

Name	Representor Number	Response	MBC response	Proposed change or suggested modification
ASFORDBY HILL				
ASFH1				
Colin Wilkinson (on behalf of Asfordby Parish Council)	380	ASFH1: Land off Glebe Road - Planning application 15/00201/FUL for 15 dwellings was granted planning permission as a rural exception site. The site lies with the Asfordby Hill/Valley and Kirby Bellars Area of Separation making the extension of the site unsuitable.	<p>The site is immediately to the south west of the existing built form of Asfordby Hill, at the end of roads which appear to be unfinished, adjacent to a housing development of poor architectural quality. The site (and the adjacent site to the south east) sits within the zone marked to be the separation area between Asfordby Hill and the village of Kirby Bellars. The study which identified this separation area seems to refer more heavily to the protection of the land to the north of Kirby Bellars and to the east of the river.</p> <p>Development on some (possibly not all) of this site, in addition to the one to the south east, could be beneficial to the overall character and appearance of the southern edge of Asfordby Hill, creating a more pleasant buffer between the countryside and the built form of the village. The site is some distance from the river and the visual impact, subject to careful design could be considered to be low.</p> <p>Update to site assessment work has included refinement of site area calculations and developable areas. The potential capacity has therefore decreased from 49 to 40 on this basis.</p>	Change site capacity to 40 in Policy C1(A) table, Appendix 1: Site Specific Policies as well as the Policies Map.
The Leicester Diocesan Board of Finance	438	Proposing alternative site for allocation – Asfordby NP has proposed the site as allocation, but site not identified by MBC leading to likely conflict between NP and	As such the NPs have to be in conformity with the Local Plans and not other way round, for NPs that get adopted prior to the NP, it is explained in Chapter 1.	None.

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		<p>Local Plan.</p> <p>Site submitted earlier through 'call for sites' (ref MBC/004/13). Been in discussion with MBC officers for pre-app for 14 dwellings and public open space at the time when the Council could not demonstrate a 5 year supply.</p> <p>Site proposed to be considered for allocation citing various merits of the site including community based and the proposal as well as the requirement of the national policy (para 17 and 155).</p>	<p>Although the site has been previously assessed as part of SHLAA as well as site assessment process it has not been selected for allocation due to various constraints including access - There is no vehicular access to the site, and no public footpaths through the site or which could be easily joined to;</p> <p>At the time of the assessment for the Local Plan allocations the site was identified as the Local Green Space within the evidence documents for the emerging local plan. It was described as a wooded green space behind rear gardens, with limited functionality providing informal recreation and some biodiversity value, and it could be better linked to adjacent spaces to increase permeability and visibility. Development on site would represent the loss of a Local Green Space which would be detrimental to the village.</p> <p>In addition to these constraints, the site also lies within the consultation zone of an oil pipeline which may cause issues.</p> <p>The site assessment work concluded the site 'not recommended for development'. Outline planning application was received in November (13th Nov) 16/00907/OUT for 14 dwellings and public open space and this is pending consideration. At the time of the submission of the draft Plan, the Council could demonstrate the 5 year supply.</p>	
Tata Steel (UK) Ltd	436	Tata Steel own both ASFH1 and ASFH2 and have full support for residential allocation, sites available now and are	Support welcomed and noted.	None.

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		<p>actively being promoted, will be delivered in next 5 years. First phase already secured planning permission that proposed 15 affordable dwellings and is now largely constructed. Surface drainage work taken account of wider site, legal framework is now in place with the developer for second phase, and application is intended to be submitted in the short term to take account of affordable housing provider's desire for more homes in this location. Positive conclusions of reports submitted along with original application provide clear level of confidence on achievability of remainder allocations.</p> <p>Support Asfordby Hill identified as rural hub, connectivity with Melton Mowbray in terms of employment and other services and have identified schools nearby that will increase capacity if required. Have supported the development of these two sites that will perfectly meet the needs of the Borough.</p>		
Emilie Carr (HE)	33	<p>ASFH1 and ASFH2 have potential to harm significance of two SMs at Kirby Bellars which gain particular significance from views out towards Asfordby Hill over the River. Particular attention to design, detailing and layout would be required to ensure soundness.</p>	<p>Noted.</p> <p>As such the site assessment updated work does not identify any heritage assets or scheduled monuments within 1km of the distance from the site, which gives the score of '++' to these sites.</p> <p>Issue not raised in the Statement of common ground done between HE and MBC in June 2017.</p>	None.

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ASFH2				
Colin Wilkinson (on behalf of Asfordby Parish Council)	380	Site was considered during the preparation of Asfordby NP, site lies within Asfordby Hill/Valley and Kirby Bellars AoS making the extension of site unsuitable.	<p>The site is immediately to the south of the existing built form of Asfordby Hill, at the end of roads which appear to be unfinished, adjacent to a housing development of poor architectural quality. The site (and the adjacent site to the north west) sits within the zone marked to be the separation area between Asfordby Hill and the village of Kirby Bellars. The study which identified this separation area seems to refer more heavily to the protection of the land to the north of Kirby Bellars and to the east of the river.</p> <p>Development on of this site, in addition to the one to the north, could be beneficial to the overall character and appearance of the southern edge of Asfordby Hill, creating a more pleasant buffer between the countryside and the built form of the village. The site is some distance from the river and the visual impact, subject to careful design could be considered to be low.</p> <p>Site assessment update work suggests no changes in boundary, capacity or the suitability of the site.</p>	None.
The Leicester Diocesan Board of Finance	438	<p>Proposing alternative site for allocation – Asfordby NP has proposed the site as allocation, but site not identified by MBC leading to likely conflict between NP and Local Plan.</p> <p>Site submitted earlier through ‘call for sites’ (ref MBC/004/13). Been in discussion with MBC officers for pre-app for 14 dwellings and public open space at the time when the Council could not</p>	<p>As such the NPs have to be in conformity with the Local Plans and not other way round, for NPs that get adopted prior to the NP, it is explained in Chapter 1.</p> <p>Although the site has been previously assessed as part of SHLAA as well as site assessment process it has not been selected for allocation due to various constraints including access - There is no vehicular access to the site, and no public footpaths through the site or which could be easily joined to;</p>	None.

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		<p>demonstrate a 5 year supply.</p> <p>Site proposed to be considered for allocation citing various merits of the site including community based and the proposal as well as the requirement of the national policy (para 17 and 155).</p>	<p>At the time of the assessment for the Local Plan allocations the site was identified as the Local Green Space within the evidence documents for the emerging local plan. It was described as a wooded, intimate green space behind rear gardens, with limited functionality providing informal recreation and some biodiversity value, and it could be better linked to adjacent spaces to increase permeability and visibility. Development on site would represent the loss of a Local Green Space which would be detrimental to the village.</p> <p>In addition to these constraints, the site also lies within the consultation zone of an oil pipeline which may cause issues. The site assessment work concluded the site 'not recommended for development'. Outline planning application was received in November (13th Nov) 16/00907/OUT for 14 dwellings and public open space and this is pending consideration. At the time of the submission of the draft Plan, the Council could demonstrate the 5 year supply.</p>	
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Emilie Carr (HE)	33	<p>ASFH1 and ASFH2 have potential to harm significance of two SMs at Kirby Bellars which gain particular significance from views out towards Asfordby Hill over the River. Particular attention to design, detailing and layout would be required to ensure soundness.</p>	<p>Noted. As such the site assessment updated work does not identify any heritage assets or scheduled monuments within 1km of the distance from the site, which gives the score of '++' to these sites. Issue not raised in the Statement of common ground done between HE and MBC in June 2017.</p>	None.
Knights Professional Service Limited	~	<p>Propose new site adjacent to previous SHLAA site (MBC/113/13) to the south of Asfordby Hill. SHLAA site was not accessible, however the new site suggested is accessible from adopted highway via roundabout on A6006. Current access can be widened to 10m</p>	<p>Site has been proposed to be included in the current round of SHLAA and will be assessed with the SHLAA sites. Site has an oil pipeline running across it (red constraint) and is currently in use, therefore has not been considered for allocation as this stage.</p>	None. Include the site in SHLAA 2017.

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		by including third party land providing suitable access for upto 150 dwellings.		