

ASslr/P21-2661

2 November 2022

Planning Policy,
Melton Borough Council,
Parkside,
Station Approach,
Burton Street,
Melton Mowbray,
Leicestershire
LE13 1GH

Dear Sirs

Submission version (Regulation 16 Consultation) of the Asfordby Neighbourhood Plan

Asfordby Parish Council have submitted its submission Neighbourhood Plan (NDP) (Regulation 16) to cover the period 2011-2036 to Melton Borough Council. The policies contained in the Neighbourhood Plan reflects the views of the local community and are based on a sound evidence base.

It is a requirement that the Neighbourhood Plan must pass the Basic Conditions as set out in the Localism Act 2011, including:

- Have regard to the national policies and advice contained in guidance issued by the Secretary of State;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the development plan for the area (Melton Local Plan); and
- Be compatible with the European Union and European Convention on Human Rights obligations.

Policy A22 of the Submission Version of the Neighbourhood Plan proposes to allocate land at Howell Business Park for some 3.23 hectares of commercial, business, service and local community uses (Use Classes E and F2), along with up to 100 dwellings, provision for a new general store, a new or replacement community meeting place and play space.

Pegasus Group act on behalf of Rotherhill (Asfordby) Limited as the owner of Holwell Business Park. The identification of Holwell Business Park under Policy A22 of the Submission Version Neighbourhood Plan for mixed use development is supported.

Holwell Business Park is a significant brownfield redevelopment opportunity for the Neighbourhood Plan area. The emerging proposals on this site are consistent with Policy A22 of the Neighbourhood

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Plan. A Draft Concept Masterplan (drawing no EMS.2390_001F) has been prepared showing how the site could be developed sustainably. A copy is attached at **Appendix 1**.

In order to be found sound, the Asfordby Neighbourhood Plan should be also consistent with the relevant policies contained in the Melton Borough Local Plan. Policy A22 is considered to be compatible with the current Melton Local Plan Policy EC3: Existing Employment Sites.

In terms of meeting the criteria for an alternative use in accordance with Policy EC3, the development can clearly demonstrate i) that the site isn't wholly viable as a standalone employment site; ii) there isn't an overriding need and a potential oversupply of employment land; and iii) there was local support via the site inclusion as a mixed-use allocation in the previously quashed Asfordby Neighbourhood Plan.

It is therefore identified that the proposed development accords with all of the necessary criterion and local support relevant for an allowable alternative use for an allocated existing employment site, in accordance with Melton Local Plan Policy EC3: Existing Employment Sites.

In summary, it is considered that Holwell Business Park is a significant brownfield redevelopment opportunity for the Neighbourhood Plan area. The mix of uses proposed in Policy A22 provides a viable and deliverable development opportunity which will deliver the additional services and facilities required to enhance the sustainability of Asfordby Hill. The Draft Concept Masterplan and Policy A22 have evolved together following previous consultation with the Parish Council and the local community. Policy A22 is also demonstrated to operate alongside the policies of the Melton Local Plan and the NPPF.

For these reasons, the Neighbourhood Plan and Policy A22 is considered to be sound. Policy A22 Holwell Business Park is supported, and the site should be allocated for a mixed-use development as generally shown on the attached masterplan.

I would be grateful to receive confirmation of receipt of this letter and to be kept informed of future stages of the Neighbourhood Plan.

Yours sincerely

Steve Lewis-Roberts
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Enc. Appendix 1 – EMS.2390_001F_Draft Concept Masterplan