

The background is a textured, abstract map. A large, irregularly shaped area is highlighted in a bright yellow color. This yellow area is overlaid with a network of thin, dark lines representing roads or boundaries. Small, dark brown rectangular shapes are scattered across the yellow area, possibly representing buildings or landmarks. The background behind the yellow area is a mottled mix of purple, blue, and grey tones, also with a textured appearance. A solid dark green vertical bar is visible on the right edge of the image.

**Hoby with
Rotherby
Neighbourhood
Plan**

Regulation 14

Consultation

Statement

Consultation Statement

Introduction

The Neighbourhood Plan Working Group has been committed in undertaking consistent, transparent, effective and inclusive periods of community consultation throughout the development of the Neighbourhood Development Plan (NDP) and its associated evidence base.

Why have we produced this Statement?

The Neighbourhood Plan Regulations require that, when a Neighbourhood Development Plan is submitted for examination, a statement should also be submitted setting out details of those consulted, how they were consulted, the main issues and concerns raised and how these have been considered and, where relevant, addressed in the proposed Plan.

Legal Basis:

Section 15(2) of part 5 of the Neighbourhood Planning Regulations (as amended) 2012 sets out that, a consultation statement should be a document containing the following:

Details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;

Explanation of how they were consulted;

Summary of the main issues and concerns raised by the persons consulted; and

Description of how these issues and concerns have been considered and, where relevant, addressed in the proposed NDP.

The NDP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning Regulations 2012 (as amended 2015), the NPPF 2019 and the Melton Local Plan 2018. This Plan will cover the period between 2020 and 2037.

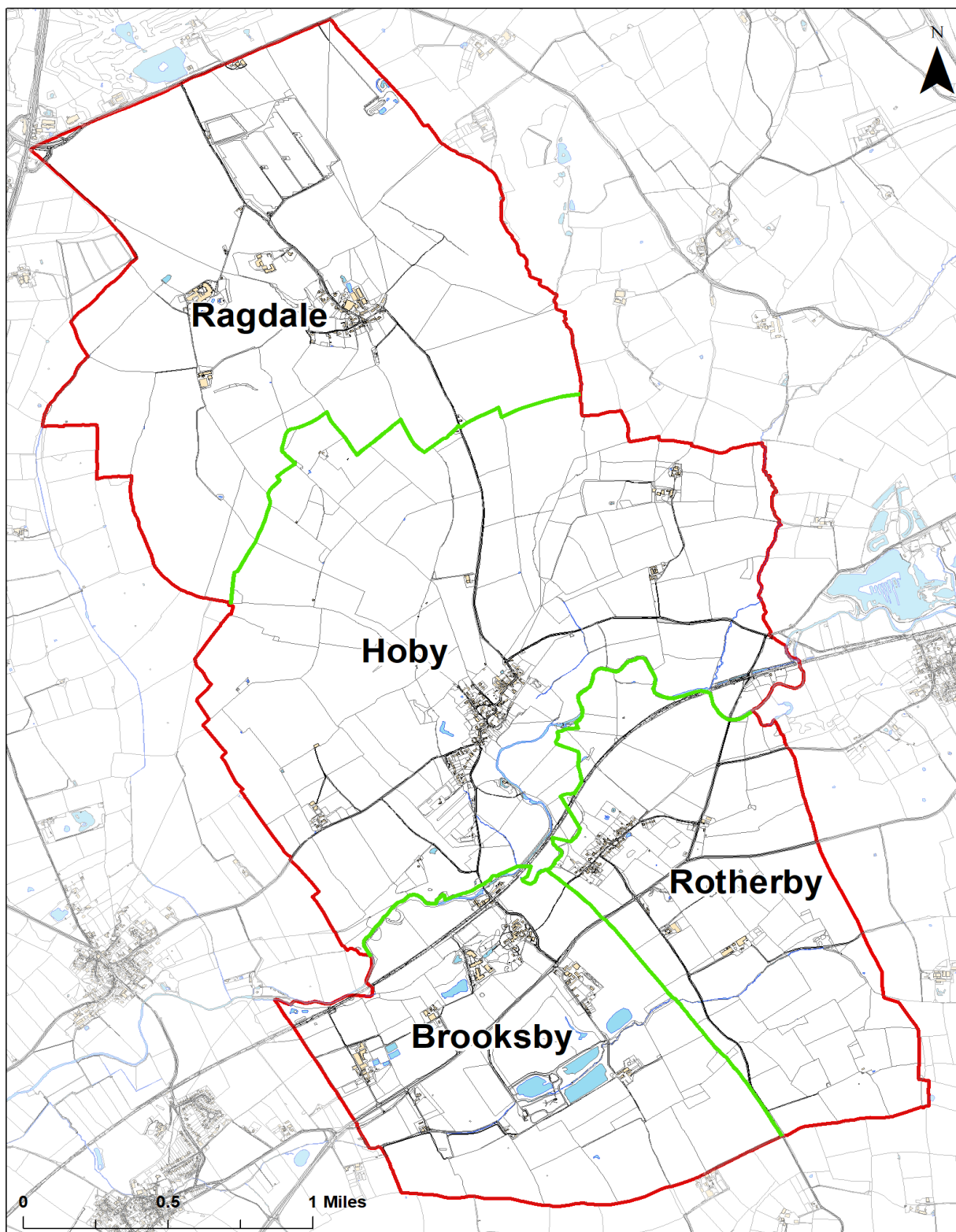
Our Consultation Statement

This statement outlines the stages in which have led to the production of the Hoby with Rotherby NDP in terms of consultation with residents, businesses in the parish, stakeholders and statutory consultees.



In addition, this statement will provide a summary and, in some cases, detailed descriptions of the numerous consultation events and other ways in which residents and stakeholders were able to influence the content of the Plan. The appendices detail certain procedures and events that were undertaken by the Neighbourhood development Plan Steering Group, including; producing questionnaires and running consultation events.

The Parish Council were designated the “qualifying Body” – who can legally prepare the Plan – by Melton Borough Council on 17 June 2015

The designated area covers Hoby with Rotherby Parish, which can be viewed on the map below. The Plan will cover the period from 2020 until 2037.



Legend

-  Pre 1936 Ward Boundary
-  Hoby and Rotherby NDP Boundary



The consultation period ended on the 20 January 2020. .

A group of residents from all settlements, including some Parish Councillors, volunteered to form a Working Group, subsidiary to the Parish Council, to produce the Plan.

The Working Group Membership was:

Mr Angus Walker – Chair (Cllr. to May 2019);
Cllr. Stuart Robinson – Vice Chair (Cllr. from May 2019);
Mr Vic Allsop – Parish Clerk and Secretary to the NDP Working Group;
Cllr. Nicola Wheeler;
Cllr. James Falconer Smith (Cllr. from May 2019);
Mrs Mary Dunford (Cllr. to May 2019);
Mrs Candice Barker;
Mr Garry Barker;
Mr Mark Brend;
Mr John Coleman;
Mrs Vida Gregory;
Mr Stuart Gregory;
Mr Richard Kell (to July 2016);
Mr Dennis Marshall-Hasdell (to November 2016);
Mr John Preston – Consultant – Leicestershire Rural Community Council (to July 2017);
Mrs Natalie Cockrell – Consultant, Aubourn Planning Consultancy (from October 2017); and
Mr Luke Brown – Consultant, Aubourn Planning Consultancy (from October 2017)

Additional Professional and Technical Support was received from:

Midlands Rural Housing – Housing Needs Survey
Carroll Planning + Design - Character Assessment
Edwards & Edwards – Local Traffic Survey
AECOM Infrastructure & Environment Ltd – Transport Review
AECOM Limited – Brooksby Spinney Design Brief

Funding for professional support was provided through the Parish Council, the Quintas Community Fund, Locality and the Big Lottery Fund.

Community Consultations

Throughout the process, a significant level of public consultation has been undertaken with the community to seek their opinions on both planning and community issues. In summary, the following methods of consultation have taken place since 2016:

	Period
Initial open event - Logo and Photo Competitions	July 2016
Drop-in events in each village with Maps and Parish Profile	September 2016
Stakeholder meetings	November 2016
Household questionnaire (which received an 81% response rate)	April 2017 June 2017 Report
Youth questionnaire (which received 24 responses)	May 2017
Housing Survey to residents and key employers	July 2017
Articles and updates in the Parish Newsletter	2016 to 2020
The same articles and updates on the Parish Council website	2016 to 2020
Updates and questions at public Parish Council meetings	2016 to 2020
Published reports by professional consultants to build our evidence base placed on public website	2016 to 2020

Context

In 2016 a draft Melton Plan was being prepared with no specific development requirements for the Parish or its 4 rural settlements. In 2015 Brooksby Melton College [BMC] had submitted a planning application to dispose of a redundant agricultural site for a 70-dwelling housing estate, larger than two of the existing parish settlements; this was opposed by the District and Parish Councils. Nevertheless, a Planning Inspector approved it in December 2017 with a small element of affordable dwellings, the type being finally agreed in March 2020.

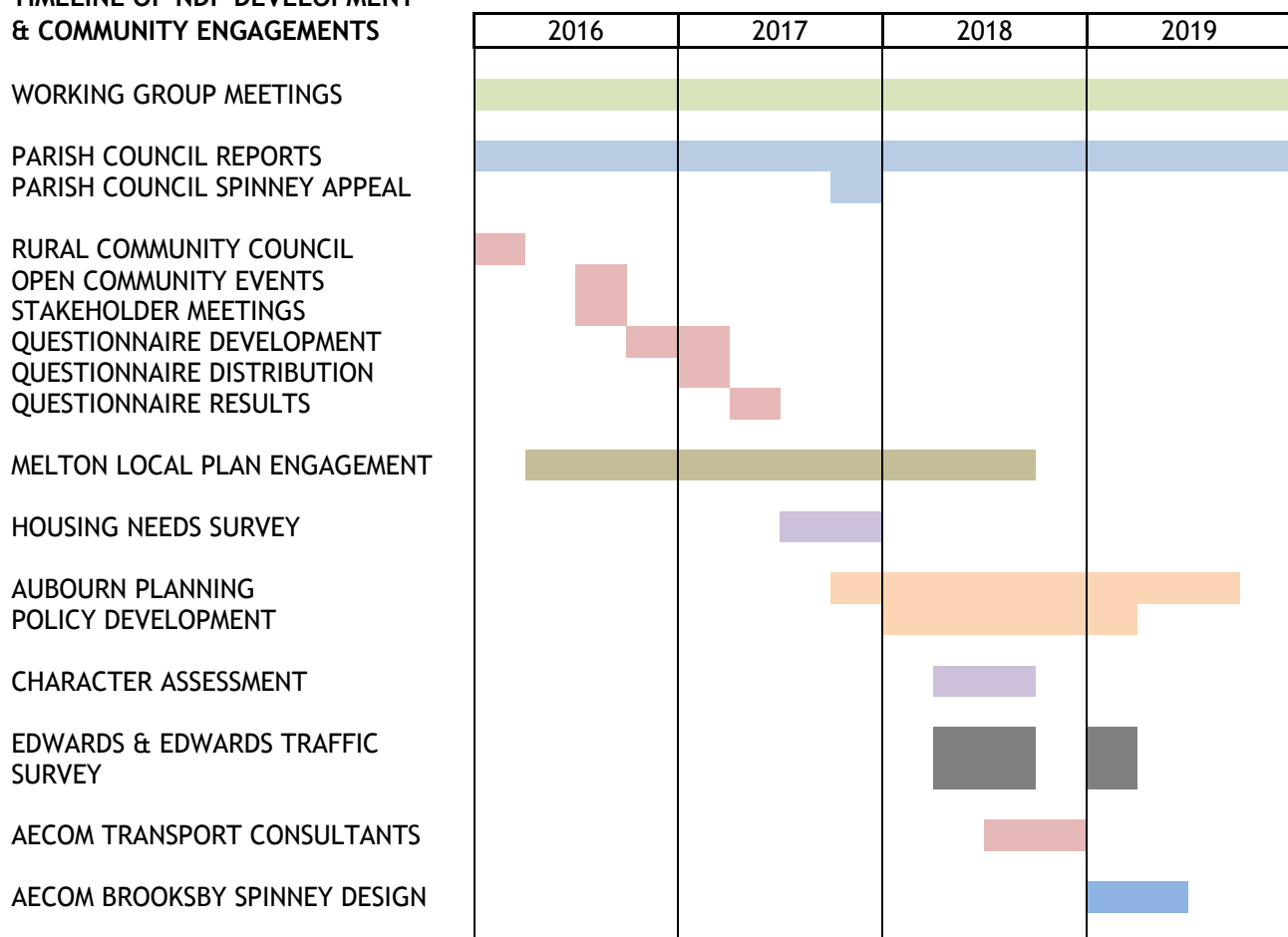
Following the Household Questionnaire's high response [81%] the Working Group has aimed to address, through detailed research, all the issues it raised with particular emphasis on the area's historic character, natural environment, traffic concerns and the impact and design of a new residential community.

The Parish is the base for the two largest employers in rural Leicestershire – BMC and Ragdale Hall; these stakeholders together with agricultural and modest, often home-based businesses, will be key to its future shape and direction.

The process of developing this Plan, in terms of wider community engagement, has been as important as its resultant policies and aspirations. It has set out a range of relevant strategies derived from a close understanding of competing needs both local and national.

It's clear that all neighbourhood plans should be subject to regular review. However, as we submit this Statement, during Covid-19, few can predict how the pandemic will change all our lives and plans

TIMELINE OF NDP DEVELOPMENT & COMMUNITY ENGAGEMENTS



The Promotion of Reg 14 Consultations

The Neighbourhood Development Plan (NDP) is a legal opportunity for each of us, living or working in the Parish's four historic villages, to determine and shape how it will change over the next two decades.

When it is finally approved it will form part of the Milton Local Plan, and will have the same status in relation to new developments.

We live in an era of rapid transformation – technology, work, climate – so no plan can reliably predetermine the future.

But we can put down some simple benchmarks that protect those aspects of our communities that we value.

We are all the custodians of our heritage.

Our Journey

Following initial drop-in events in 2016, a Working Group, comprising residents from all our settlements, prepared a detailed questionnaire that was delivered to all households; it achieved a high 81% response rate and it has, therefore, been a major influence on the formal policies and community aspirations in the NDP.

The Plan sets out a vision, a list of objectives and local planning policies to manage and guide new developments in the future. None of our policies conflict with the broader policies of Milton Borough Council, as finally adopted in October 2018.

Community aspirations cover those issues and suggestions that must fall outside the remit of planning policies but identify matters that can be addressed by alternative community initiatives.

To build upon the feedback from the community, several evidence base documents have been produced, utilising local fundraising, to provide independent technical views to some of the more detailed issues raised. These are all listed overleaf.

The Plan has focused on six key areas, each with specific Objectives and Planning Policies:

Design and Character
Historic Environment
The Environment
Transport
Local Economy
Housing

In the Plan you will see Policies and Community Aspirations for each of these areas supported by appropriate evidence.

Under Regulation 14 of The Neighbourhood Planning (General) Regulations 2018 you are now invited to make representations on the Draft Neighbourhood Development Plan during a consultation period running for 6 weeks until 17:00hrs on 20 January 2020. The options are described overleaf.

This is an opportunity for you to shape the plan.

Angus Walker (Chair) NDP Working Group

The full Draft Neighbourhood Development Plan and all other documents can be found on the Hoby with Rotherby Parish Council's website: <https://www.hobywithrotherbyparishcouncil.gov.uk/help-documents.html>

The other documents on the website include:

- o Hoby with Rotherby Parish Profile;
- o A comprehensive analysis of the consultation feedback to the resident and youth questionnaires;
- o The Hoby with Rotherby Character Assessment;
- o Local Green Space Justification;
- o Edwards and Edwards Traffic Survey Report;
- o AECOM Transport Assessment;
- o AECOM Brooksbury Spinney Design Brief.

Please feel free to make any comments on this draft plan. There are a number of ways, either:

- a) Send an email to the Parish Clerk at clerk@hobywithrotherby.gov.uk
- b) Send a letter to the Parish Clerk at 14 Church Lane, Hoby, LE14 5GR.
- c) Complete a comment form, as available on the website or at the Plan Display locations.

All comments received must contain the name and address of the sender. They will all be collated and summarised. The Working Group's responses to all points raised and how they affect the Plan will be published on the Council's website.

NDP Working Group on behalf of Hoby with Rotherby Parish Council

Not Election Material

THE ~~DRAFT~~ NEIGHBOURHOOD DEVELOPMENT PLAN FOR THE VILLAGES OF BROOKSBURY, HOBY, BAGDALE AND ROTHERBY IS NOW AVAILABLE FOR **YOU** TO COMMENT ON BEFORE IT CONTINUES ITS JOURNEY FOR A PARISH REFERENDUM IN THE SPRING 2020

You can see the Plan and its supporting documents electronically or with Working Group Representatives at:

- Bagdale Church Sat. 30 Nov 11am to 4pm
- Brooksbury Church Wed. 4th Dec 5pm to 7pm
- Hoby Methodist Centre Thur 5 Dec 4pm to 8pm
- Rotherby Church on Sat. 7 Dec 1pm to 5pm

NDP Version 10 Consultation Document plus Appendices:

Appendix A1 - Resident Feedback
Resident Questionnaire Feedback June 2017

Appendix A2 - Young people feedback
Youth Consultation report, produced as part of the NDP Process

Appendix B
Character Assessment document, a document central to the NDP Working Group process.

Appendix C
Local Green Space Justification Report for the NDP

Appendix D
Edwards and Edwards Traffic Survey

Appendix E
AECOM Transport Assessment for the NDP

Appendix F
AECOM Spinney Design Brief for the NDP

Appendix G
Non-Designated Heritage Assets document.

Appendix H
2008/2018 Traffic Comparison Report for the NDP

Appendix I
Hoby with Rotherby Parish Profile Report

Appendix J
Housing Needs Survey August 2017
A detailed investigation into the housing needs of the Parish

And the Pre-Submission Consultation Representation Form - Regulation 14

List of those contacted

Individual names and Contact Details Redacted in line with GDPR Policy.

Consultation body	Date sent	Response
A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority:		
Leicestershire County Council	Emailed 21.11.19	YES 20.1.20
Melton Borough Council,	Emailed 17.11.19	YES 17.1.20
Charnwood Borough Council	Emailed 20.11.19	NO
Asfordby Parish Council	Emailed 18.11.19	NO
Dalby and Broughton Parish Council	Emailed 18.11.19	NO
Frisby Parish Council	Emailed 18.11.19	NO
Gaddesby Parish Council	Emailed 18.11.19	NO
Grimston, Shoby and Saxelby Parish Council	Emailed 18.11.19	NO
Thrussington Parish Council	Emailed 18.11.19	NO
Rearsby Parish Council	Emailed 18.11.19	NO
Wolds NDP Group (Burton on the Wolds, Prestwold, Cotes and Hoton)	Email 18.11.19	NO
The coal authority		
The Coal Authority	Emailed 22.11.19	YES 31.12.19
The Homes and Communities Agency		
Homes and Communities Agency,	Written 22.11.19	NO
Natural England		
Natural England,	Emailed 22.11.19	YES 10.12.19
The Environment Agency		
Environment Agency,	Emailed 22.11.19	YES 28.1.20
Historic England		
Historic England.	Emailed 22.11.19	YES 28.11.19
English Heritage,	Written 22.11.19	N/A See above
Network Rail Infrastructure Limited		
Network Rail	Written 22.11.19	NO
The Highways Agency – Highways England		
Highways Agency	Written 22.11.19	YES Reply 14.1.20
Any person i. to whom the electronic communications code applies ii. who owns or controls electronic communications apparatus in the area		
British Telecommunications Plc,	Written 22.11.19	NO
Primary Care Trust		
East Leicestershire and Rutland CCG,	Written 22.11.19	NO
Licence holder under the Electricity Act 1989		
National Grid,	Written 22.11.19	YES 29.11.19

Licence holder under the Gas Act 1986		
British Gas Properties,	Written 22.22.19	NO
Sewage Undertaker/v) Water undertaker		
Severn Trent Water Ltd	Written 22.11.19	NO
Anglian Water Ltd	Emailed 22.11.19	YES 9.12.19
Voluntary bodies some or all of whose activities benefit all or part of the neighbourhood area		
Voluntary Action Leicestershire	Emailed 22.11.19	NO
Age UK Leicestershire and Rutland	Emailed 22.11.19	NO
CPRE	Emailed 22.11.19	NO
Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area		
Leicestershire Ethnic Minority Partnership	Written 22.11.19	NO
Federation of Gypsy Liaison Groups	Emailed 22.11.19	NO
Bodies which represent the interests of different religious groups in the neighbourhood area		
Interfaith Forum for Leicestershire	Emailed 22.11.19	NO
Local Church – Upper Wreake Parochial Church Council (includes Hoby, Rotherby, Brooksby and Ragdale)	Emailed 22.11.19	NO
Hoby Parish Church	Emailed 22.11.19	NO
Rotherby Parish Church	Emailed 22.11.19	NO
Ragdale Parish Church	Emailed 22.11.19	NO
Brooksby Parish Church	Emailed 22.11.19	NO
Upper Wreake Methodist Church Council (which includes Hoby Methodist Centre)	Emailed 22.11.19	NO
Bodies which represent the interests of persons carrying on business in the neighbourhood area		
Melton Mowbray Chamber of Commerce.	Written 22.11.19	NO
Bodies which represent the interests of disabled persons in the neighbourhood area		
Leicestershire Centre for Integrated Living	Written 22.11.19	NO
Planning Specialist - Leicestershire Sustainable Places	Written 22.11.19	NO
Melton Borough Access Group	Emailed 22.11.19	NO
Other bodies		
Leicestershire Police,	Written 22.22.19	NO
Leicestershire Fire and Rescue	Written 22.11.19	NO
Fields in Trust.	Emailed 23.11.19	NO
Councillors/MP		
MP: Alicia Kearns elected 13 th Dec 2019	Emailed 2.1.20	NO
County Councillor: Joe Orson	Emailed 22.11.19	NO
Borough Councillor: Ronan Brown	Emailed 22.11.19	NO
Local Businesses:		
Pub – The Blue Bell Inn, Hoby- Everards	Emailed 22.11.19	NO

Brooksby Melton College Heatons	Emailed 20.11.19 Emailed 13.12.19	YES 29.1.20 YES 20.1.20
Ragdale Hall	Emailed 20.11.19	YES 16.12.19
Miles Nursery, Oasis.	Delivered by hand 20.11.19	YES 21.11.19
Statutory/Voluntary Organisations		
Hoby and District Village Hall	Emailed 22.11.19	NO
Landowners /LGS owners		
<i>Manor Farm, Hoby EJM Farms Ltd</i>	Written to 22.11.19	NO
<i>The Homestead, Hoby</i>	By hand	NO
<i>Villiers Farm, Hoby</i>	By hand	NO
<i>Barn Farm, Hoby</i>	By hand	NO
<i>LCC Tenant Farmers –</i>	Emailed 22.11.19	NO
<i>Twin Oaks Farm, Hoby</i>	By hand	NO
<i>Warner and Partners, Hoby</i>	By hand	Reply 9.1.20 YES
<i>Willows Farm. Hoby</i>	By Hand	Reply 24.11.19
<i>The Croft, Hoby</i>	By hand	YES
<i>The Elms, Hoby</i>	By hand	NO
<i>The Diocese of Leicester, Glebe Farm Hoby</i>	By hand	NO
<i>Old Hall Farm, Ragdale</i>	By hand	NO
<i>Six Hills Lodge Farm, Ragdale –</i>	Emailed 22.11.19	NO
<i>Wolds Farm, Ragdale</i>	By hand	NO
<i>land holding at Ragdale.</i>	Written to 27.11.19	NO
<i>Rotherby</i>	By hand	NO
<i>The Lodge Rotherby</i>	By hand	NO
<i>Leicester City Council land at Rotherby</i>	Written to 1.12.19	NO NO
<i>Land on Church Lane, Hoby</i>	By hand	
<i>Land at Rotherby</i>	By hand	NO
<i>Land holding Hoby.</i>	By hand	NO
<i>Also included a letter to owner of the next</i>	Email sent 22.11.19	NO
<i>field up. Asked to pass the information on</i>	Email sent 25.11.19	NO
<i>Field next to old Rotherby exchange at Hoby</i>	Written to 27.11.19	Reply 14.1.20
<i>Field over the unmanned level crossing at</i>	Written to 27.11.19	YES
<i>Hoby</i>	Written to 27.11.19	NO
<i>land held at Rotherby on the Frisby Road.</i>		NO and NO NO
<i>Every Household in Hoby, Rotherby,</i>		
<i>Brooksby and Ragdale.</i>		
<i>Gladman re interest relating to Six Hills</i>	Email 13.12.19	Various replies from residents
<i>garden Village</i>		YES
<i>Quintas Energy</i>	Email 13.12.19	17.1.20 NO

Responses and Actions Taken

Ref No	Public Stakeholder/ Resident	NDP Ref	Summary of issues raised [positive comments excluded]	who	NPG Response
1.	Resident This is same resident as resident 3? I would only put one of them in. Merge 3 with 1 and redact	Map 15	<p>I have just scanned the draft LDP and am really upset that it is thought appropriate to identify land that belongs to me as a proposed protected green space without any discussion with me whatsoever! How would they feel if their gardens/ paddocks were identified without asking ?</p> <p>I note no other private property is identified in Hoby only the church yard, cemetery and village hall ground not even the pub garden features !</p> <p>I will of course complete the consultation form but I am really cross that this be put out as a proposal for public consultation without any mention to me. Can you imagine my fathers reaction?</p> <p>I feel very inclined to do what he would have and return the land to its agricultural status and put some pigs on it!!</p>	C	<p>Thank you for your comments. The designated Local Green Spaces have been put forward through the Community Consultation process undertaken in 2016. These spaces were also identified as important green spaces in the Character Assessment which has also been publically available on the Parish Council website for over a year.</p>
2.	Resident	Map 12	<p>Green Wedge shown as “fog”; can the area be clearly defined?</p>	C	<p>Thank you for comments. The area is classified as undeveloped agricultural land, in which is part of the Parishes rural character. The map has</p>

Ref No	Public Stakeholder/ Resident	NDP Ref	Summary of issues raised [positive comments excluded]	who	NPG Response
					been updated and amended within the plan.
3.	Resident	Map15	<p>Please accept this as both a comment and an official request.</p> <p>I am extremely upset that the parish council have identified my paddock on Brooksby Road Hoby as a possible protected green zone. It is not available for consideration and had the group been decent enough to ask me as the landowner I would have said so . To identify as such is totally misleading to the parishioners and I would like a note to be attached to the draft plan when on display for the general public's consideration that this option is not for consideration.</p> <p>This is the only privately owned ground identified in the parish despite numerous other "green" spaces. The fact that it has been leased in part for the location of a play area does not make it a perm arrangement in fact far from it now , it is by no means the only space in the parish where a play area could be sited .</p> <p>If the parish council continue to identify my land in this way I will have no option but to seek legal advice. I am very cross that it should be thought appropriate without any discussion with me as the owner and am sure the</p>	C	<p>Thank you for your comments. The designated Local Green Spaces have been put forward through the Community Consultation process undertaken in 2016. These spaces were also identified as important green spaces in the Character Assessment which has also been publically available on the Parish Council website for over a year.</p> <p>The neighbourhood plan group would like to include the spaces within the neighbourhood plan document as formal designations.</p>

Ref No	Public Stakeholder/ Resident	NDP Ref	Summary of issues raised [positive comments excluded]	who	NPG Response
			<p>councillors would feel the same if anyone had done that to their property.</p> <p>I would like my formal comment/ request to be considered as a matter of urgency and the area withdrawn from consideration within the draft plan.</p>		<p>MBC Plan also designates some spaces in the Parish as Local Green Spaces.</p>
4.	Historic England		<p>The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p> <p>If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally- important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via</p>	WG	<p>Thank you for your advice and information. The information provided has been used in the preparation of the Neighbourhood Plan and Character Assessment.</p>

Ref No	Public Stakeholder/ Resident	NDP Ref	Summary of issues raised [positive comments excluded]	who	NPG Response
			<p>the Heritage Gateway (www.heritagegateway.org.uk <http://www.heritagegateway.org.uk>). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.</p> <p>Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-</p> <p><https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/></p> <p>You may also find the advice in “Planning for the Environment at the Neighbourhood Level” useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:</p> <p><http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf></p>		

Ref No	Public Stakeholder/ Resident	NDP Ref	Summary of issues raised [positive comments excluded]	who	NPG Response
			<p>If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, "Housing Allocations in Local Plans" as this relates equally to neighbourhood planning. This can be found at <https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/></p> <p>If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.</p>		
5.	National Grid		<p>National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p>About National Grid</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission</p>	WG	Thank you for your comments and information.

Ref No	Public Stakeholder/ Resident	NDP Ref	Summary of issues raised [positive comments excluded]	who	NPG Response
			<p>network across the UK. The energy is then distributed to the eight electricity distribution network operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution limited (NGGDL). Since May 2018, NGGDL is now a separate entity called 'Cadent Gas'.</p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect National Grid's assets.</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines.</p>		

Ref No	Public Stakeholder/ Resident	NDP Ref	Summary of issues raised [positive comments excluded]	who	NPG Response
			<p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p>Electricity Distribution</p> <p>The electricity distribution operator in Melton Borough Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk</p> <p>Please find attached in:</p> <ul style="list-style-type: none"> • Appendix 1 provides a map of the National Grid network across the UK. 		
6.	Anglian Water		<p>Thank you for the opportunity to comment on the Hoby with Rotherby Draft Neighbourhood Plan. The following comments are submitted on behalf of Anglian Water.</p> <p>I would be grateful if you could confirm that you have received this response.</p> <p>It would appear that Hoby with Rotherby Parish is located outside of our area of responsibility. (We serve part of</p>	WG	Thank you for your comments and information.

Ref No	Public Stakeholder/ Resident	NDP Ref	Summary of issues raised [positive comments excluded]	who	NPG Response
			<p>Melton Borough but not Hoby with Rotherby Parish). Therefore, we have no comments relating to the content of the Draft Plan.</p> <p>The views of Severn Trent Water who are responsible for potable (clean) water and wastewater services in the Parish should be sought on the Neighbourhood Plan.</p> <p>Should you have any queries relating to this response please let me know.</p>		
7.	Natural England		<p>Planning consultation: Hoby with Rotherby Neighbourhood Plan - Pre-submission of draft plan consultation - (Regulation 14)</p> <p>Thank you for your consultation on the above dated 22 November 2019 which was received by Natural England on 25 November 2019</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p>	WG	<p>Thank you for your advice and information. The information provided has been used in the preparation of the Neighbourhood Plan and Character Assessment.</p> <p>Please note policy 8 has been undated in line with the comments received throughout the consultation statement.</p>

Ref No	Public Stakeholder/ Resident	NDP Ref	Summary of issues raised [positive comments excluded]	who	NPG Response
			<p>Natural England has reviewed the draft Hoby with Rotherby Neighbourhood Plan (the Plan). We have the following comments to make.</p> <p>Natural England notes that no new housing allocation proposals are made in the Plan. Further, the Melton Borough Council Local Plan in Local Plan Policy SS3 identifies no specific housing requirement for the Parish but supports small-scale needs based 'windfall' developments during the local plan period. This development will be delivered through a case-by-case basis on small and unallocated sites.</p> <p>Natural England considers the Plan to have comprehensively examined the local environment and the policies needed to protect and enhance it. Policy 8: <i>'Biodiversity, Nature Conservation and the Environment'</i> includes a list of measures to support this. We welcome this commitment to sustainable development and the Community Aspirations for further actions.</p> <p>The Plan correctly identifies the potential for development sites to fall within Sites of Special of Special Scientific Interest (SSSI) Impact Risk Zones. Impact Risk Zones are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks posed by</p>		

Ref No	Public Stakeholder/ Resident	NDP Ref	Summary of issues raised [positive comments excluded]	who	NPG Response
			<p>development proposals to protected sites. They define zones around each site which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts. We would ask you to note that an assessment of potential impact on Frisby Marshes and Twenty Piece SSSIs will be required if any development involves discharge to the ground (not counting to main sewer).</p> <p>Further Advice</p> <p>Neighbourhood Plan Guidance</p> <p>Natural England formed part of a partnership that has produced a planning toolkit aimed at supporting neighbourhood planning groups developing neighbourhood plans which shape development and land use change in their community. The guide includes: opportunities to enhance the environment and how this can be achieved in plan-making; important issues to consider, including legislative requirements; where to find out more; good practice and real life examples and a checklist to use when developing a Neighbourhood Plan.</p>		

Ref No	Public Stakeholder/ Resident	NDP Ref	Summary of issues raised [positive comments excluded]	who	NPG Response
			<p>The '<i>Neighbourhood Planning for the Environment</i>' toolkit is available here.</p> <p>Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.</p>		
8.	Ragdale Hall		<p>Further to previous correspondence with regarding the Neighbourhood Plan I just wanted to confirm that we have no further comments to make on the content of the plan. I appreciated having the opportunity to view and comment on the earlier draft of the plan and note the positive changes that have been made as a result which I thank you for making.</p> <p>Best of luck with the process of completing and adopting the plan.</p>	WG	Thank you for your continued support on the Neighbourhood Plan.
9.	Resident	Policy 4 Page 42	<p>Areas of Separation/Green Wedges. An area of separation should be included between Ragdale and Six Hills as the size of the proposed application if it were to cross the Six Hills Lane would start to work its way closer to Ragdale village, which needs to be protected.</p>	WG	Thank you for the comments.

Ref No	Public Stakeholder/ Resident	NDP Ref	Summary of issues raised [positive comments excluded]	who	NPG Response
			<p>In the environment section there is no mention of Flooding. This needs to be corrected. In the appendices it would be helpful to add the 1999 Flood report on Hoby.</p>	C	<p>There is a new section on Flooding as recommended by Environment Agency. 1999 Hoby Flood Report added to evidence documentation</p> <p>John was asked to provide background text to include in the plan.</p> <p>Types of flooding</p> <p>Surface water/fluvial</p> <p>Policy 8 and background text</p> <p>Aspiration - Parish Council support landowners to keep water course clear</p> <p>We agreed the in meeting to keep this general in order not to affect the sales of any properties</p>

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					with the village by naming streets or properties
			No mention of Fracking	WG	Thank you for your comment
			Public transport services aspirations should be more intentional	WG	Thank you for your comments and this is part of the aspiration of the Parish Council.
			Local Economy section understates impact of Tarmac and Quarry	WG	Thank you for your comments the Local Economy section has been amended in the plan to reflect the comments received.
		Page 80	Add an aspiration to improve and upgrade public buildings	WG	Minor variation required in Historic Environment and its Aspirations. The word upgrade has been added to the Heritage aspiration.

Ref No	Public Stakeholder/ Resident	NDP Ref	Summary of issues raised [positive comments excluded]	who	NPG Response
		Page 52	Page 92 Affordable housing. Needs rewording. Is the word 'some' correct?	C	Please note the affordable housing information in the plan has been updated.
			Infrastructure – no mention of sewage works and parish capacity	WG	This has now been included within the Environment section and policy 8 updated.
			No mention of existing sport/leisure/tourism and their impact on Well Being	WG	In the Local Economy: the current services and facilities support the Wellbeing of residents and visitors
		Page 73	Need a positive comment about volunteering	WG	Thank you for comment this has been included in the plan.
			Local Economy- no mention of Farming which will be subject to change and diversification	WG	Thank you for your comment the Local Economy section has been updated.
			Diversification of land use; support for Solar Farm. No mention of Quintas	WG	This has now been included in the plan.

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			Desire of Parish Council to see aspirations actioned.	WG	Thank you for your comments and this is agreed.
			No mention of planting copse, clump or spinney; new woodland could be aspiration for addressing carbon footprint	C	Thank you for your comment a new aspiration will be add to the below. To plant new trees within the parish, working with the relevant agencies and seeking funding and advice from the Woodland trust. This will also help to address the carbon footprint in the parish.
			Should we identify nearest surgeries and chemists?	WG	Noted. The chemists and surgeries are outside of the plan area.
			Identify nearest retail outlets/post office linked to car dependency	WG	Noted.
10.	Resident		Xmas note that Flooding needs to be included in plan	WG	This has now been included in the plan.

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11.	Resident		Point 10 endorsed	WG	Thank for your comment.
12.	Coal Authority		<p data-bbox="696 448 1520 564">Thank you for the notification of the 25 November 2019 consulting the Coal Authority on the above Neighbourhood Development Plan.</p> <p data-bbox="696 671 1520 999">The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.</p> <p data-bbox="696 1106 1520 1353">As you will be aware the Neighbourhood Plan area lies within the current defined deep coalfield. However the Neighbourhood Plan area does not contain any surface coal resources or recorded risks from past coal mining activity at shallow depth. On this basis the Coal Authority has no specific comments to make.</p>	WG	Thank you for your comments.

Ref No	Public Stakeholder/ Resident	NDP Ref	Summary of issues raised [positive comments excluded]	who	NPG Response
			<p>In the spirit of ensuring efficiency of resources and proportionality it will not be necessary for you to provide the Coal Authority with any future drafts or updates to the emerging Neighbourhood Plan. This letter can be used as evidence for the legal and procedural consultation requirements.</p> <p>The Coal Authority wishes the Neighbourhood Plan team every success with the preparation of the Neighbourhood Plan</p>		
13.	Resident	Policy 8 Page 60	Change wording of this Biodiversity Policy; support native and locally resourced flora	C	Thank you for your comment In line with the most up to date and evolving guidance the policy has been changed to include the suggested text by other consultees.
			New Community Aspiration relating to wildlife corridors	WG	Aspiration linked to wider MBC policy and included within the Plan.

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14.	Resident		Support developments that follow: 'Biodiversity in Planning- Obligations and opportunities to promote biodiversity through the UK planning systems'.	C	This has been updated within the plan in line with other consultees comments.
15.	Resident		Aspiration to continue to support litter picks	WG	Noted
16.	Warner & Partners	Policy 3	<p>Your points 1 and 2 refer to provision of new Rights of Way (ROW).</p> <ul style="list-style-type: none"> a. On Map 11 the current ROWs are marked but there is no indication of where new ROWs may have been identified. b. There appears to be no consideration of the administrative difficulties, etc. associated with Creation of ROWs. c. There has been no consultation or contact with landowners where H52 crosses their land. 	WG	No new ROW are currently proposed by the plan.
		Page 41	<ul style="list-style-type: none"> a. There has been no consultation or contact with the landowner of this land, which is to be designated as a Green Wedge. 	WG	Thank you for your comment the green wedge principle has been publically available on the parish council website for over a year and been recommended by an independent expert. The designation of the green wedge

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					is to manage development within the more sensitive landscaped areas.
		Page 45	a. With reference to Hs 11, 15 and 16, there has been no consultation or contact with the landowner of this land, which is to be designated as Key Landscape Views.	WG	This has resulted from public consultation with the community and information provided by an independent planning consultant.
		Page 47	a. In particular with relation to LGS3, there has been no consultation or contact with the landowner of this land, which is to be designated as a Green Space.	WG	<p>Thank you for your comments. The designated Local Green Spaces have been put forward through the Community Consultation process undertaken in 2016. These spaces were also identified as important green spaces in the Character Assessment which has also been publically available on the Parish Council website for over a year.</p> <p>The neighbourhood plan group would like to include the spaces within the neighbourhood plan</p>

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					<p>document as formal designations.</p> <p>MBC Plan also designates some spaces in the Parish as Local Green Spaces.</p>
		Page 49	a. See map 15 and comments as page 47.	WG	Thank you for your comments.
		Page 94	<p>a. With regard to Allotments, there has been no consultation or contact with the landlord.</p> <p>b. There appear to be no mention or policy directive encompassing any development outside of the existing settlement boundary (e.g. to develop housing for agricultural workers or agricultural retirement).</p> <p>c. Whilst The Spinney development is important; there appears to be too much emphasis on this matter</p>	WG	
			In general, the main observation is that there appears to have been no attempt to consult with major stakeholders	WG	Thank you for your comments

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			<p>such as landowners or farmers: especially where in the Neighbourhood Development Plan Policies, Community Objectives or Aspirations affect their land. Bearing in mind that any policies, which the NDP suggests, represent a 'statutory' position it is important to have an understanding of any likely position that affected stakeholders may adopt.</p> <p>The NDP does not appear to have gathered enough information about what is already being done at an environmental level or identified prospective economic and housing projects: that is, other than the development at Spinney Hill. Again, direct contact with landowners and farmers could have revealed more. Given some of the community aspirations (e.g. establishing more allotments and a community orchard) it is possible that more progress could be made through direct contact with this landowner/farmer.</p> <p>However, it is appreciated that time was of the essence and that contacting all local landowners and farmers was not necessarily possible.</p>		<p>There has been a considerable amount of public consultation throughout the 5 years of the development of the plan. This is all documented on the Parish Council NP website.</p>

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			<p>Considerable work involving proofreading the draft document will be required before publication is considered.</p> <p>Overall, the NDP has been well written and it is obvious that a huge effort has been made to conduct the process.</p>		
17.	Highways England		<p>We welcome the opportunity to comment on the pre-submission version of the Hoby with Rotherby Parish Neighbourhood Development Plan (NDP) which has been produced for public consultation and covers the Plan period 2020-2036. The document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be used to help determine planning applications.</p> <p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Hoby with Rotherby Parish Neighbourhood Plan, our principal interest is in</p>	WG	Thank you for your comments.

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			<p>safeguarding the A46 Trunk Road which routes along the North-Western edge of the Plan area.</p> <p>We understand that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the NDP for the Parish of Hoby and Rotherby has been prepared in conformity with the adopted Melton Local Plan (2011-2036) and this is acknowledged within the document.</p> <p>We note that the Neighbourhood Plan covers the villages of Hoby, Rotherby, Ragdale, Brooksby and the Parish countryside. The adopted Melton Local Plan classifies these villages as Rural Settlements but contains no specific housing provision for the Plan area. The Melton Local Plan states that Rural Settlements will accommodate a proportion of the Borough's housing need, to support their role in the Borough through planning positively for new homes as 'windfall' sites within and adjoining settlements by 2036.</p> <p>In line with the above, Policy 14 of the NDP identifies that any housing expected to be developed within the local plan area would be of a small scale and to be contained within the existing settlement boundary of either Hoby, Rotherby or Ragdale.</p>		

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18.	Resident	Page 2	<ul style="list-style-type: none"> • Potential impact of development at Six Hills within and adjacent to the Parish • Changes to agriculture • Climate change • Greater emphasis on 4 individual communities and their unique characteristics • Plan is a working document for the Parish Council and wider community; how it is implemented and monitored will be key. 	WG	Thank you for your comments and these points have been included within the Plan.
		Page 8	Should "Hoby with Rotherby Today" have some more data taken from the Parish Profile?	WG	Thank you for comment the parish profile is available on the parish council website and forms part of the evidence base for the plan.
		Page10	Its taken some time from 2015 to 2019 to produce the plan; the delay was partly arising through the unknown significant development at the Spinney, not resolved until December 2017	WG	Thank you for your comment. Since 2015 the Neighbourhood plan group have produced a number of in depth research documents, commissioned

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					supporting background documents and the on going work on the Melton Local Plan has resulted in time delays.
		Page 11	Should the feedback period be dated as some aspects have changed [ie there is now no local bus service through Hoby]	WG	Thank you for your comment. Since the survey and the bus service has been replaced by the dial a ride transport
		Page 14	This is the first mention of affordable housing; should it be more clearly defined here or later?	C	Thank you for your comment this has been up dated in the plan.
		Page 15	List excludes the document on non-designated heritage assets, and what it means	C	The non-designated heritage assets are identified within the Character Assessment. The separate document has now been included in the list of documents.
		Page 16	Should there be an Asterix showing below the definition of "conserve"	WG	No variation required.

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		Page 17	Community Objective 3 – should there be other Green Wedges, at the North in particular	WG	Thank you for your comment no further green wedges are being considered.
		Page 22	Policy 1 – g) what is in Appendix G	WG	Thank you for your comment. A list of the appendix are within the plan
		Page 26	Implication of being a non-designated heritage asset	C	<p>Thank you for your comment</p> <p>The text below has been included.</p> <p>By identifying a building as a non-designated heritage asset would not, prevent any future development or change to the property, the listing would be a mechanism to recognise that the building is a heritage assets within the parish that is of a local significance. The information would however, inform any future planning decisions.</p>

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					<p>Paragraph 197 of the NPPF states</p> <p>“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.</p>
		Page 36	Policy 2 – how is harm or loss judged?	WG	Thank you for your comment No variation required
		Page 37	State there is greater information of how these and other aspirations <u>might</u> be achieved	WG	Thank you for your comment. All the aspirations will be linked to the community aspirations table.

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		Page 39	No specific new rights of way have been proposed	WG	Thank you for your comment no new ROW have been proposed.
		Page 42	Green wedges; their locations and development principles	WG	Thank you for your comment. A new map has been provided showing the location.
		Page 47	NDP right to designate local green space	C	Paragraph 99 of the National Planning Policy Framework states “The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when

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					<p>a plan is prepared or updated, and be capable of enduring beyond the end of the plan period”</p> <p>This gives the Neighbourhood Plan the opportunity to identify the sites within the Hoby & Rotherby Neighbourhood Plan</p>
		Page 54	Private house lighting schemes	C	This would be covered by the permitted development rights for a private property.
		Page 60	Map of flood plains and its implications for the environment	C	This has been included and explained within policy 8.
		Page 63	<ul style="list-style-type: none"> • Transport should include reference to Six Hills and potential traffic implications • Include note regarding seriousness of traffic hence two surveys 	WG	Thank you for your comment the plan has been updated.

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		Page 69	<ul style="list-style-type: none"> • Changing world of work – paid and unpaid • Diversification of land usage • Be more positive about future changes 	WG	There has been amendments within the local economy section to address these issues.
		Page 87	Update on proposed changes to Spinney Development and its implication for the Design Brief	WG	The policy for the spinney has been updated to reflect current changes.
		Page 92	Affordable housing should be permanent not just for first occupants	C	Thank you for the comments.
		Page 93	In the same way there is a table showing how the aspirations could be delivered and by who, should there not be a similar for the main policies? This would assist the management and monitoring of the NDP by the Parish Council and other Stakeholders. It would provide a structure and enable future reviews and updates as necessary.	WG	Thank you for your comment
19.	Resident	Policy 14	Thank you for sharing a copy of the draft Hoby with Rotherby Neighbourhood Development Plan (the "Plan") with us. We have	C	Thank you for your comment Policy 14 has been updated in line with the adopted MBC Policy.

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			<p>reviewed the Plan and, by way of general comment, it is clear that an enormous amount of work has gone into it. We wish to</p> <p>express our thanks to all involved in the preparation of such an important document for the village. The Plan is extremely</p> <p>informative and well researched, and we both share many of the views expressed in the document. We do however have some focused comments around Policy 14 (on page 86).</p> <p>Policy 14 - Permitted Residential Development</p> <p>We note that the Plan favours brownfield sites and the conversion of redundant agricultural buildings. However, we would</p> <p>highlight that sympathetic and well-executed greenfield development can also properly contribute to housing needs in villages and should not be discounted in the Plan.</p>		

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			<p>We further note that Policy 14 of the Plan also states that "all new residential development will only be permitted where it is in accordance with Melton Local Plan Policy SS3" (the "Melton Plan"), but the Plan goes on to state that further development has to be "located within an existing settlement boundary". The limitation of new development to "within the existing settlement boundary" is overly restrictive and this language should be amended with the insertion of the words "or adjacent to". This amendment is necessary to enable sympathetic development of villages in the parish to meet housing need during the lifespan of the Plan. The Plan as currently drafted does not afford the villages in the parish any real scope for development, which is not in the best interests of the parish. Criteria for proposals for Residential Development Although we agree that any new proposals for development should meet certain distinct</p>		

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			<p>criteria around the character of the village and surroundings, the current climate emergency and highway safety, we do not agree with the inclusion of the following criteria in the list in 14(1) for the reasons set out below:</p> <p>a) the scheme is only proposing small-scale development of no more than 1 individual dwelling per site (unless it can be demonstrated that there is a need for additional dwellings on the site, such as through a conversion of an existing building).</p> <p>As drafted, this is unnecessarily restrictive and the objective justification for this restriction is unclear. The inclusion of this restriction in the Plan does not reflect SS3 of the Melton Plan and rather, goes beyond what the Melton Plan is seeking to do. As you will be aware, the Melton Plan does not place a cap on the number of dwellings a scheme may have, but rather refers to local</p>		

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			<p>need. Local need should be at the heart of the Plan and this section of the Plan requires revision to ensure it reflects the</p> <p>principles of the Melton Plan, rather than seeking to exceed it on a general basis.</p> <p>b) the scale of the development is proportionate with the existing properties surrounding the site.</p> <p>This principle seemed slightly odd to us as drafted, since the literal interpretation is that, put simply, big houses can only be</p> <p>located next to big houses and small houses next to small. Again, this generalisation cuts across the principles of Policy 1 of the</p> <p>Plan (dealing with the design of new development) which is clear that local character should be respected (Policy 1(1)(a)) and</p> <p>well defined street scenes provided (Policy 1(1)(c)). We agree with Policy 1 of the Plan and Policy 1 of the Plan renders the</p> <p>inclusion of the contradictory Policy (14)(1)(b) unnecessary. Further, Policy 14(1)(b) does not reflect the</p>		

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			<p>villages being addressed by the Plan. All of the villages in the parish have housing of disproportionate sizes adjacent to and opposite each other. By way of example, opposite our land in Church Lane, Hoby, the large Hoby House/ Dorma House is adjacent to a range of smaller semidetached and cottage properties. Throughout the village this housing mix continues, further examples being, the Grange standing both adjacent to and opposite a row of cottages, the Chantry standing opposite the Thatch, the Square House standing adjacent to cottage style property on both sides and the extended 2 Church Lane standing adjacent to and opposite cottage property.</p> <p>These contrasts are what makes the village street scenes in the parish so interesting and this mix should be preserved, not excluded going forwards.</p> <p>We would be very happy to discuss these comments, or any points around the Plan more generally, so please do get in touch if this would be helpful at this stage.</p>		

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20.	Resident	Policy 14	Strongly supports	WG	No variation required
		Policy 5	Strongly supports	WG	No variation required
		Page 35	Does not agree with selection of non-designated community assets in Ragdale	C	The non-designated heritage asset have been identified by an independent consultant and detailed within the Character Assessment. This assessment has been published and has been publicly available for view on the Parish Council website.
			The plan understates the countryside as the workplace for farmers; too much focus on it as an amenity for residents	WG	Thank you for the comment and please note the Local Economy section has been updated to reflect this.
			There needs to be a Flooding policy	C	The has been included within policy 8
			Use of cement in building repairs and renovations	WG	Thank you for the comment

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21.	Melton Borough Council page:	Maps	Assuming that base maps are extracted from Ordnance Survey, you would need to acknowledge this. This can be done in each map or as a general acknowledgement somewhere in the document.	C	Thank you for the comment agreed and the acknowledgement made.
	82 & 86	Policy 14	Excluding Brooksby as suitable place for residential development seems to be contrary to policy SS2 and the strategic nature of this policy.	C	Brooksby is now included within the policy.
	82	Settlement boundary	If the above comment is taken into account, you might want to think about the inclusion of a settlement boundary for Brooksby too.	C	Thank you for the comment and a new Settlement Boundary for Brooksby has now been included.
	86	Policy 14	As the settlement boundary aims to preserve the character of the settlement, you might want to extend this "restriction" to other uses in addition to residential. This will also align with the concept of 'limits to development' (page 82, under settlement boundary).	C	Thank you for the comment agreed and this has been included.
	86	Policy 14 a)	The restriction to developments of no more than 1 dwelling seems contrary to policy SS3 and the threshold given in the supporting text in para 4.2.17 <i>Where no sites are allocated for new housing, schemes may be permitted</i>	C	Thank you for the comment agreed and amended.

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			<p><i>where they represent sustainable development or demonstrably meet identified needs and/or help to sustain local services or facilities. Schemes of up to about 10 dwellings may be appropriate within or on the edge of Service Centres, [...] and schemes of up to about 3 dwellings for Rural Settlements. Suggest amending the threshold to 3 dwellings in order to align with this strategic policy in the Local Plan.</i></p>		
86		Policy 14 e)	<p>Suggest rewording to (or similar to): <u>It does not create significant environmental or highway safety problems. Where significant highway safety or environmental problems are identified, appropriate mitigation must be provided.</u> If this is not possible, the development will be refused.</p> <p>We are not aware of existing highway safety issues (confirmed by Highways). Is this a matter of perceived issues? Additionally, it is difficult to justify that new developments need to make good existing issues as they only need to mitigate their own impacts.</p>	C	Thank you for the comment this is agreed and amended
90		Policy 15	Has this policy been agreed with the developer? We're slightly concern about the volatility of the policy. Even though the site has outline permission with no details	C	The Policy has been developed from the design code work that was produced in conjunction

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			except for access and the policy aims to influence reserve matters topic, it is susceptible to changes over the next months, meaning that there is a high risk of having an outdated policy even before the NP is made		with Brooksby College (who are the land owner). The College has also provided a response to the plan.
87		2 nd paragraph	Whilst your summary of consultation suggests that affordable homes are needed, the neighbourhood plan relies entirely in their provision through the Brooksby Spinney Development. It is suggested to include an affordable housing policy to fill this potential gap. Additionally, in relation to the Brooksby Spinney development, it is stated that ' <i>this meets some of the need reflected in the housing survey, applicable to the next years; further surveys will be required for future periods</i> ' Therefore, this does not meet the need for the whole Neighbourhood Plan period.	C	An affordable housing section has been included with the policy 14.
22		Policy 1	The character appraisal is comprehensive and provides significant information and guidance on local character and how to incorporate this into future development design and it is great to see design and character front and central to your NP. I might advise to include a summary table or something similar to the conclusion of the character assessment within the main text, experience suggests that making clearer and more specific	C	Thank you for your comments these have been reflected within the plan. A summary of the character assessment has not been provided as it would add a significant number of pages to the NP and should be read in

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			<p>references to what you want it is more likely to be effective if it is in the NP.</p> <p>Successful policy is flexible but specific, it is not totally obvious as to what the objective and required standards for (f) are. How would this policy objectively be assessed as being met by a planning officer for example? I would also advise you to be mindful in terms of specification of above building regulation energy efficiency within policy, please see recent building regulations consultation on the future homes standards, which is consulting on the governments preferred option to remove local planning policy on energy efficiency requirements, the policy could however support developments that go beyond the minimum standards.</p> <p>You have a dark skies policy and perhaps it would be more effective in the design policy to make reference to it and then place LED lighting within the dark skies policies?</p>		<p>conjunction with the NP as part of the evidence base.</p>

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	General	Parking	Do you want to reflect parking in more specific terms, it is clear issue and objective but not specified in policies, e.g. 2 spaces for all dwellings, sufficient visitor spaces and 3 spaces for dwellings with 3 or more bedrooms are common across the NPs locally, can be in transport or design policy, tandem parking, counting garages as parking spaces, on street parking.. might be other issues that a parking policy could address, apologies if you have already considered and discounted these issues	C	Thank you for your comment the neighbourhood plan group do not wish to include this within the policy.
54		Policy 7	<p>Some NPs have also included a community action in relation to dark skies, to inform local people about the importance of dark skies and on the installation of external lighting that does not require planning permission, you may wish to consider this?</p> <p>You may wish to add some text to the supporting information about the benefits of dark skies to nocturnal animals such as bats with specific requirement on LUX of lighting in line with good practice on this matter</p>	C	Thank you for your comment we have included a link within an existing aspiration.

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	60	Policy 8 (6)	Is this a repetition of the design policy (f)? I would suggest removal from policy 8 as it relates primarily to the design of the development.	C	Agree and remove and removal from policy 8
	90	Policy 15	<p>(b) Suggest adding 'where possible' to start of policy, although statement is caveated it may be more appropriate to word it less definitively.</p> <p>(q) and (r) please see previous comments that are likely to limit ability to achieve above Building regulation standards for new dwellings. I would suggest combining and changing wording to support or encourage exemplar development of the site for low carbon and sustainable development</p> <p>There is no mention of SuDS, this would be covered in MLP policy, may wish to consider reference as their can be good ways to link its design to sustainable, biodiversity, open space.</p>	C	Thank you for comments and these have been reflected in the plan.

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			Perhaps the design policy might want to make reference to undertaking consultation such as a formal a design review that includes a NP group representative or how you would expect community consultation to inform the development of the design, to encourage collaboration between the community and the developer an help achieve the objectives of the policy		
63		5 th paragraph	'...service of the 128 bus, which comes through Hoby, will cease at the end of 2019'. Has this happened? Suggest to update it or, as stated later, mention that is constantly under threat.	C	The bus service has been replaced by the dial a bus service.
71		Policy 11 a)	The policy states 'the size of the proposed development does not exceed 1 hectare' is there a specific reason why it is 1 hectare and is there evidence to support this, as this could be challenged if there is supporting evidence to back up this part of the policy.	C	The reason for the stipulation of under 1 hectare is defined by the threshold of minor and major developments for planning applications and therefore this threshold has been used within the criteria.
71		Policy 11 c)	The policy states ' <i>detriment to valuable areas or features of nature conservation or heritage assets</i> ' it is suggested that a specific reference is given to these areas and features for example <u>see pages 24-37</u> or other specific	C	Thank you and this has been included within the policy

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			policies. This will give greater clarification to this part of the policy.		referencing of the Character Area Assessment.
	71	Policy 11 & 12	The text provided in pages 69 and 70 seems to suggest that a policy for Ragdale Hall Spa will also be provided. Is this missing?	C	No the statement is included to show continued support for the business. This section has however been revised.
	42	Policy 4	In exceptional circumstances it may be necessary for development to take place which does not fall within the class of agricultural or forestry use.	C	Thank you for your comment part three has been added to the policy to reflect this point.
	42	Policy 4	The ambiguity of the boundaries showing green wedges could be confusing when deciding future applications. Similarly to the Areas of Separation in the Local Plan, green wedges might need to be refined to areas to prevent development which would result in coalescence and harm to individual settlement character. As mentioned above, there may be exceptional circumstances where development may take place (out of agricultural or forestry use).	C	Thank you and this has been amended inline with the above comment.
	46	Policy 5 point 2	This could be reworded along the lines of 'development proposals must not significantly harm their viewpoints,	C	Thank you and the policy has been amended.

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			lines of sight, objectives or characters' to make this part of the policy a little clearer.		
	47-52	Green spaces designation	No points table showing how the sites were compared for designation which makes it difficult to fully understand their significance. There is a text overview as to why they have been proposed but no evidence or scoring to back this up	C	Thank you for your comments a table demonstrating why the proposed Green Spaces should be designated is included within appendix F.
	52	Policy 6	Even though it is not the purpose of the NP to replicate policies from the Local Plan, it is suggested to add to the maps those Local Green Spaces that have already been designated in the Local Plan in order to show the whole picture.	C	Thank you for your comments the working group will agree to these sites being added to the policy maps if Melton provide these or add them to the existing maps as this will have financial implications to the plan..
	60	Policy 8 pt 1	This could be reworded slightly to state that roosting opportunities and bird boxes will be required 'where appropriate' as there may be instances where this is not possible.	C	Agreed and changed

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	24 & 26	Policy 2	The correct figure for the number of listed buildings is 24 rather than 26. 2 are scheduled monuments. Would recommend to amend to avoid potential confusion	C	Agreed and changed
22.	Gladman - Developers		<p>Gladman specialise in the promotion of strategic land for residential development and associated community infrastructure. Gladman has considerable experience in the development industry and understand the need for the planning system to provide local communities with the homes and jobs that are required to meet Central Government objectives and the needs of local communities.</p> <p>Gladman welcome the opportunity to comment on the draft Hoby with Rotherby Neighbourhood Plan (HRNP). Whilst at this stage, Gladman have only a few specific comments to make on the content of the policies proposed, Gladman take this opportunity to make the Parish Council aware of our land interests at Six Hills which is partially located within the neighbourhood area.</p> <p>A copy of the indicative proposals and a location plan can be found at appendix 1 and 2 respectively.</p>	C	<p>Thank you for your comment.</p> <p>The neighbourhood plan acknowledges that there is a pending application outside of the neighbourhood plan boundary for a new garden village. A planning application was submitted to Melton Borough Council in November 2017 for 2,625 homes, extra care apartments, a lake side hub including retail, leisure and community facilities. Land for 2 primary schools and a secondary school has been proposed. Furthermore up to 2400m2 of employment has been proposed within the Innovation Employment Campus (B1a-B1b use class) and up to 27,400m2 within the</p>

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			<p>Gladman and the Parish Council had a meeting on 11th November 2019 where the Parish Council asked for some wording about the proposed development at Six Hills. Gladman would suggest the following:</p> <p>“The neighbourhood plan needs to acknowledge that there is a housing need within the Melton Borough Council area and Leicestershire as a whole. Proposals for a Garden Village at Six Hills has been proposed as a solution to meeting the housing needs of Leicestershire and beyond. There is an identified shortfall in Leicester City's housing need of 7813 dwellings. This number is to be distributed across the Leicestershire Local Authorities. The distribution of this is currently unknown and for agreement with the local authorities.</p> <p>The Garden Village at Six Hills being proposed could deliver new homes, both market and affordable, community facilities including schools, public open space,</p>		<p>Employment Quarter (B2-B8 use class). Green infrastructure has been proposed to retain habitats, provide new landscaping, allotments, public open space including; a children's play areas, formal sports facility, walking and cycling routes and a sustainable urban drainage system. The application is currently pending consideration.</p> <p>The community and parish council have submitted comments on this application and XXXXX.</p>

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			<p>recreational facilities including an upgraded race hub, and employment opportunities.</p> <p>Whilst the delivery and allocation of the Garden Village is strategic in nature and would be for a future Local Plan Review to allocate rather than the neighbourhood plan it is however important to acknowledge the proposal within the Neighbourhood Plan. The Garden Village could benefit the community of Hoby with Rotherby, through the provision of services and facilities within the site. The provision of family homes and affordable homes would allow those in need of a home to stay within the local area. In addition to on site provision, S106 contributions to improve infrastructure and facilities will be provided as part of any planning permission which could assist in the delivery of multiple community aspirations identified within the draft Neighbourhood Plan.</p> <p>A planning application was submitted to Melton Borough Council in November 2017 for 2,625 homes, extra care apartments, a lake side hub including retail, leisure and community facilities. Land for 2 primary schools and a secondary school has been proposed. Furthermore up to 2400m2 of employment has been proposed within the</p>		

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			<p>Innovation Employment Campus (B1a-B1b use class) and up to 27,400m2 within the Employment Quarter (B2-B8 use class). Green infrastructure has been proposed to retain habitats, provide new landscaping, allotments, public open space including; a children's play areas, formal sports facility, walking and cycling routes and a sustainable urban drainage system. The application is currently pending consideration.</p> <p>Gladman Developments are currently undertaking further work and engaging with the Council and Stakeholders with regards to the application.</p> <p>In addition to the application site, Gladman have identified that additional land may be required to support the proposals. This could include land within the Parish of Hoby and Rotherby, and a possible extension into Charnwood Borough Council area.</p> <p>Further to the inclusion of additional wording regarding the proposals it is important that policies contained within the HRNP are suitable and flexibly worded to ensure that the HRNP does not inadvertently restrict the delivery of sustainable development opportunities. Indeed, Policy 14 of the draft neighbourhood plan defines a settlement</p>		

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			boundary and development will only be permitted where it is in accordance with Policy SS3 of the adopted Local Plan or located within an existing settlement boundary of Hoby, Rotherby or Ragdale. Whilst it is acknowledged that these settlements are small in scale, such a policy would restrict sustainable growth opportunities outside of the settlement boundary but within the neighbourhood area such as Six Hills which will assist in the delivery of strategic housing needs. As such, it is suggested that additional flexibility is included within the policy wording which recognises the need to deliver sustainable development opportunities where these would assist with the unmet housing needs of the wider area.		
23.	Resident	Page 39	Public Rights of Way	WG	Thank you for your comment. No new public rights of way have been involved.
			Flooding policy required	C	Thank you for your comments and this has been included within policy 8
24.	Resident		Lack of reflection of the Housing Needs Survey in the Plan	C	Thank you for your comments Policy 14 has been updated in line with the comments made on the plan.

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25.	Leicestershire County Council	Highways	<p>We would agree with the comments that any likely traffic related effect of any new development should be mitigated by securing improvements as part of the development application.</p> <p>Any discussions with local residents or the Parish Council regarding measures to reduce the impact of traffic, to look at reducing speeds through the villages or with regard to any other proposed road safety measures (traffic calming measures, road signs including VAS...etc...) will be undertaken and assessed in the normal way subject to Leicestershire County Council current funding criteria for recommending such measures. Any such proposed measures would also be subject to local consultations where necessary.</p> <p>One further comment Traffic impact – within Appendix E (AECOM Transport Assessment), in Policy Area 1 – Traffic Management, there is reference to the fact that</p> <p><i>‘Coloured road surfaces may be used at approaches to pedestrian crossings to alert vehicles to pedestrians and cyclists.</i></p>		Thank you for comments.

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			<p>It is general practice within LCC not to implement coloured road surfaces as a rule, for maintenance reasons.</p> <p>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>		

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			<p>To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems.</p> <p>Where potential S106 measures would require future maintenance, which would be paid for from the County Council's funds, the measures would also need to be assessed against the County Council's other priorities and as such may not be maintained by the County Council or will require maintenance funding to be provided as a commuted sum.</p> <p>In 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 ie they would be able to operate without being supported from public funding.</p> <p>The current financial climate means that the CHA has extremely limited funding available to undertake minor highway improvements. Where there may be the prospect</p>		

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			<p>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>		
	Flood Risk Management		<p>Flood Risk Management</p> <p>The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating to new developments. LCC in our role as the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to undertake works on ordinary watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk. In April 2015 the LLFA also became a statutory consultee on major planning applications in</p>	C	<p>Thank you for your comments.</p> <p>Policy 8: Biodiversity, Nature Conservation and the Environment has been updated to include policies on flood risk within in it.</p>

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			<p>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)). <p>Policy, Economy & Community, Chief Executive's Department,</p>		

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			<ul style="list-style-type: none"> • 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</p>		

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			<p>benefits to surrounding areas. 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>		
	Planning	Developer contributions	<p>Planning Developer Contributions If there is no specific policy on Section 106 developer contributions/planning obligations within the draft Neighbourhood Plan, it would be prudent to consider the inclusion of a developer contributions/planning obligations policy, along similar lines to those shown for example in the Adopted North Kilworth NP and the Adopted Great Glen NP albeit adapted to the circumstances of your community. This would in general be consistent with the relevant District Council's local plan or its policy on planning obligations in order to mitigate the impacts of new development and enable appropriate local infrastructure and service</p>	C	<p>Thank you very much for your comments. The plan does not propose any large scale development and neither does the Melton Plan and therefore no S106 agreements would be brought forward.</p>

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			provision in accordance with the relevant legislation and regulations, where applicable.		
	Mineral & Waste Planning		<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. Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations or any future development planned for your neighbourhood. You should also be aware of Minerals and Waste Safeguarding Areas, contained within the adopted Minerals and Waste Local Plan. These safeguarding areas are there to ensure that non-waste and non-minerals development takes place in a way that does not negatively affect minerals 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>	C	Thank you very much for your comments.

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	Property Education		<p>Property Education Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local Authority will look to the availability of school places within a two-mile (primary) and three-mile (secondary) distance from the development. If there are not sufficient places, then a claim for Section 106 funding will be requested to provide those places.</p> <p>It is recognised that it may not always be 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.</p> <p>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>	C	Thank you for your comments
	Adult Social Care		<p>Adult Social Care It is suggested that reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc of differing tenures to accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes</p>	C	Policy 15 will be amended to require a housing mix.

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			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.		
	Environment	Page 10 Page 16 Page 61 Page 71 Pol 11 Page 86 Page 90 Pol 15	<p>Specific Comments P10. The timeline is a very helpful, visual tool.</p> <p>P16. The community vision could mention sustainability.</p> <p>P61. Community Aspiration Tree Planting and Preservation: Suggest preparing a plan to enhance the amenity of the parish by identifying trees that have amenity value and are at risk from development. Identify sites where new trees could be planted to mitigate the loss of trees from development and ash dieback.</p> <p>P71. Policy 11 Local Economy 1. (b) suggest and where possible include appropriate tree planting.</p> <p>P86. The design policy is fairly strong but could be further strengthened by referring to aspects such as waste and recycling storage, access to adequate footpaths and cycleways to encourage green transport and native hedging/hedgehog friendly fencing.</p>	C	<p>Thank you for your comments.</p> <p>The vision now includes sustainability.</p> <p>An aspiration is included within the plan regarding the tree planning.</p> <p>Where possible has been included in policy 11 part b)</p> <p>The connectivity to the wider landscape is covered within the policy in part F.</p>

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			<p>P90. Policy 15 (m) suggest: plant native trees and shrubs and consider planting non-native trees and shrubs in areas where ornamental landscape planting is appropriate.</p> <p>The plan does not reference electric vehicle charging points. Given the Government's plans to ban the sales of new diesel and petrol cars by 2040, there is expected to be a reliance of electric vehicles on the roads which in turn will require supporting infrastructure. The planning group should be mindful of this.</p> <p>Other plans have considered flooding and mention aspects such as sustainable drainage systems. The planning group could consider this.</p> <p>Although the plan references the NPPF (2019), it does not reference page 5, which details sustainable development and the three overarching objectives (economic, social and environmental). This should be referred to within the Plan.</p> <p>General Comments In regard to the environment and in line with the Governments advice, Leicestershire County Council (LCC) would like to see Neighbourhood Plans cover all aspects of the natural environment including climate change, the landscape, biodiversity, ecosystems,</p>		<p>Policy 15 part (m) amended to: plant native trees and shrubs and consider planting non-native trees and shrubs in areas where ornamental landscape planting is appropriate.</p> <p>Policy 15 includes a new bulleted point addressing the need for new infrastructure for electrical charging points to be provided in each household. A new point on sustainable urban drainage has also been added.</p>

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			green infrastructure as well as soils, brownfield sites and agricultural land.		
	Climate Change		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.	C	Thank you for your comments the plan now Includes information on climate change.
	Landscape		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.	C	Thank you for your comments. The Group have undertaken a Hoby with Rotherby Character Assessment The Neighbourhood plan includes reference to the Melton Borough Landscape & Historic Landscape Urban Character Assessment Report 2006.

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	Biodiversity		<p>Biodiversity The Natural Environment and Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their duties, to the purpose of conserving biodiversity. The National Planning Policy Framework (NPPF) clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment and reducing pollution. Neighbourhood Plans should therefore seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and improving the natural environment based on local evidence and priorities. Each Neighbourhood Plan should consider the impact of potential development on enhancing biodiversity and habitat connectivity such as hedgerows and greenways. The Leicestershire and Rutland Environmental Records Centre (LRERC) can provide a summary of wildlife information for your Neighbourhood Plan area. This will include a map showing nationally important sites (e.g. Sites of Special Scientific Interest); locally designated Wildlife Sites; locations of badger setts, great crested newt breeding ponds and bat roosts; and a list of records of protected and priority Biodiversity Action Plan species. These are all</p>	C	Thank you for your comments Policy 8 has been updated to include that any sites should provide a net gain in biodiversity.

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			<p>a material consideration in the planning process. If there has been a recent Habitat Survey of your plan area, this will also be included. LRERC is unable to carry out habitat surveys on request from a Parish Council, although it may be possible to add it into a future survey programme.</p>		
	Green Infrastructure		<p>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 &</p>	C	<p>Thank you very much for your comments. The plan includes policies and aspiration that clearly reflect your comments and the policies and aspiration have also been strengthened from the comments received on the plan.</p>

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			<p>enhancing new networks and this assessment can then be used to inform CIL (Community Infrastructure Levy) schedules, enabling communities to potentially benefit from this source of funding. Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for their community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy. Through the Neighbourhood Plan and discussions with the Local Authority Planning teams and potential Developers communities are well placed to influence the delivery of local scale GI networks.</p>		
	Brownfields, Soils and Agricultural Land		<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. Soils are an essential finite resource on which important ecosystem services such as food production, are dependent on. They</p>	C	<p>Thank you for your comments. The soil sample maps are unnecessary to support the NP document. When planning applications are submitted they are assessed with regards to planning constraints that include soil classification.</p>

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			<p>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. 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>		
	Communities		<p>Impact of Development on Civic Amenity Infrastructure 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>	C	<p>Thank you for your comments policy 13 seeks to retain existing community facilities and provide new community facilities where ever possible.</p>

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			<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> <p>Communities Consideration of community facilities is a positive facet of Neighbourhood Plans that reflects the importance of these facilities within communities and can proactively protect and develop facilities to meet the needs of people in local communities. Neighbourhood Plans provide an opportunity to;</p> <ol style="list-style-type: none"> 1. Carry out and report on a review of community facilities, groups and allotments and their importance with your community. 2. Set out policies that seek to; <ul style="list-style-type: none"> • protect and retain these existing facilities, • support the independent development of new facilities, and, • identify and protect Assets of Community Value and provide support for any existing or future designations. 		

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			<p>3. Identify and support potential community projects that could be progressed.</p> <p>You are encouraged to consider and respond to all aspects of community resources as part of the Neighbourhood Planning process.</p>		
	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.	C	The plan includes an employment policies and a community facilities policy to support existing and new business in the area.
	Superfast Broadband		<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 ultrafast broadband (of at least 100Mbps). Developers should take active steps to incorporate adequate broadband provision at the pre-planning phase and should engage with telecoms providers to ensure ultrafast broadband is available as soon as build on the development is complete. Where practical, developers</p>	C	Policy 11 should include a new bulleted point stating Where ever possible, developers should provide the infrastructure for ultra-fast broadband.

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			should consider engaging several telecoms providers to encourage competition and consumer choice.		
	Equalities		Equalities While we cannot comment in detail on plans, you may wish to ask stakeholders to bear the Council's Equality Strategy 2016-2020 in mind when taking your Neighbourhood Plan forward through the relevant procedures, particularly for engagement and consultation work.	C	Thank you for your comments.
26.	Heatons - Quarry		<p>This letter of representation has been prepared by Heatons on behalf of our client Tarmac Trading Limited (Tarmac) in response to the current consultation on the Regulation 14 pre-submission version of the Hobby with Rotherby Neighbourhood Development Plan.</p> <p>Tarmac have mineral interests within the Hobby with Rotherby Neighbourhood Area at Brooksby Quarry. On behalf of our client, we would like to engage with the preparation of the Neighbourhood Plan by making representations outlining Tarmac's interests and intentions which may have some bearing on the Neighbourhood Area over the Neighbourhood Plan period (2020-2036).</p>	C	<p>Thank you for your comments the neighbourhood plan group would like the examiner to make the judgement on the ratio used within the policy for tree replacement.</p> <p>With regards to the policy 15 a statement will be included as follows:</p> <p>The development should have regard to the existing consented</p>

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			<p>Brooksby Quarry is operated by Tarmac, who in May 2019 received planning permission for a southern extension to the quarry with restoration to a combination of agriculture, open water and areas for nature conservation (Leicestershire County Council application reference 2018/CM/0123/LCC). It is anticipated that at the forecast extraction rate of 250,000 tonnes of sand and gravel per year, the site will be restored circa 2031.</p> <p>Given the significance of the 93-hectare quarry landholding, we would like to make the following comments on the emerging Neighbourhood Plan:</p> <p>Policy 8: Biodiversity, Nature Conservation and the Environment</p> <p>The sole policy within the Plan on which we would like to comment is Policy 8, wherein Point 3 states that “development proposals must demonstrate that there is no unnecessary loss of or damage to, healthy trees, woodlands or hedgerows. Where trees are not to be retained, these should be replaced at a ratio of 2:1.” Whilst the retention of healthy trees and hedgerows is supported by Tarmac, we consider that the wording of the policy should be revised. A blanket requirement for trees to be replaced at a ratio of 2:1 is not considered justified</p>		<p>areas for mineral extraction associated with Brooksby Quarry.</p>

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			<p>as it does not consider the individual circumstances of development as well as land owner requirements. Policy 8 in its current form is not therefore considered 'sound'.</p> <p>Community Objective 11</p> <p>This objective of the plan relates to influencing the design of residential development at the former Brooksby College Campus 'Brooksby Spinney'. At the time of writing, the Brooksby Spinney site benefits from outline planning permission (Appeal allowed November 2017; reference APP/Y2430/W/16/3150720). The Neighbourhood Plan document states that a Design Brief will be prepared to maximise the site's development potential in conjunction with the local community. Tarmac do not wish to make any specific comments on the Brooksby Spinney development's design, but submit that the design of the mixed use development should have regard to the consented areas for mineral extraction associated with Brooksby Quarry. At its closest point, mineral extraction is permitted to take place approximately 125 metres from the Brooksby Spinnery development.</p> <p>As a land use neighbouring Brooksby Spinney that could result in potential land-use conflicts with the permitted nearby residential development, Tarmac suggest that the</p>		

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			<p>Neighbourhood Plan include within Community Objective 11 the need to ensure that the design of Brooksby Spinney takes into account the development's southern boundary's close proximity to mineral operations. The objective's aim to "maximise the development's potential" should also consider the potential for disturbance / disamenity from mineral operations.</p> <p>Community Aspiration: Brooksby Quarry</p> <p>This Community Aspiration outlines that "a plan will be developed for the enhancement of the Brooksby Quarry area." Tarmac are happy to engage with the local community and ensure that, as approved under the site's planning permission, high-quality restoration and aftercare are achieved for the area.</p>		
27.	Environment Agency	Policy 8	<p>The revised National Planning Policy Framework (NPPF) states that "<i>planning policies and decisions should...identify and pursue opportunities for securing measurable net gains for biodiversity</i>". Because of these we believe that Policy 8, point 2 should be re-worded as follows:</p> <p>2. Development proposals should lead to biodiversity net gain.</p>	C	Thank you for your comments. The policy has been amended to reflect the comments received.

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			<p>There are elements of Flood Zone 3 within the Plan Area (please see environmental constraints map accompanying this consultation form. With regards to the existing settlements this effects Hoby (Holmfield and the cul-de-sac to the South of Holmfield in the South-West of Hoby).</p>		
		Policy 14	<p>Currently the proposed Neighbourhood Plan is silent regarding flood risk. Whilst it is the case that the Neighbourhood Plan would need to comply with the appropriate Policy's in the Melton Local Plan we do consider that an additional requirement could be added to Policy 14 as follows:</p> <p># (Residential) development shall be directed to the lowest area of flood risk through the application of the (flooding) Sequential Test, and where required, the Exception Test.</p> <p>We have suggested the use of brackets because the Sequential Test applies to all form of new development and not just residential development.</p>		<p>Thank you for the comments Policy 8 and policy 14 has been updated inline with the comments received</p>

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		Map 27: The Spinney	<p>We note that <u>Map 27: The Spinney</u> has correctly identified Brooksby Quarry located immediately to the West of the development. We wish to provide the following information/comment:</p> <p>A Permit for the Brooksby Quarry landfill was issued on 21 January 2019. The Quarry is Permitted to receive inert waste materials and we are not aware of any material being deposited to date. Since the site is only Permitted to accept inert materials, the site should not generate significant odours and there should be minimal gas generation. The more common amenity issues associated with a site like this would be dust during dry periods, and possibly noise during operating hours (and associated site traffic based issues, for example mud on the access roads).</p>		Thank you for your comments.
28.	Brooksby Melton College		Brooksby Melton College is a major stakeholder in the Hoby with Rotherby Parish occupying a significant historical site of 850 acres, employing 350 staff and teaching over 1000 learners annually. The College has		Thank you for your comments and continued support for the neighbourhood plan.

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			<p>seen many developments and changes over the past 10 years and is looking forward to a successful future following the merger with Stephenson College.</p> <p>The College is developing an exciting and innovative strategy together with an ambitious development plan that it believes will place it as one of the top land-based educators in the country. The new Hoby and Rotherby Neighbourhood Development Plan provides the College with a framework to work with and create synergies that will not only drive the Colleges success but help deliver the vision and objectives outlined in the plan.</p> <p>Brooksby Melton College welcomes the NDP and agrees with the broad aims and ambitions of the plan, which resonate with the new strategy for the College. The development of the Community Vision is useful to the College when looking at its development strategies. The College holds a unique and important historical place within the parish and understands the need to protect this whilst driving forward sympathetic, sustainable developments that ensures the College remains one of the major land-based educators in the country whilst meeting the needs of our local and regional communities.</p>		

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			<p>Th College has already shared its ambitious development plan with the parish council and through a new spirit of collaboration looks forward to working in partnership and in the best interests of the local and regional community.</p> <p>As well as agreeing broad aims within the NDP the College looks forward to working with the parish council on specific issues listed in the plan such as;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Improved transport and access <input type="checkbox"/> Sustaining and improving wildlife habitat <input type="checkbox"/> Sustaining and improving biodiversity <input type="checkbox"/> Development of green energy projects <input type="checkbox"/> Maintaining and improving rights of way <p>The most important issue for the College at this time is the sale of their vacant Spinney campus, which achieved outline planning in 2017. Not only is this sale of major strategic importance to the College but will be a major change and opportunity for the local communities. The College has welcomed the involvement in the development of a design brief for its residential</p>		

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			development at the Spinney Campus. Although it is cognisant of the fact that following the sale to a housing developer much of the detailed design issues will be agreed through a reserve matters application, the College is keen that any future development should meet the aspirations listed in the LDP.		