

Somerby Parish Neighbourhood Plan 2018 -2036

Responses to Initial Comments of the Independent Examiner

Introductory Remarks

1. As you will be aware, I have been appointed to carry out the examination of the Somerby Parish Neighbourhood Plan. I have carried out my initial review of the Plan and most of the accompanying documents which I have been sent. I visited the 4 villages on 21st and 22nd September, spending the afternoon and the following morning, visiting all the sites and I walked through Pickwell, Somerby and Burrough on the Hill. I also saw the relationship with the delightful Leicestershire countryside and appreciated the many fine views available from the high ground across the parish. I also spent some time at the Memorial to the 10th on Tuesday morning. I experienced for myself the traffic conditions in Somerby, especially around the village school.

2. My preliminary view is that I should be able to deal with the examination of this Plan by the consideration of the written material only. I do still have to reserve the right to call for a public hearing, if I consider that it will assist my examination, but that may only be necessary if there are issues that emerge from the responses to this note, which I feel warrant further exploration. If I were to have to call a hearing, it would have to be via a video conference call, in the current COVID climate.

3. Set out in the following paragraphs are a number of matters that I wish to receive either clarification or further comments from the Parish Council or in some cases from Melton Borough Council. Such requests are quite normal during the examination process and the replies will help me prepare my report and come to my conclusions.

Regulation 16

4. I would firstly like to offer the Parish Council the opportunity to comment on the representations that were submitted as part of the Regulation 16 consultation.

SPC: There are about 90 representations. Please see separate document.

Reserve Sites

5. I understand the status of reserve sites and the basis for the policy in Policy HR1. Is there a scenario where both sites could be developed e.g. where, in the future, a shortfall is shown to remain even after Site RSOM1 is developed? The wording of the final paragraph seems to suggest that it is one site or the other.

SPC: Yes, there is such a scenario. It would initially be 'one or the other' according to the identified shortfall, but both could be considered if neither one alone could accommodate it.

6. I would ask Melton BC to comment on whether the trigger for bringing forward reserve sites is a shortfall in housing sites coming forward in the parish or the wider district.

SPC: The question is for MBC.

7. Is the expectation of Melton planners that if the Pickwell Site were to be developed then the reserve site status on SOM3 would fall away?

SPC: The question is for MBC but our understanding is not that the reserve site status on SOM3 would fall away. SOM3 is a strategic policy in the MLP so the NP cannot cause it to fall away.

Limits of Development

8. I note that the plan is proposing the enlargement of the limits of development beyond what had previously been adopted. I found the criteria used helpful. However, it would assist me greatly, in understanding the changes, if a plan could be prepared which showed the previous boundaries superimposed on the new limits of development. I am only looking for a hand drawn map but I want to understand how much scope has been given to future expansion of the villages through this change.

SPC: The limits/boundaries set in the 1999 MLP were deemed 'out of date' and no longer applied to planning applications by 2014 at the latest. Therefore, the NP Limits to Development are replacing rather than enlarging them (although they *are* larger, except for in Burrough on the Hill).

On the following maps NP Limits to Development are in red (as per the Submission Draft) and the 1999 Settlement Boundaries are shaded in green. We include some explanatory comments.

Figure 3.1 Burrough on the Hill

NP LTDs correspond with 1999 Settlement Boundaries. The village has not expanded since 1999, lack of facilities makes it a relatively unsustainable location, and the 1999 boundaries contain substantial undeveloped land which could accommodate MLP Policy SS3 proposals (Rural Settlement – up to about 3 houses).

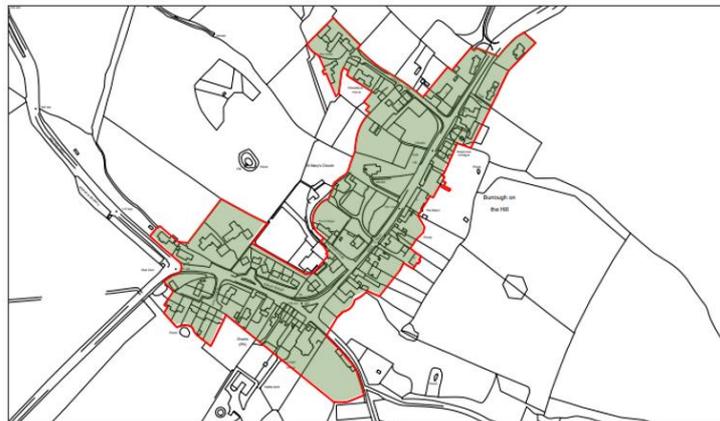


Figure 3.2 Leesthorpe

Leesthorpe has no facilities bearing on settlement role. No settlement boundaries were set there in 1999. The NP sets LTDs there on the principle of equal treatment with other Parish settlements. MBC have previously deemed it an unsustainable location for a proposal of only 2 houses, therefore the curtilages inside the LTD could accommodate any proposal reasonably considered sustainable.

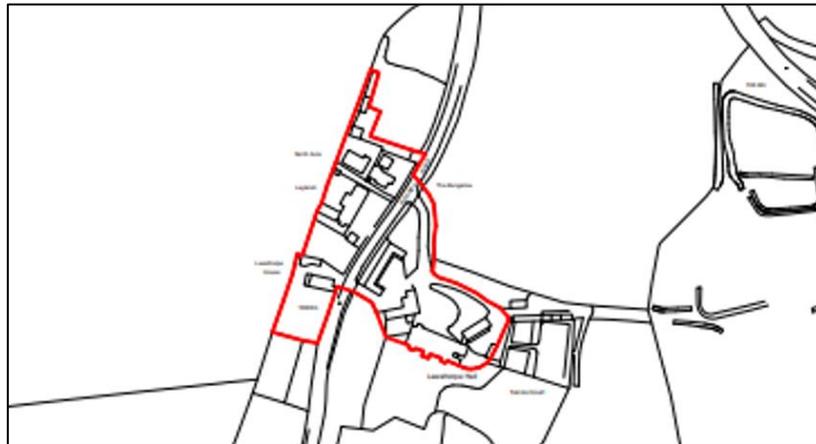


Figure 3.3 Pickwell

Pickwell has experienced some expansion since 1999, almost all in the last 5 years (7 built, 5 more approved). It is also the location for NP reserve site RSOM1. Undeveloped land lies within the NP LTD which could accommodate MLP Policy SS3 proposals (Rural Settlement – up to about 3 houses).

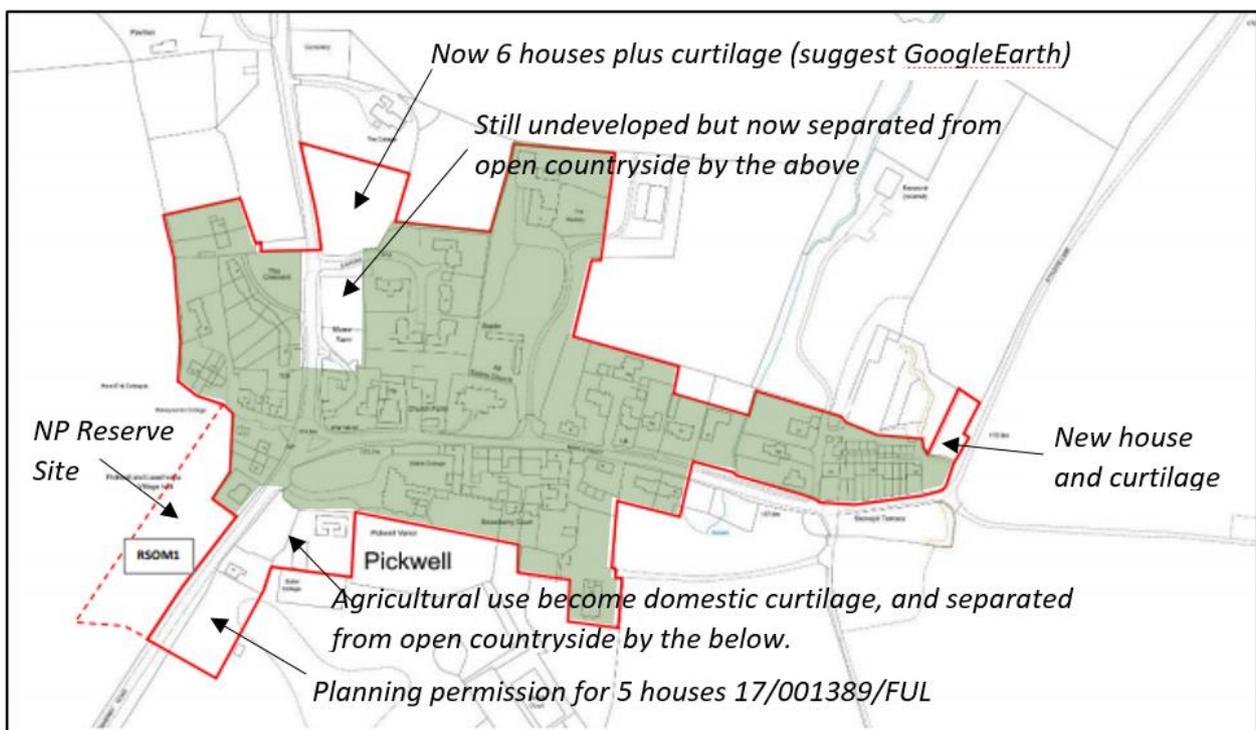
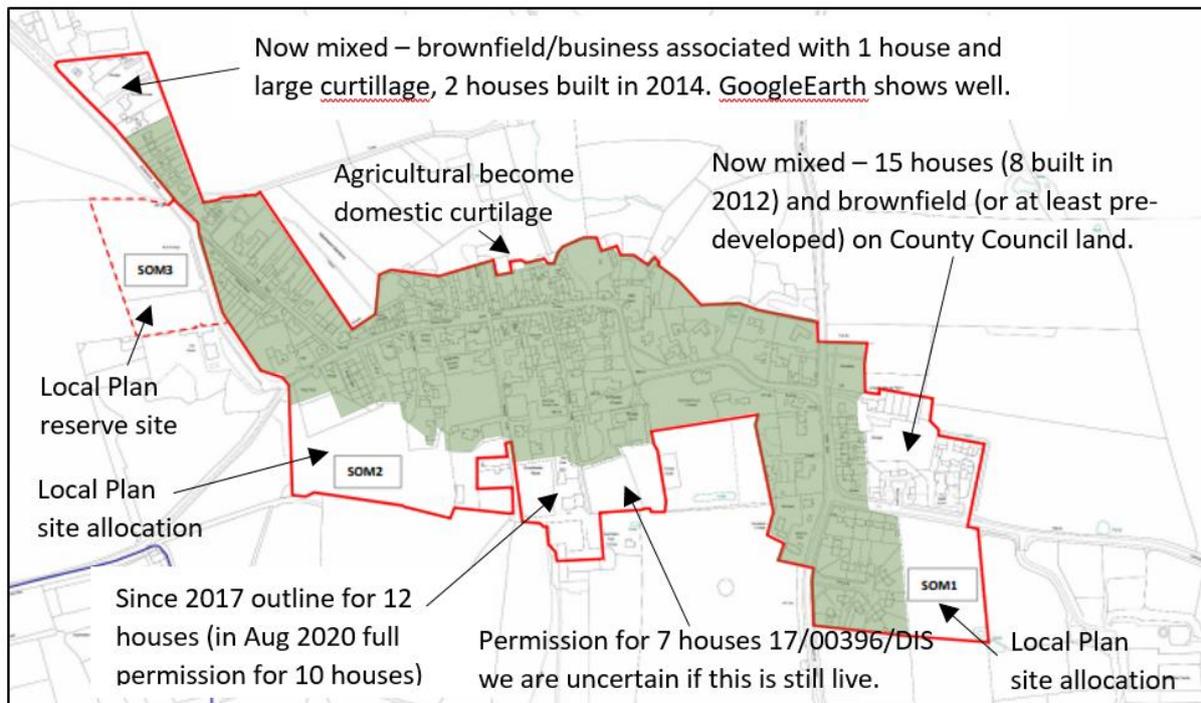


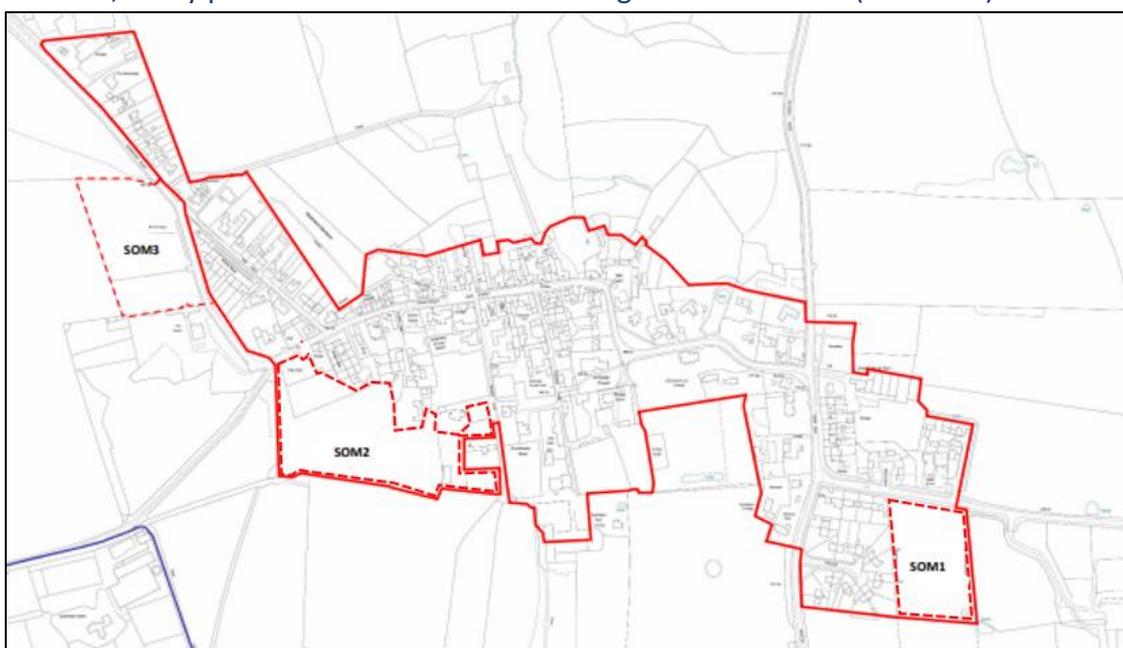
Figure 3.4 Somerby

A Service Centre therefore MLP policy SS3 could support proposals of up to about 10 houses. NP LTDs accommodate this potential, as well as obviously the MLP site allocations SOM1, SOM2 and reserve site SOM3 if required.



9. Would it be possible to show the extent of the Local Plan allocation sites on Figure 3.4 as the boxes around the identification numbers could be misconstrued as defining site boundaries, especially in the case of SOM1.

SPC: Yes, easily possible. Would an amended Figure 3.4 as below (but tidier) be suitable?



10. Could the Melton planners comment on whether they would treat that any windfall housing in Somerby would count against the Somerby housing numbers as set out in Table 6 or whether it would count against the windfall figure for the Parish. Also, could they comment on whether development only taking place with limits of development, is consistent with Policy SS3 which refers to new residential development “within or on the edge of existing settlements”. I am treating that as a strategic policy.

SPC: Question for MBC but see Question 12 below.

11. I note that some of the limits of development include open land up to the new boundary which seems to indicate that they would be appropriate sites for development under the terms of Policy HR 2 and also Policy HR 4 criteria e) but I do not see how it would meet the criteria set out in criteria b) of the latter policy, regarding being a restricted gap or surrounded by buildings. One example is the land on the opposite side of the road from the reserve site RSOM1 in Pickwell which is also part of the HP1 open space shown on Figure 9.4.

SPC: It might assist the Examiner to review our comments on the maps in response to your Question 8, including perhaps GoogleEarth. Some areas have become more of a ‘gap in a frontage’ or ‘closely surrounded by buildings’ (Policy HR4 criteria b) than is apparent on the OS maps without explanation.

Also, the combined effects of points b) and d) of the Limits to Development methodology (para 052):

b) Clearly defined physical features such as walls, fences, hedgerows, water courses, allotments and roads have been followed.

d) Non-residential land which is countryside, agricultural, paddock, meadow, close, woodland or another green-field use has been excluded.

These points made it correct to recognise some areas as domestic curtilage and inside the settlement when historically or visually they might have been taken as ‘countryside’. For example, in Pickwell two residents successfully argued at Reg.14 for us making such changes (Reg.14 comments 148 and 167); they are the areas on the Pickwell map 3.4 (above) second from the top and at the very bottom.

The land on the opposite side of the road to RSOM1 consists of a planning approval for 5 houses plus an area to the north of it separated from the countryside thereby.

12. Should the restriction of windfall housing be limited to new homes within the Limits of Development or should it allow development that is supported by paragraph 70 of the NPPF?

SPC: We wish to retain Policy HR2 and Limits to Development in their present forms and update them in a subsequent review if housing requirements or community priorities have changed at that time. This is the rational approach given that Somerby Village and Somerby Parish requirements are already comfortably exceeded.

- It is suggested that policy HR2 is amended to include the potential for development adjacent to the settlements and not just within the limits to development. We do not agree with this. The Parish has exceeded its development target and has made provision for

additional development by the identification of an additional reserve site and setting Limits to Development. Additionally, there is a windfall policy which sets the conditions for future development proposals to be supported. It is not necessary in these circumstances to extend the Limits to Development policy as suggested. We wish to retain the policy and update it in a subsequent review if community priorities have changed at that time.

- MLP Policy SS3 refers to 'edges of existing settlements' without defining or mapping them, which is ambiguous and possibly contradictory. It is written in the context of settlements having no defined boundaries, which the NP now re-introduces in the form of Limits to Development. There are no settlement boundaries in the MLP therefore it isn't possible to say Policy HR2 is out on conformity with anything specific. There is really nothing for them to be out of conformity with.
- The NP Limits to Development are wider than the historic settlement boundaries in the 1999 Local Plan ie. They include more land. They are drawn to a consistent methodology, enclosing all expansions since 1999, site allocations in the Local Plan, full or outline permissions, and areas which have become partially developed or 'brownfield' or severed from the open countryside. They provide sufficient room for potential proposals under SS3 commensurate with settlement roles (up to about 10 in Somerby and about 3 in Pickwell and Burrough).
- In community consultation (Engagement day 17th Nov 2018) responses to the draft Limits to Development were Agree 73.4% and Disagree 4.2%.

YourLocale who have wider knowledge than us of other NPs in the Borough advise us:

This is not a strategic issue it is a matter of detail which is in the gift of the NP. Most Examiners of NPs in Melton Borough have reached this conclusion and it is unhelpful to pick a single examination to apply more generally. The following extract is from the Broughton and Old Dalby NP Examination: *'One representation has pointed out that the emerging Local Plan policy allows development on the edge of settlements however the policy goes on to say that a scheme for housing should meet a housing need assessed by a neighbourhood plan and I do not consider that this plan identifies a need that needs to be met from outside the settlement boundaries'*. This same sentiment applies to Stathern which has accommodated significantly in excess of its minimum housing requirement through Local Plan allocations alone.

Furthermore, the Scalford NP was examined in May of this year and the Examiner rejected the objections expressed by MBC to extend development to 'within and on the edge of' the settlement with a Limits to Development.

Apologies but we do not understand the significance of NPPF para 70 in this context as there is no specific allowance made for future windfall in Somerby Village or Parish. Are you perhaps questioning that some quite large gardens are inside the proposed LTDs?

Affordable Housing

13. Does the Borough Council currently accept funding in lieu of on-site provision for non-social rented housing e.g. Starter Homes?

SPC: Question for MBC.

14. Does the Council's housing allocation policy give priority to eligible housing in the Parish? My view is that this is a housing allocation policy and is not a policy for the use and development of land.

SPC: Question for MBC.

Local Green Spaces

15. It would be helpful if the Parish Council could explain how the community were asked to identify the particular sites being put forward as Local Green Space. I was struck on my site visits, by the fact that similar types of open spaces are protected in some villages, but are not in others, which from an outsider's perspective seem to be somewhat inconsistent. Were the LGS sites identified by public survey or how were some sites judged to be "demonstrably special to a local community" and worthy of the highest level of protection from development and others not?

SPC: The community were not specifically asked to identify Local Green Spaces as it was not assumed there would necessarily be any LGSs at all. That would have been presumption. Rather, the process was led by evidence gathered by community members themselves. There was no search for LGSs; the evidence came first and any designations followed it. Process as follows:

1. At the June 2016 Engagement Day (Appendix 2c) the display 'Open space and environment' included existing environmental designations and the LGS criteria. 15 responses made were made on the importance of environmental matters including protecting open green spaces. Specifically identified by respondents were Goose Field (Burrough), Kings Lane Paddock / view to Burrough Hill (Burrough), The Allotments / Town Estate gardens (Somerby) and the Horse Pond (Somerby).
2. Maps were provided to which residents could apply stickers for important spaces and views (Appendix 2c, p.11). About 120 stickers were applied, some perhaps with no great precision but they did suggest areas for formal assessment.
3. Thirteen volunteers from across the Parish settlements then joined the Environment Theme Group, responsible for gathering evidence and making policy proposals including for LGS and IOS. Pickwell village was under-represented so two Pickwell residents, one from the Advisory Committee and one from the Parish Council, were co-opted to help with work there.
4. Before work began the Group was briefed by its Chair and YourLocale on:
 - Environmental aspirations in the 2017 Household Questionnaire.
 - Comments by residents at the Engagement Day.
 - MBC open space classifications and 2016 Settlement Edge, Fringe Sensitivity and Local Green Space Study, with data on open spaces (Somerby only)
 - NPPF Open Space, sports and recreation facilities, public rights of ways and Local Green space policy and guidance.
 - Best practice when scoring.
5. The volunteers were given autonomy to score spaces in their villages. They carried out fieldwork on 6 days Oct 2016 to Sept 2017. Residents were notified of this activity using the village email groups, and some helped the core volunteers with their assessments. At different times 3-5 people worked in each village.

The approach was to score land using NPPF criteria (Figure 6 in the Submission Draft) and derive designations (if any) from this objective and comparative exercise.

6. The Environment Group then discusses the results, sometimes moderating them if they had eg. Historical evidence from written sources. This process produced the scores now in Appendix 4 (Environmental directory). Sites scoring 24 or more including the maximum score of 4 for 'Special to the community' were considered potential LGSs. There were 17 of these and they were then reviewed by the Advisory Committee and SPC:
 - Two became strategic housing sites SOM2 and SOM3 in the Local Plan therefore could not be made LGSs whilst maintaining general conformity.
 - Four were the grounds/parklands of country house estates and considered too extensive.
 - One was a tree-lined public road so not really a 'green space'.
 - One was re-scored (downwards) on new information from the landowner (this was later, at Reg.14 consultation).
 - All of the above remain in the Environmental Directory and achieve varying recognition, but not as LGSs. (Possibly some are among the 'similar types of open spaces' observed by the Examiner? In the Submission Draft they are SP-1, SHP-1, SHP-2, SHP-3, PHP-1, SGV-4 and MLE22781/31. Earthworks/Croft Field, Sommerby).
 - Nine qualified fully as LGSs and are the ones in the Submission Draft.
7. At the November 2018 Engagement Day (Appendix 2I) all draft policies including the LGSs were displayed. 73 residents attended and written guidance asked residents if they did not agree with a policy to tell a member of the NP team who would discuss it. Residents could use comment forms and 53 were completed. Due to a clerical error LGSs were not a separate item on the comment forms so the free text section was used, but no adverse comments were made. Commenters were also told the Regulation 14 consultation process.
8. At Regulation 14 consultation 30 residents made 69 comments. Only one (comment 177) was about LGSs, asking why there were none in Pickwell. This was also noticed by the Parish Councillor for Pickwell (comment 110) and both were responded to on the basis of objective scoring. 14 residents simply said that they supported the whole of the NP.

There was no public survey of LGSs in the sense of a list to be voted on, but they were surveyed and scored by volunteers in their own villages, including the criterion of being special there. This was only one of the 9 criteria and it is appropriate that 'specialness' in a community is partly feelings-based. However, demonstrable grounds for 'specialness' include being different to the rest of the settlement, unique or rare, historic and established or used for community events. Sometimes 'specialness' is indicated by affectionate names such as 'Horse pond', 'Goose field' and 'Chestnut Triangle' (with its oak tree!). We hope these grounds are reflected in the descriptions in Appendix 5.

Sites of Environmental Significance

16. Is it possible for Figure 8 to be produced at a larger scale as it would be difficult for a decision maker to identify whether particular properties are affected by Policy ENV2?

SPC: The version in the Figures and Maps folder on the MBC Website is higher resolution than in the body of the NP. If downloaded it becomes even more zoomable and printable. We hope this is satisfactory.

17. Could the Borough Council confirm whether the existing designations, other than locally significant sites, are already protected by existing local plan and national policy? If they are already protected, I would welcome views whether the neighbourhood plan should only be identifying these sites not already protected, but which are felt to be locally valued i.e. those shown as solid blue and solid yellow on Map 8.

SPC: Question is for MBC but we have seen their response and would like to comment.

The legend on NP Figure 8 shows the mentioned distinctions. All are existing designations except those keyed as 'This Plan'. With the exception of the Scheduled Monument none is protected explicitly (site specifically) in either the NPPF or the LP. NP Policy ENV2 adds further local detail to existing designations based around the NPPF criteria for LGS and therefore goes further than merely duplicating existing policy areas.

Incorporating all sites on a single map and in a single policy (with each site duly listed) makes it easier for decision makers to apply them when determining planning applications and for local residents to find them (in documents or on the ground). They are very challenging to find in the Melton Biodiversity and Geodiversity Study (2016).

Figure 8 also enables appreciation of where multiple environmental sites / features are concentrated, whether pre-existing or only in the NP.

MBC also refer to LP Policy EN13 covering Heritage assets. This bears more on NP Policy ENV4 than ENV2 / Figure 8 but we ask the Examiner to consider MBC Reg.14 comment 84 and our response. There is no list of local heritage assets to which we can add therefore the NP must identify them. Our response to Comment 84 includes support for this approach from the NPPF, LP and NPPG.

Ridge and Furrow

18. Can Figure 11.1 be provided at a larger scale, maybe A4 and include a key which explains the dotted green and the dotted purple designations?

SPC: The version in the Figures and Maps folder on the MBC Website is at better resolution than in the body of the NP. If downloaded it becomes more zoomable and printable.

Yes, there should be a key and one could be added. We suggest similar to this:



19. I note that the land on both the east and west side of the road between Somerby and Pickwell, as shown in Figure 12 is within the Area of Separation and covered by Policy ENV 6 whilst the same land on the west side is shown as falling within the Settlement Character Area on Figure 13, which is to be protected by Policy ENV7. Is there a case that the Area of Separation covered by Policy ENV6 should just relate to the land on the east side and allow the land to the west to be covered by Policy ENV 7?

SPC: Policies ENV6 and ENV7 address different planning issues and have different assessment criteria. We would like to retain their Submission Draft boundaries and keep the land to the west of Pickwell Road mapped as part of both policies.

On review, we believe we have been unclear by using an imprecise term. In the supporting text to ENV6 at para 120, and at 2.3 in Appendix 11, we would like to replace 'settlement character' with 'settlement **identity**'.

Dictionary definitions:

Character: *the aggregate of features and traits that form the nature of a thing*

Identity: *the fact of being what a thing is.*

Policy ENV6, Areas of Separation seeks to maintain the separate identities of Somerby and Pickwell by careful management of development in the largely open land between them, where coalescence of the built environment could physically or visibly make them appear as one place. The assessment criteria are contained in Appendix 9.

Policy ENV7, Settlement Character, delineates areas which are dense in the features which make up the nature and appearance of a village, with examples listed in the policy, and asks development proposals to consider ways to protect or enhance these features.

In Policy ENV7 open space features are treated specifically in context of how their location, current and past use may contribute to the form, integrity and historic significance of the built environment in a particular village and its broader conservation area.

Land to the west of Pickwell Road rightly falls under both of these policies because:

- it is part of the larger open space designated in the AOS policy map, Figure 12, assessed for its contribution to the separate identities of Pickwell and Somerby and a space with varied physical features (topography, vegetation, land use), perceptual factors (public visibility, private views, landscape linkage) and landscape value.
- in its own right it is also an area with many extant and designed features and traits of an 18th Century estate parkland, which in its position has contributed to the form and features distinctive to the character of the built environment in Somerby village.

Important Views

20. This policy refers to publicly accessible viewpoints. I consider that it is important that decision makers can identify the specific viewpoint when assessing a development proposal. Figure 16 shows arrows showing the direction of the views. Can I ask that the plan is prepared at a larger size and shows the actual viewpoints so there is clarity at development management stage as to

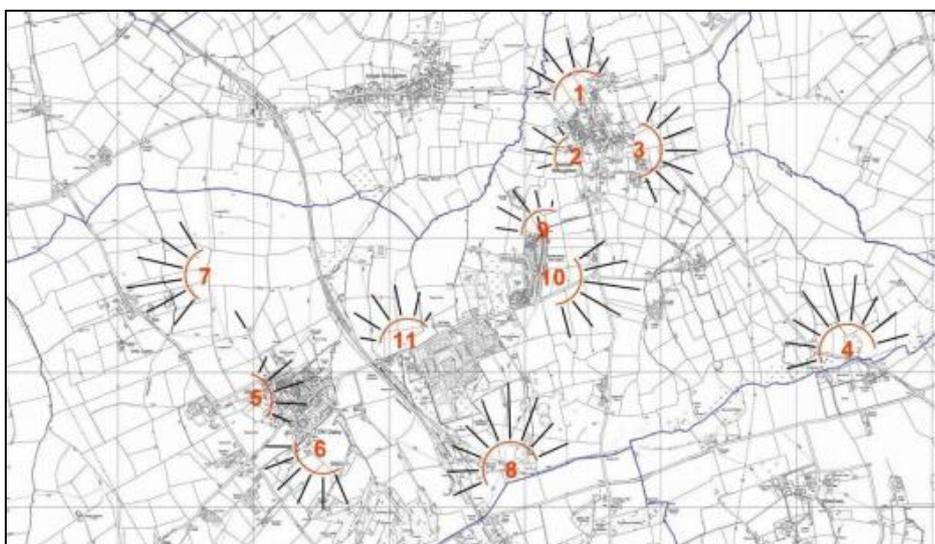
from which point a view is to be assessed. It may be necessary to split up the plan into the 4 villages as other plans have done.

SPC: The version in the Figures and Maps folder on the MBC Website is higher resolution than in the body of the NP. If downloaded it becomes even more zoomable and printable. This might help.

We used a single map because some of the views are not actually in a village, being instead from PROWs. However, yes we can map the specific viewpoints and yes we can split the plan into the 4 villages if still required.

On review we think 'arrows' were the wrong symbol. They show a direction of axis but not the angle, breadth or depth of the view. We think the symbology in the Broughton and Old Dalby NP may be preferable: a point or small arc for the viewpoint and lines fanning out over the area of the view.

Sample from Broughton and Old Dalby:



We would kindly ask to be involved in the placement of the 'fans' due to local knowledge and having visited all the viewpoints (sometimes repeatedly).

Biodiversity

21. Is there a link between the first part of Policy ENV10 and the locally identified biodiversity sites of environmental significance set out in Policy ENV 2? Would it be clearer to the plan users and the decision makers to have one policy protecting biodiversity, covering designated and non-designated sites, wild life corridors and a commitment to create new habitat and another to protect sites of historical importance? Such a policy could then incorporate the requirements of Policy ENV 14.

SPC: Understood, the suggestions are constructive and appreciated.

There is certainly a similarity in the subject matter of the first part of Policy ENV10 and ENV2 but they are not directly linked.

It would be possible to move the Natural Environment sites (Priority Habitat Sites and Local Wildlife Sites) from ENV2 to ENV10. This would mean also moving them from Figure 8 to Figure 17.

However, we would prefer this not to happen for two reasons:

1. The terms of ENV2 (balancing against demonstrable benefits of development) are stronger than those of ENV10 and this is intentional. The stronger terms of ENV2 are appropriate for sites which scored highly for 'history' and 'wildlife' in the Environmental Inventory (Appendix 4). The less strong terms of ENV10 are appropriate for the more extensive, attenuated biodiversity sites and wildlife corridors.
2. (Less importantly) as mentioned at point 17, Figure 8 is useful in allowing a wide variety of protected features to be viewed together on one map, and in relation to each-other.

We can see that ENV10 and ENV14 (and their supporting texts) could be combined. Neither is a very long policy and provided their meaning is retained, one policy would be better than two.

(Concerning our point 2. above, you cause us to see benefit in an interactive 'All Policy Map' showing ALL physical policy areas and locations in the NP (including housing allocations) but we could not quickly do that ourselves and are cautious of generating a task for others.)

Trees and Hedgerows

22. I am intrigued why the requirements of Policy ENV 11 includes a minimum threshold for matters to become relevant, re protection of trees / hedgerows and to take account of landscape character. Why was the threshold for 5 and 3 chosen, when they could be equally relevant considerations for development of a single plot, or a pair of dwellings? Equally they could be relevant considerations for non-residential development.

SPC: We have failed to find written the source of the threshold number '5', it was probably in another NP and thought a reasonable number on which to impose the requirement. We cannot justify it and would be happy for point (a) to apply to all residential and non-residential developments.

The number '3' was introduced in response to Reg.14 comment 67 (and to a lesser extent) 91 by MBC. In the Pre-submission draft, there was no minimum number but MBC felt the requirement might be unreasonable or impractical. Since that time the national emphasis on tree-planting has increased. We are happy to remove the threshold of 3 if acceptable to the Examiner. (Points (b) and (f) could then be combined, having the further advantage of simplification).

Flood Risk

23. Can the Borough Council outline its requirements as set out in the Local Validation Checklist in terms of which applications are required to submit a Flood Risk Assessment? I have concerns that this policy is too onerous to be applied to all development proposals.

SPC: The question is to MBC but we have seen their response and would like to add to it:

- In the pre-submission draft Policy ENV11 applied to *'Every development proposal for two or more dwellings and/or on a site of greater than 100m²'*. It was at the request of the

Environment Agency that this was amended to *'Every new development proposal'*. (Appendix 2m, Reg.14 Comments and Responses, Comment 3).

- The bullet points at Policy ENV11 (b) specific to river, surface and ground water were added at the request of the LLFA (Appendix 2m, Reg.14 Comments and responses, Comment 24). This change was thought necessary due to evidence of non-fluvial flooding at certain Parish locations which high-level EA mapping does not show. (See Paras 145-149 of the NP).
- The NPPF 2019 is clearer than the NPPF 2012 that development should be steered away from any form of flooding (not only fluvial). We are mindful of NPPF Para 163 and footnote 50 *'A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use'*.
- The NPPF 2019 post-dates the MLP 2018 and we must have regard to it.
- MLP Policy EN11 states *'Melton Borough Council will ensure that development proposals do not increase flood risk...'* It does not specify a minimum size of development before increasing flood risk becomes unacceptable. We agree with the NPPF and EA that no development should be permitted to increase flood risk elsewhere.

NP Policy ENV16 is therefore in conformity with MLP Policy ENV11. It differs only in having more regard to the more recent NPPF and the correspondingly more recent advice of the EA and LLFA. We respectfully ask for it to remain in its present form.

(We think it would be possible for MBC to be satisfied that a (small) proposal would not 'increase flood risk' without necessarily requiring a formal flood risk assessment).

Traffic Volume

24. What is expected to be the threshold of development applications, in terms of development type or size, which are expected to demonstrate that they do not have a severe direct or cumulative impact? Is that expected to be done via a Transport Assessment?

SPC: We had not considered a threshold of type or size for severe impact to be unacceptable. At the earliest stages of Plan preparation, the term proposed was 'unacceptable' but we were advised that was too onerous (as well as too subjective). The term 'severe impact' is very narrow and given that congestion, parking and road safety were the single most common concerns expressed by residents, we respectfully suggest it is a level of harm which should not normally be permitted.

Neither LCC nor MBC have raised this question in consultation.

We do not expect demonstration would always be via a full Transport Assessment. We think the LPA would determine what was proportionate in the individual case. A 'small' proposal might generate a lot of traffic or a 'large' one very little so it is difficult to pre-determine thresholds in terms of type or size.

It may be that Melton Borough Council are better placed to say when they would require a Transport Assessment and we would value their opinion, as well as that of the Examiner.

Community Infrastructure Levy

25. Has the Borough Council got any plans for introducing CIL?

SPC: Question for MBC.

Concluding Remarks

26. I am sending this note direct to Somerby Parish Council, as well as Melton Borough Council. I would request that both parties' responses to my questions should be sent to me by 5 pm on 13th October 2020. If either party needs extra time to respond please let me know but I wish to maintain the momentum on this examination.

SPC: Noted.

27. I would also request that copies of this note and the respective responses are placed on the Neighbourhood Plan's and also the LPA's websites.

SPC: The Clerk has been asked to do this (probably by the time the Examiner reads this).

John Slater BA (Hons), DMS, MRTPI

John Slater Planning Ltd

Independent Examiner to the Somerby Neighbourhood Plan.

28th September 2020