

| Name             | <u>Representor Number</u> | Response  | MBC response  | Proposed changes or suggested modifications (MBC)  |
|------------------|---------------------------|---|---|--|
| <b>OLD DALBY</b> |                           |   |   |  |
| <b>OLD1</b>      |                           |   |   |  |
| DLP Planning Ltd | 387                       | Site is in single ownership and not subject of any restrictive legal or other ownership constraints. Can be developed within 5 years and include a mixture of open market and affordable housing. The site is subject of an ongoing application for outline planning permission, however for completeness has been put forward for consideration of the new local plan. | Noted. However the updated site assessments suggests: <ol style="list-style-type: none"> <li>1. Change to site boundary to align with red line boundary of planning permission 16/00184/OUT and area of planning application 16/00911/OUT which was only partially included in the initial allocation boundary.</li> <li>2. Update to capacity (from 20 to 28) to reflect boundary change.</li> </ol>   | Change Policy C1(A), Appendix 1: Site Specific Policies and the Policies Map to reflect the change in capacity and boundary. |
| Emilie Carr (HE) | 33                        | Proposed allocation OLD1 is adjacent to the Conservation Area (together with other heritage assets) and impact upon these must be assessed to ensure a sound plan.  | As such these have been considered while doing the site assessment, and will be looked at as part of individual planning applications to comply with the rest of the environmental and heritage policies of the Local Plan. The site assessment update work scores the site '++', concludes that there are no listed buildings or scheduled ancient monuments on the site. 196m from the nearest listed building, Debdale Farmhouse. Listed buildings in the village are all well defined and self contained. 172m outside Old Dalby conservation area.<br><br>No issues raised in the June statement of common ground between Heritage England and MBC | None.  |
| <b>OLD2</b>      |                           |   |   |  |
| Mrs Sarah Grey   | 110                       | The referencing within Policy C1a is very confusing by using different site and map references. This area already has planning permission for 15 dwellings (14/00954/OUT).  | This site has been granted planning permission for 15 dwellings, however due to its separation from the built up area of the village and the fact the residual requirement of housing numbers needed for Old Dalby is   | Deallocate site, and remove from Policy C1(A) table, Appendix 1: site specific policies and Policies Map.                    |

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|                       |                    |  | met by site OLD1, it is not required for allocation. As it has planning permission in place it cannot be identified as a reserve site and therefore it is recorded as a commitment rather than an allocation and is removed.  |   |                 |
| Maurice Fairhurst     | 73                 | The allocation only includes a part of Mrs Grey land and the site should be extended to include the residual area to provide for 80 dwellings. The whole site is brownfield.   | This site has been granted planning permission for 15 dwellings, however due to its separation from the built up area of the village and the fact the residual requirement of housing numbers needed for Old Dalby is met by site OLD1, it is not required for allocation. As it has planning permission in place it cannot be identified as a reserve site and therefore it is recorded as a commitment rather than an allocation and is removed.  | Deallocate site, and remove from Policy C1(A) table, Appendix 1: site specific policies and Policies Map.   |                 |
| <b>OLD3 (Reserve)</b> |                    |  |   |   |                 |
| Maurice Fairhurst     | 73                 | "It is not clear when planning permissions will be granted on these sites. These sites have been chosen from a consideration of SHLAA submissions rather than an analysis of the capacity of each settlement. As a result, some sites have not been fully evaluated or even considered. Certain reserved sites are too large or are poorly related to the built structure of the settlement and will have serious damaging impacts on their character and rural setting.(e.g. in Old Dalby, Long Clawson, Frisby, Somerby, Harby and Waltham)" | The Council has no control on when the planning permission get submitted. The sites can only be chosen from the ones that get submitted (are put forward for development, or promoted), SHLAA is the first point of doing that. However, the requirement in the settlements has been calculated in the previous chapter and a development strategy has been proposed based on the level of facilities and services in the settlement. All of the sites have gone through the same level and detail of assessment and have then been ranked based on that, the process that has then given the site of either being an allocation, or a reserve or none. There are policies within the Local Plan that will encourage maintaining the character of the existing settlements.<br><br>The new site assessment update work has suggested following changes to the site:<br><br>1. Update to site assessment work has included | Change the capacity of the site in the Policy C1(B) table, site specific policy in appendix 1 and the policies map to reflect the updated site assessment work. | Formatted Table |

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|                        |                           |   | <p>refinement of site area calculations and developable areas. The potential capacity has therefore decreased from 30 to 23 on this basis.</p> <p>2. Due to the changes in rankings and the removal of some sites from the allocations this site is re-numbered to reflect this</p>   |  |
| Simon Proffitt<br><br> | 239                       | <p>The housing allocation for Old Dalby is 35 and this should be achieved with the development of OLD1 and OLD2, both of which already have outline planning consent. An application for an additional 25 houses close to the site of OLD2 is due to be considered. Furthermore, applications have been submitted for a further 8 houses and 7 houses adjacent to the site of OLD1. OLD3 is one of the sites which has been assessed recently as part of the Neighbourhood Planning process. It was assessed as being unviable on the grounds of the topography of the site. The site did not meet the sustainability criteria and it failed to pass the drainage/flooding sequential tests that are required by the legislation. 39 houses have been approved for the nearby settlement of Queensway which uses some of the facilities and services in Old Dalby, in particular the primary school, thereby stretching them even more. No need for a reserve site in Old Dalby and in any event, OLD3 is not suited for housing development.</p> | <p>It must be noted that the reserve sites will only be brought forward for development if the allocated sites in the Borough cannot be delivered or any shortfall is identified. These sites have been ranked in the order that this will be considered.</p> <p>The site assessment update work has included refinement of site area calculations and developable areas. The potential capacity has therefore decreased from 30 to 23 on this basis. No change in the boundary has been suggested.</p> | <p>Update the tables in Policies C1(B) to reflect this change of capacity from 30 to 23; site specific policy OLD3 in Appendix 1 and the policies map.</p> |