 The Courtyard, Church Street, Lockington, Derbyshire, DE74 2SL
David & Dawn Mount, danddmount@gmail.com	Emailed	None received

	12-04-17	
Belvoir Estates, gmilham@belvoircastle.com	Emailed 12-04-17	Received 22.05.17 from Claire Claire, Claire Pendle Planning 30 Fosse Road, Farndon, Newark, Nottinghamshire, NG24 4ST
Mrs. D. Powles & Mrs. J. Tebbs c/o 5 Main Street, Eastwell, LE14 4EH	Posted 14-04-17	None received
The Lovegrove Family, c/o David Lovegrove	Emailed	Received 19-05-17 from David Lovegrove.
The Greenall Family, c/o Toby Greenall,	Emailed 12-04-17	None received
Jelson Homes		Received 23.05.17 from Ben Williams, Planner, GVA 3 Brindleyplace, Birmingham, B1 2JB
The Bicker family and Davidsons Developments		Received 30.05.17 from George Machin, GraceMachin Planning & Property, 5 Malin Hill, Plumpton Square, Nottingham, NG1 1JK george@gracemachin.com
Pegasus Group		Received 20.05.17 from Katie Hancock, Planner, Pegasus Group, 4 The Courtyard, Church Street, Lockington, Derbyshire, DE74 2SL

4. Responses from Parishioners

Consultation body	Consultees Response	Action
General		
Steve Deacon	<p>I congratulate you and your colleagues on capturing the views of local residents and preparing a comprehensive and well-argued plan. My primary concern is the current tsunami of planning applications for housing development in the parish. Hence whilst I support all the plan proposals I am particularly supportive of the proposed housing policies.</p> <p>I hoped that you are able to complete and submit the plan in good time to provide a very clear input into Melton Borough planning to avoid housing over-development that will harm our village character and severely strain our local services.</p>	Noted
Alan Luntley	<p>Obviously much effort has gone into providing this plan and it is comprehensive in its aims and intentions. I am worried that the Melton Local plan – via the planning system - will be able to enforce the provisions on house type and superior building methods.</p>	Noted
David Ward	<p>Apologies for not citing a specific paragraph; not sure whether the comment fits in to the community facilities or housing development policy.</p> <p>I may have missed this, but there appears to be no reference to the provision of gas to the village; is this something that has been considered and dismissed, or not considered at all? Is there a wind / solar / sustainable energy plan for the future? (Waltham is certainly windy enough)</p> <p>That aside; great document – thanks for the opportunity to comment.</p>	This is not a matter for planning and would be a commercial decision by a developer. I don't think the NP can address this.
Christopher Greensides	<p>I did find the 2017 - 55 page download information in 'microprint' on the 2016 wotwatapc. So all OK in that respect.</p> <p>Report content seems mostly relevant and acceptable; but so much of the proposed development plan appears to over-stretch the existing resources and 1000+ years character of Waltham.</p> <p>It appears that significantly more invasive systems and costly services development, will also be required to realise this plan, in practical and sustainable terms!</p>	The NP cannot promote less development than is required through the Local Plan.
Barry Nash	<p>Thank you for the opportunity to read the proposed plan and congratulations to all those responsible. To me it seems most professional and the result of a lot of hard work.</p>	Noted
Alison and Steve Chick	<p>We have both read through your Neighbourhood Plan draft and are very pleased with it. It is very clear, comprehensive, professionally put together and accords with what we believe is best for the parish and its people. There is nothing further that we would like to add or comment on.</p> <p>Many thanks to all concerned for the sterling work involved, particularly in gathering together the input of so many stakeholders.</p>	Noted

	Very good luck in getting the Plan submitted and accepted.	
Section 3: Strategic Policies		
Policy S1: Presumption in favour of Sustainable Development		
	No responses received	
Policy S2: Limits to Development		
	No responses received	
Section 4: Policies for Housing and the Built Environment		
Policy H1: Housing Provision		
Steve Deacon	Policy H1 states a clear view that completions and existing commitments have met required housing targets and that no further development (other than windfall) should be approved;	Noted
Policy H2: Housing Mix		
Steve Deacon	Policy H2 proposes a reasonable mix of housing types to meet local housing needs.	Noted
Alan Luntley	The problem of widespread over occupancy is unlikely to be solved by large house owners moving to allow those with large families to occupy. Such houses are between £400k and £800k and are very difficult to sell.	Noted
Policy H3: Affordable Housing Provision		
	No responses received	
Policy H5: Non-designates Heritage Assets of Historical and Architectural Interest		
	No responses received	
Policy H6: Housing Design Guidelines		
Alan Luntley	The problem of widespread over occupancy is unlikely to be solved by large house owners moving to allow those with large families to occupy. Such houses are between £400k and £800k and are very difficult to sell.	Noted
Policy H7: Extensions or Alterations to Existing Properties		
	No responses received	
Policy H8: Windfall Development		
Peter & Christine Carter	We think that this policy should also include restrictions on proposal for building in residential gardens (so called backland/ tandem development). Best practice guidelines seem to have been already established by some councils which we consider are no less important in Waltham. Please refer to: https://www.charnwood.gov.uk/files/documents/backland_and_tandem_development/backland_tandem_development.pdf	Policy H8 on Windfall Development amended to address tandem development
Section 5: Policies for the Natural Environment		
Policy ENV 1: Local green Space		
	No responses received	

Policy ENV 2: Protection of Other Important Open Space		
	No responses received	
Policy ENV4: Protection of Other Sites of Environmental Significance		
	No responses received	
Policy ENV5: Area of Separation		
	No responses received	
Policy ENV6: Important Woodland, Trees and Hedges		
	No responses received	
Policy ENV9: Biodiversity		
	No responses received	
Policy ENV11: Ridge and Furrow Fields		
	No responses received	
Policy ENV12: Protection of Important Views		
	No responses received	
Policy ENV13: Footpaths and Bridleways		
	No responses received	
Policy ENV15: Flooding and Drainage		
	No responses received	
Policy ENV16: Groundwater Flooding		
	No responses received	
Section 6: Policies on Community Facilities		
Policy CF1: Community Facilities		
Barry Nash	In the section on community facilities the scout HQ is described as being adjacent to the village hall. As a former chair of the village hall and responsible at the time for the funding and building of the new hall I should like to make it clear that the scouts occupy a part of the hall designated for the use of any parish youth organisation. It may not be used by a youth group now but it has been for many years. The youth wing of the village hall was not made available for the exclusive use of the scout organisation. I don't wish my comment to be just deemed to be pedantic. Ownership of the village hall resides with the Trustees of the Village Hall on behalf of the Parish. You may see fit to re-phrase that part of the plan.	Agreed. Text amended accordingly.
Policy CF2: Provision of New Community Facilities		
	No responses received	
Section 7: Policies on Transport		
Policy T1: Transport Requirements for New Developments		
	No responses received	

Section 8: Policies on Employment		
Policy E1: Retention of Existing Employment Opportunities		
	No responses received	
Policy E2: Re-use, Conversion and Adaption of Rural Buildings		
	No responses received	
Policy E3: Broadband Infrastructure		
Tom Holmes	Interesting, the report comments on Waltham having good broadband. I get less than 1mb whereas people on the other side of Melton Road are getting 30+.	The NP proposes a policy to improve broadband for new dwellings. Text amended to describe the current service as 'patchy'.
Policy E4: Working from Home		
	No responses received	