

ASHBY DE LA ZOUCH

NEIGHBOURHOOD PLAN REVIEW

CONSULTATION STATEMENT



TABLE OF CONTENTS

No.	Section	Page
1	Introduction	3
2	Background to Review Process	3
3	Neighbourhood Plan Area Map	4
4	Summary of Consultation During Development of Plan	4
5	Steering Group	5
6	Promoting Emerging Themes & Recruiting for Focus Groups	5
7	Themed Focus Groups	6
8	Consultation on Emerging Policies	7
9	Arrangements for Regulation 14 Pre-Submission consultation	7
10	Consultees	8
11	Results of the Regulation 14 Pre-Submission consultation	9
12	Changes to the Pre-Submission Neighbourhood Plan	9
Annex 1	Publicity materials re. Neighbourhood Plan Review & asking for volunteers to the focus groups	
Annex 2	Publicity materials inviting interested parties to the Steering Group meeting on 4 th October 2023	
Annex 3	Publicity regarding the initial public consultation	
Annex 4	Executive Summary following public consultation	
Annex 5	Publicity materials for the Regulation 14 Consultation including Consultation Pack.	
Annex 6	Regulation 14 Responses	

1. INTRODUCTION

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012, Section 15(2). Part 5 of the regulations sets out that a Consultation Statement;

- a. contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- b. explains how they were consulted;
- c. summarises the main issues and concerns raised by the persons consulted;
- d. describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

This statement describes the statutory and non-statutory consultation that has taken place and the steps taken to ensure the engagement of as wide cross section of Ashby de la Zouch residents and businesses within the process as possible.

2. BACKGROUND TO REVIEW PROCESS

The Ashby de la Zouch Neighbourhood Plan passed referendum on the 30th November 2018 with a vote in favour of 92% and a turnout of 22%.

On the 5th September 2022 the Town Council agreed to the principle of a review of the Ashby de la Zouch Neighbourhood Plan and to establish a steering group.

With regards to consultation, a formal engagement process provided members of the public and other key stakeholders an opportunity to submit comments on the proposed amendments to the original neighbourhood plan document.

3. NEIGHBOURHOOD PLAN AREA MAP



4. SUMMARY OF CONSULTATION DURING DEVELOPMENT OF THE REVISED DRAFT PLAN

A dedicated 'Ashby de la Zouch Neighbourhood Plan Review' page was created on the Town Council's website to enable people to keep up to date with progress and download Neighbourhood Plan documents. Regular updates were provided to the Town Council's Planning and Transportation Committee who approved each round of consultation and submission of the Examination Neighbourhood Plan.

There were three rounds of consultation in total:

- Following the launch of the Neighbourhood Plan review, recruiting volunteers for the themed Focus Groups.
- Consultation on the emerging policies within the draft Neighbourhood Plan review.
- Regulation 14 consultation on the Pre-submission Neighbourhood Plan review.

5. STEERING GROUP

The Steering Group's Terms of Reference were agreed by the Town Council Planning Committee on 14th July 2023. The Steering Group held its first meeting on Thursday 20th October 2022.

The Steering Group, which consisted of Town Councillors, the Deputy Town Clerk and consultants, YourLocale, initially suggested which policies within the extant Neighbourhood Plan should be reviewed and then invited members of the public and interested parties to explore those policies and draft amendments. It was agreed that it would be helpful if three themed focus groups could be set up.

The Steering Group has met at regular intervals since 2022, with more than eight meetings being held up to the Reg14 consultation. The frequency of meetings fluctuated throughout the process.

There were six focus group meetings, where the policies were discussed and reviewed comprehensively. There was a particular focus on environmental policies due to legislative changes in this area. Members of the 'Environmental Policies' focus group were very actively involved in visiting the various open and green spaces around the town.

6. PROMOTING THE EMERGING THEMES AND RECRUITING RESIDENTS FOR THE THEMED FOCUS GROUPS

The themed focus groups comprised members of the public and some members of the Steering Group. It was anticipated that they would cover:

- Housing and the Built Environment
- Environmental Factors
- Employment, Community Facilities and Transport

The promotion of focus groups was advertised to the general public and other interested parties in December 2022.

An article was published in the Ashby Life, a magazine that is distributed to all residents and businesses within Ashby de la Zouch, to update residents on progress with the plan and to recruit residents for the three Focus Groups. A copy of this article was also placed on the Town Council's website and Facebook page.

Members of voluntary groups were also contacted directly including the Civic Society, Ashby Museum, Willesley Environmental Protection Association, Rotary Groups, Women's Institutions etc.

The public were asked to specify which focus group(s), if any, they would prefer to join.

Sixteen members of the public originally expressed an interest to be involved with the Ashby de la Zouch Neighbourhood Plan Review.

Appendix 1 - Publicity materials advising residents of the Ashby Neighbourhood Plan review and asking for volunteers for the focus groups.

7. THEMED FOCUS GROUPS

Members of the public who had expressed an interest in being involved with environmental policies attended the first focus group meeting on 18th April 2023. A further three meetings were held by which time the group had agreed amendments to existing policies as well as developing new policies to be included in the environmental policies section of the draft revised Neighbourhood Plan.

All members of the public who had expressed an interest were invited to attend a full Steering Group meeting on the 4th October 2023. Attendees were provided with a brief update on Neighbourhood Planning and progress with the Ashby de la Zouch Neighbourhood Plan review.

It was explained that the housing/design and environmental policies had been explored so far, with a focus group developing the environmental policy section as well as reviewing local green spaces and important open spaces.

For the housing chapter, a focus group had not been required as technical advice had been sought from an external consultant, AECOM. However, it was explained that there would still be the option of adding/amending this section as everything would be going out to consultation. AECOM had conducted a Housing Needs Analysis and had created a Design Code to sit within the new Neighbourhood Plan.

Following this meeting, the 'Remaining Policies' sub group held their first meeting on 31st October 2023 to review the policies regarding town centre, employment and transport.

Appendix 2 - Publicity materials inviting members of the public and other interested parties to the Steering Group meeting of the 4th October 2023.

8. CONSULTATION ON EMERGING POLICIES

Using feedback from the themed focus groups, the first draft of the revised Ashby de la Zouch Neighbourhood Plan was created.

Between 10th March 2024 to 30th April 2024, an online public consultation via ‘survey monkey’ was launched to residents and businesses around Ashby to update them on progress with the revised Neighbourhood Plan and to gain their views on the amended policies.

In total, 32 respondents provided their views on the proposed amendments.

With regards to the housing policies, concerns were raised regarding the need for additional public services, especially doctors and dentists, as well as lack of suitable walking and cycling routes.

The environmental policy section was very well received with 86% of respondents agreeing to the suggested ‘local green spaces’ and 95% agreeing to the suggested areas of separation. 95% of those consulted agreed with the sustainability policies. Many individual comments were also made.

The results of this survey were used to modify the first draft of the revised Neighbourhood Plan and develop the Regulation 14 pre-submission version.

Appendix 3 – Publicity regarding the initial public consultation

Appendix 4 – Executive Summary following public consultation.

9. ARRANGEMENTS FOR REGULATION 14 PRE-SUBMISSION CONSULTATION

The pre-submission consultation was launched on 5th August and ran until 23rd September 2024. The consultation was publicised through:

- An advert in Ashby Life which goes to all households and businesses in the Neighbourhood Plan area.
- Details were placed on the Town Council’s website, including a copy of the draft plan.
- Social media was used to promote the consultation.
- Letters were sent to Statutory Stakeholders, neighbouring parish councils, Leicestershire County Council, North West Leicestershire District Council, Amanda Hack MP, the National Forest Company and other local stakeholders. North West Leicestershire District Council (the local Planning Authority) kindly forwarded letters to landowners and developers in the area.

Appendix 5 - Publicity materials for the Regulation 14 Consultation including Consultation Pack.

10. CONSULTEES

The following bodies were contacted for the Regulation 14 Pre-Submission Consultation:

Statutory Consultees:

North West Leicestershire District Council
Leicestershire County Council
Historic England
Environment Agency
Natural England
British Gas Properties
Highways England
National Forest Company
Leicestershire Local Access Forum
Leicestershire Police
British Telecommunications Plc
The Coal Authority
National Grid
Network Rail Infrastructure
Severn Trent Water
Amanda Hack MP
District and County Councillors
CPRE
Voluntary Action Leicestershire
Age UK Leicestershire
Leicestershire Fire and Rescue Service
Leicestershire Partnership NHS Trust
Homes and Communities Agency
Leicestershire Ethnic Minority Partnership
Federation of Gypsy Liaison Partnership Groups
Neighbouring Parish Councils

Local Community

Local Schools x 8
Local Churches x 7
Ashby Civic Society
Ashby Allotments
Ashby Library

Local Businesses

The Ashby BID (Business Improvement District) kindly forwarded the consultation documentation to all BID levy paying businesses in Ashby.

Landowners and developers

Sent directly to developers of Money Hill – Bloor Homes and Taylor Wimpey. North West Leicestershire District Council, the Planning Authority, kindly forwarded all consultation documentation to interested landowners and developers in the area.

11.RESULTS OF THE REGULATION 14 PRE-SUBMISSION CONSULTATION

There were 18 respondents to the Pre-Submission Consultation:

- 8 Statutory Consultees – Conservation Officer (NWLDC), Policy Officer (LCC), Historic England, National Forest, Principal Planning Officer (NWLDC), National Grid, Natural England, Urban Designer (NWLDC)
- 4 developers/ landowners.
- 3 Groups/members of the local community - Civic Society, WEPA (Willesley Environment Protection Association, Ivanhoe and Ashby School.
- 3 members of the public within Ashby de la Zouch.

12.CHANGES TO THE PRE-SUBMISSION NEIGHBOURHOOD PLAN

Following feedback from the consultees, the main changes made to the pre-submission version of the Neighbourhood Plan were as follows:

- Removal of two small parcels of land from ENV2: Important open spaces for sport, recreation and amenity, as they were private property.
- Changes made to the conservation area(s) to reflect the Planning Authority's recent revision of the conservation area.
- Changes to ENV7 – Areas of Separation. '... additional justification is provided, together with a review of the extent of the Area of Separation, and the policy has been updated.' This justification includes the extensive developer interest in the land covered by the proposed designation.
- Additional criterion added to G2: 'Reflect the location and character of the National Forest both in terms of the provision of new native tree planting in accordance with National Forest planting guidelines and through design and the use of materials which respect the context of the Forest and create a National Forest identity'.
- H4 – Affordable Housing – in line with NPPF, threshold from major development needs to change to 10 or more dwellings.
- ENV5: Biodiversity and Habitat Connection – to make the policy more succinct so easier to apply in development management decisions and reduce the risk

of varied or misinterpretation. As suggested, the different sections and criteria are numbered so they can be referenced clearly in reports, decisions etc.

- ENV6: two additional important views have been added following comments from the Conservation Officer at the District Council. These are Kilwardby Street, looking east along Market Street into Ashby town centre, with the historic St Helen's church surrounded by trees on the hilltop in the distance and from Market Street, west to Holy Trinity church.
- Design Code - Best practice outlines the need to use 'must' rather than 'should', and also offer clear, measurable drawings to articulate requirements.
- Grammatical errors and points of accuracy amended in some sections of narrative (see Regulation 14 responses for full details).
- Grammatical errors and points of accuracy amended in some sections of the policies (see Regulation 14 responses for full details).



Ashby de la Zouch Town Council's post



Ashby de la Zouch Town Council

Published by Stuart Benson

15 November 2022 · 🌐

ANNEX 1



Volunteers Required.

The Ashby de la Zouch Neighbourhood Plan passed referendum in December 2018 and is now due for a review. On the 5th September 2022 the Town Council agreed to the principle of a review of the Ashby de la Zouch Neighbourhood Plan and set up an initial steering group consisting of five councillors and the Deputy Town Clerk. Moving forward, we would welcome support from the Ashby community.

It is envisaged that there will be three working groups to review policies around:

- Housing and the Built Environment
- Environmental Factors
- Employment, Community Facilities and Transport

Working group members would be expected to attend and participate in meetings to review and set new policies for the Neighbourhood Plan, gather and analyse data etc.

If you would be interested in getting involved with one of the above working groups please contact the Town Council on or before 1st December 2022 at admin@ashbytowncouncil.gov.uk, supplying a name and contact details.

Ashby de la Zouch Neighbourhood Plan



Comment as Ashby de la Zouch Town Council



Ashby Town Council News

Ashby Town Council

Christmas

As this magazine hits homes the Christmas lights and decorations will be going up throughout town. Thanks to Ashby BID an additional 50 small pre-lit artificial trees will be placed in the town centre as well as a real 20 foot tree on North Street and 4 cross street lights on Kilwardby Street, Bath Street, Brook Street and mid Market Street.



On Saturday 3rd December the Ashby Christmas event is back from 10.30am to 5.00pm with more festive fun than ever. Food Gusto's food and drink festival will take over Market Street with stalls galore featuring regional produce including gourmet food, artisan breads, specialty beers and more. Whilst over on Brook Street you'll find a variety of fairground rides.

Live entertainment will run throughout the day, there will be the chance to meet Santa and real reindeer and you can't miss the traditional snowflake finale complete with confetti snow cannons.

The fun continues into Sunday with a second day of the Food Gusto food and drink fair and of course the Ashby Santa Fun Run and Walk taking place on the Bath Grounds.

Ashby Neighbourhood Plan

A Neighbourhood Plan gives local people the opportunity to create a framework for delivering a sustainable future for the benefit of all who live, work or visit our area. Our Neighbourhood Plan is now nearly four years old so we have taken the decision to review it, to see how the policies are working and whether any need to be updated or added.

ASHBY DE LA ZOUCH
NEIGHBOURHOOD PLAN
2011-2031



Working groups will be created and if you would like to be actively involved, please contact the Town Council office on 01530 416 961 or email admin@ashbytowncouncil.gov.uk

Bath Grounds

The Bath Grounds Advisory Group have arranged for a new welcome sign to be placed at the Prior Park Road entrance. This new sign incorporates the fish mosaic, previously positioned further along the footpath, to ensure an impactful welcome. Native bulbs have been planted in the northeast side of the park, to encourage insects and other wildlife. This area will become a 'summer meadow' with the adjacent green space, to the side of the bowls club, becoming a 'spring meadow' in 2023. Our winter car park times are now operational for all of those who use the Bath Grounds. The opening time remains unchanged at 8am but the car park will now be locked at 4pm until the end of March 2023.



Plans for 2023

Details of the key events being planned for the new year will be available in the January issue of Ashby Life. In particular look out for further details of the plans to celebrate the coronation of King Charles III in May. A huge party with live entertainment and food and drinks stalls is being lined up to take place on Ashby Bath Grounds.



Ashby de la Zouch Town Council

Council

Intro

Ashby de la Zouch Town Council

Page · Government organisation

Legion House, South Street, Ashby de la Zouch, United Kingdom

01530 416961

ashbytowncouncil.gov.uk

Promote Website

Open now

Not yet rated (3 reviews)

16

h Town actions

Photos

See All Photos



Posts



Ashby de la Zouch Town Council
18 m ·

Ashby Neighbourhood Plan Review

<https://www.ashbytowncouncil.gov.uk/ashby-de-la-zouch.../>

ASHBY DE LA ZOUCHE NEIGHBOURHOOD PL



PROGRESS TO DATE

Following documents produced by external consultants, AECOM, suggested amendments to the policies were presented to the Steering Group at its meeting on Friday 11th August 2023.

YOU ARE VERY WELCOME TO ATTEND OUR NEXT STEERING GROUP MEETING ON
WEDNESDAY 4TH OCTOBER AT 2:30PM, ROOM 4, LEGION HOUSE

This meeting has been arranged to review the amended policies as well as setting up the next focused around employment, town centre and transport.

If you are interested in attending our next meeting and also potentially joining one of our sub-groups, please contact the Town Council office on 01530 416961 or admin@ashbytowncouncil.gov.uk so we can discuss this further.

If you are unable to attend the next meeting but would like to be involved with the Neighbourhood Plan, please contact the Town Council Office as above – your input is very welcome.

The current Neighbourhood Plan, as well as minutes and agendas for the previous Plan Review, are all available to view on the Town Council's website.

<https://www.ashbytowncouncil.gov.uk/ashby-de-la-zouch-neighbourhood-plan/>

ANNEX 2



Boost this post to reach up to 1627 more people if you spend £14.

ASHBY DE LA ZOUCH NEIGHBOURHOOD PLAN REVIEW



PROGRESS TO DATE

Following documents produced by external consultants, AECOM, suggested amendments to the existing housing and design policies were presented to the Steering Group at its meeting on Friday 11th August 2023.

YOU ARE VERY WELCOME TO ATTEND OUR NEXT STEERING GROUP MEETING: WEDNESDAY 4TH OCTOBER AT 2:30PM, ROOM 4, LEGION HOUSE, SOUTH STREET

This meeting has been arranged to review the amended policies as well as setting up the next subgroup(s) which will be focused around employment, town centre and transport.

If you are interested in attending our next meeting and also potentially joining one of our subgroups, please contact the Town Council office on 01530 416961 or admin@ashbytowncouncil.gov.uk so we have an idea of numbers.

If you are unable to attend the next meeting but would like to be involved with the review of the existing Ashby de la Zouch Neighbourhood Plan, please contact the Town Council Office as above – your input would be very welcome.

The current Neighbourhood Plan, as well as minutes and agendas etc of the Neighbourhood Plan Review, are all available to view on the Town Council's website:

<https://www.ashbytowncouncil.gov.uk/ashby-de-la-zouch-neighbourhood-plan-review/>



Ashby de la Zouch Town Council's post

ANNEX 3

...

**Ashby de la Zouch Town Council**

Published by Stuart Benson



· 4 April · 🌐

Have your say on the revised Neighbourhood Plan.

The Ashby de la Zouch Neighbourhood Plan is currently being reviewed and updated. Our revised plan and all of the accompanying documentation can be found in the planning section of the Town Council website (link below). The executive summary on the survey monkey link explains the modifications to the previous plan so if you don't want to read through all the documentation on the website (we appreciate there is a lot of it) then you don't have to.

[ASHBYTOWNCOUNCIL.GOV.UK](https://www.ashbytowncouncil.gov.uk)

Ashby de la Zouch Town Council | Consultation for Ashby de la Zouch Neighbourhood Plan Review

[See insights and ads](#)[Boost post](#)

2

1 comment 5 shares



Like



Comment



Send



Share

Most relevant

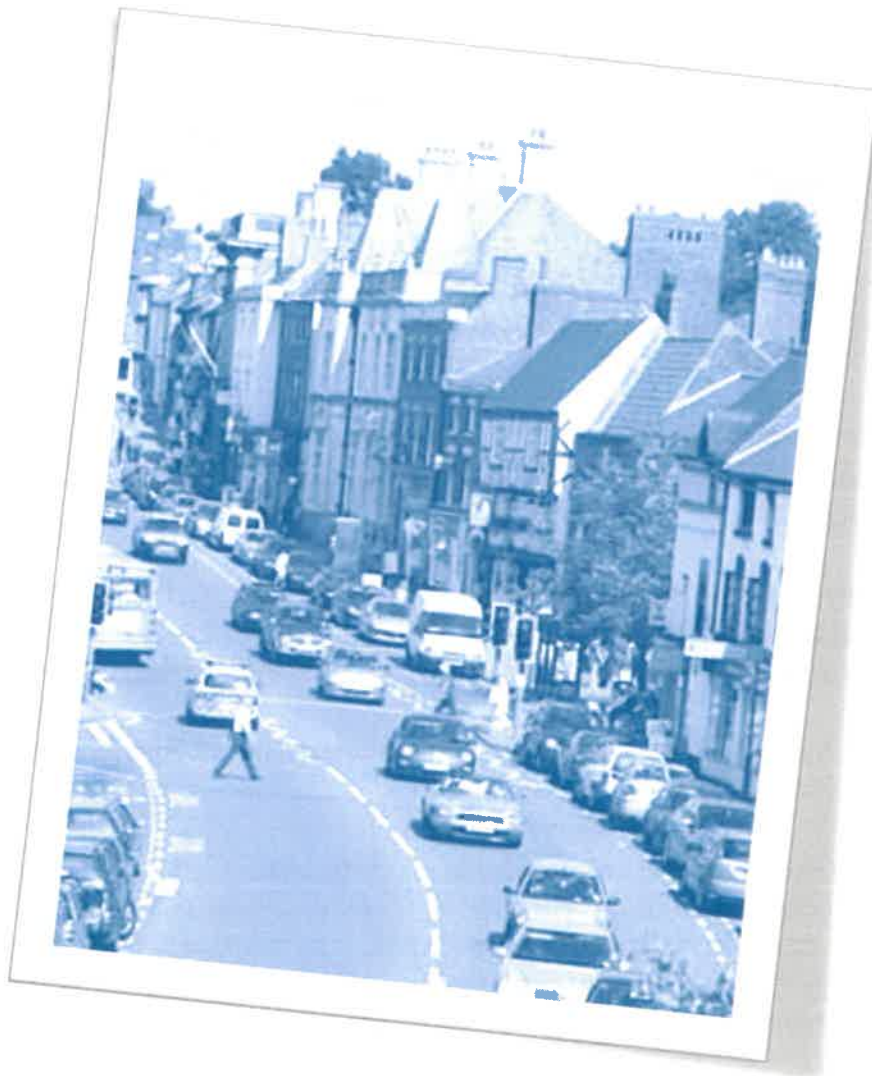
**Chris Smith** - Leader Ashby de la Zouch Town Council [Follow](#)

Comment as Ashby de la Zouch Town Council



Ashby de la Zouch

Neighbourhood Plan Review



Comments on Executive Summary

July 2024

The Ashby de la Zouch Neighbourhood Plan passed Referendum on 22 November 2018 with a 92% 'yes' vote and a turnout of 22%. The Plan was Made (became a part of the Local Development Plan for North West Leicestershire), by NWLDC on 29 November 2018 and has been used since then to help determine planning applications in the Neighbourhood Area based around the Plan's commitment to ensuring that any new housing meets a local need, that the important environmental areas are protected, and that community facilities and business development remain appropriate to the community.

A decision was taken by the Town Council in 2022 to undertake a review of the NP following changes in the local and national strategic planning policy framework, and a Neighbourhood Plan Steering Group was re-established by the Town Council in October 2022. The Neighbourhood Area includes the whole of the Parish with the Exception of the Blackfordby Ward, which is a distinct settlement in its own right. Blackfordby has its own NP, Made in 2022.

In promoting the review of the NP, a number of people came forward who expressed a desire to be involved, and they became a part of the Theme Groups and helped in the preparation of this review document.

The Theme Groups were established to look in detail at policies and supporting evidence relating to housing, the environment, transport, the economy and community facilities.

The NP Steering Group continued to meet into 2024 to update the NP and to commission technical support to ensure that the evidence base was robust in the production of an updated Housing Needs Assessment and a Design Guide and Codes.

A vision for Ashby de la Zouch was included in the existing NP and remains relevant today. It is that by 2029:

'Ashby de la Zouch is a prosperous attractive and historic market town at the heart of the National Forest. Our vision is to build on that uniqueness and create a town that meets the needs of local people in terms of their enjoyment, health and wellbeing whilst making the most of its special qualities to attract businesses, visitors, and shoppers from further afield'.

In April 2024 the NPRG has created an online questionnaire to seek the opinion of parishioners about the policies, which have emerged from this Neighbourhood Plan Review process. In total 32 responses to the questionnaire were received. The following is the analysis of these responses.

Limits to development for Ashby de la Zouch

North West Leicestershire District Council (NWLDC) has defined a settlement hierarchy to “distinguish between the roles and functions of different settlements and to guide the location of future development”. The general principle is that the further up the hierarchy a settlement comes, the more sustainable it is and therefore the more suitable it is for development.

Ashby de la Zouch (along with Castle Donington) is categorised as a ‘Key Service Centre’ in the Local Plan. This is the second highest in the hierarchy (after Coalville which is classed as the Principal Town).

The Neighbourhood Plan updates the Limits to Development for Ashby de la Zouch, **(Policy G1) which distinguishes between where development will be acceptable**, subject to NP policies, and where development is not considered appropriate, other than in specific circumstances.

Ashby de la Zouch has a long and interesting history, resulting in a wide array of heritage assets, attractive landscapes and distinctive local character. A policy on design helps to maintain this. The National Planning Policy Framework says that development that is not well designed should be refused.

Policy G2 on design seeks to reflect the design principles which the community values. The overall aim is to retain the character of a unique and distinctive Neighbourhood Area. This can be achieved by the use of the planning system to respond sensitively to the range of historic buildings, structures and archaeology situated across the Neighbourhood Area.

The policy says any new development application must make specific reference to how the design guidance and codes and the National Forest Design Guide have been taken into account in the design proposals. Specific requirements are also contained in the policy to help ensure a high standard of development, which is in keeping with local character.

Housing

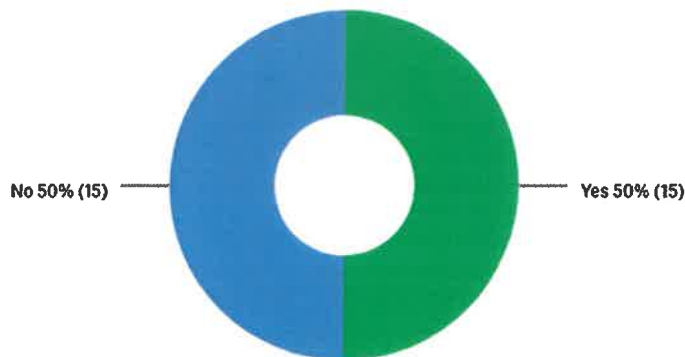
The policies in this section seek to shape residential development in line with locally important issues. The current NWLDC Local Plan has allocated land for development of approximately 2050 homes in the Money Hill Area by 2031, about 1,200 of which have yet to receive planning permission. The emerging Local Plan (to 2040) allocates a site in Ashby de la Zouch for another 50 dwellings. The Town Council decided not to allocate any further sites in the NP Review, though the Limits to Development have been adjusted to include the 50-home site in the emerging Local Plan.

Policy H1 supports the residential development at Money Hill where they follow the design guidance and other NP policies.

Further development in the Neighbourhood Area throughout the Plan period will be restricted to windfall development within the Limits to Development. Windfall sites are those not specifically identified through the Plan process, and which therefore come forward unexpectedly. **Policy H2 sets the criteria that need to be met for planning applications in the Limits to Development.** They include conforming to the design guidance, retaining natural boundaries, providing safe vehicular and pedestrian access and not resulting in an unacceptable loss of amenity for neighbours nor reducing garden space where it would have an adverse impact.

Policy H3 on housing mix says new development must have regard to local housing needs as identified in the Housing Needs Assessment (HNA) and supports bungalows to meet the needs of elderly people. The provision of 1 bed dwellings and those of 4 or more bedrooms in any development proposal will need to be justified against the conclusions of the HNA. Policy H4 requires any affordable housing scheme that may come forward to be available for local people where there is clear evidence of local need and requires developments of 11 or more dwellings to provide 30% Affordable Housing in line with NWLDC policies. In line with the HNA, at least 40% of the Affordable Housing shall be 1- or 2-bed dwellings. This will be required to meet the needs of elderly people and where First Homes are provided, they shall be at a discount of 30% subject to viability.

Q1 Do you support these housing policies?



Do you have any comments about them?

A full list of comments appears in the appendix.

The views expressed include:

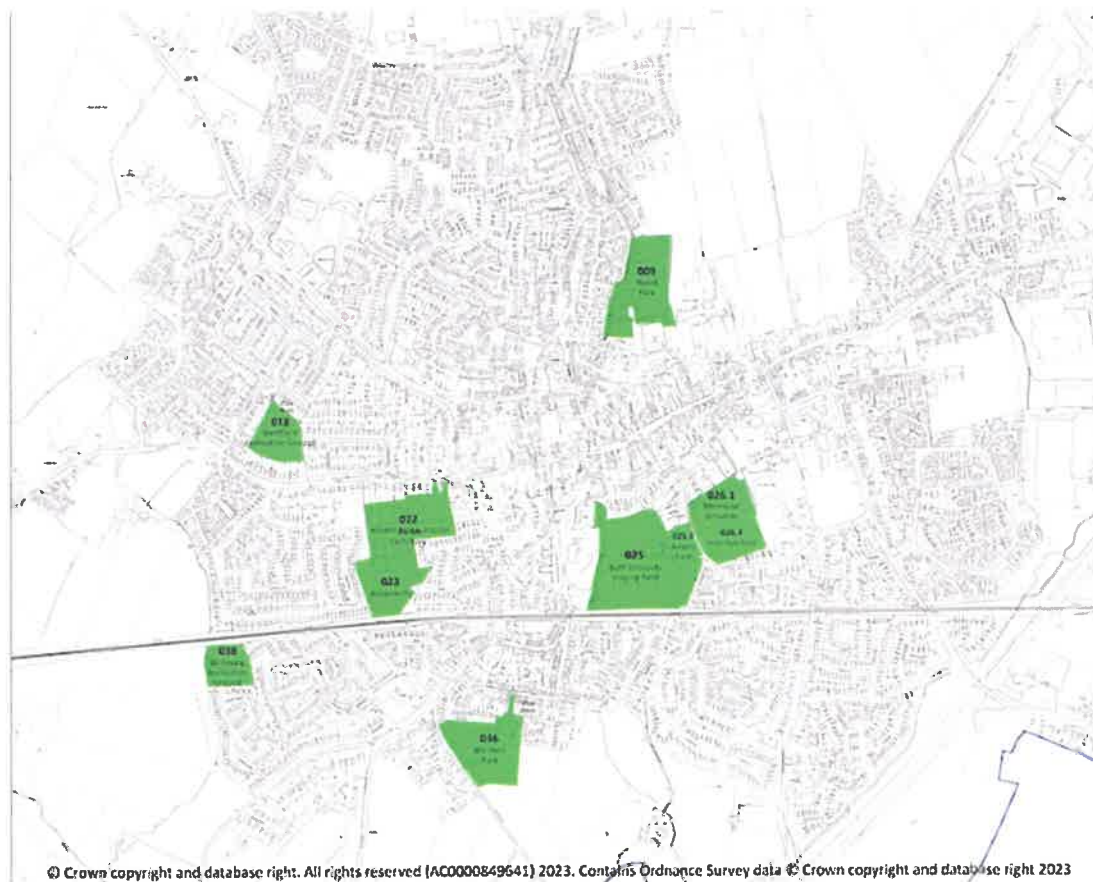
A sense that low-quality new properties are being built with insufficient regard for road congestion or public services – doctors and dentists especially walking, cycling, and too few planned trees. Housing provision on the allocated land at Money Hill should be sufficient for Ashby de la Zouch, a market town whose character would be lost with further development. The council should consider converting unused buildings instead of expanding.

The natural and historic environment

The policies in this section identify and protect the most important environmental aspects within the Neighbourhood Area from inappropriate development.

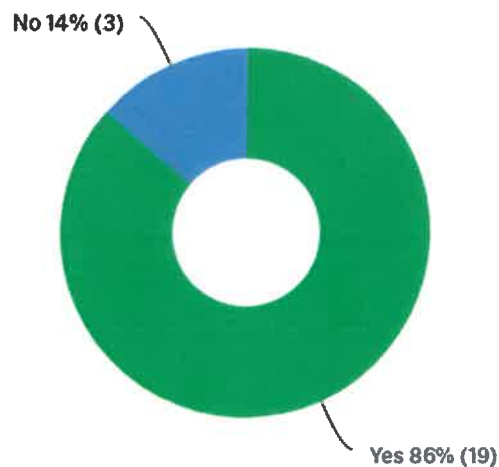
Policy Env1 designates the most important local environmental sites as ‘Local Green Spaces’. These areas will be protected from inappropriate development in perpetuity and will be given the same level of protection in planning terms as the Green Belt.

The sites selected for this designation are as shown on the figure here and remain the same as in the existing NP. They are: Hood Park; Westfields Recreation Ground; Ashby Cemetery; Ashby de la Zouch Allotments; Ashby Bath Grounds; Bullen’s Field, Prior Park Road; Memorial Grounds; Prior Park Road Field; Western Park Recreation Ground and Willesley Recreation Ground.



Local green spaces

Q2 Do you agree that these sites are the most important local environment sites?

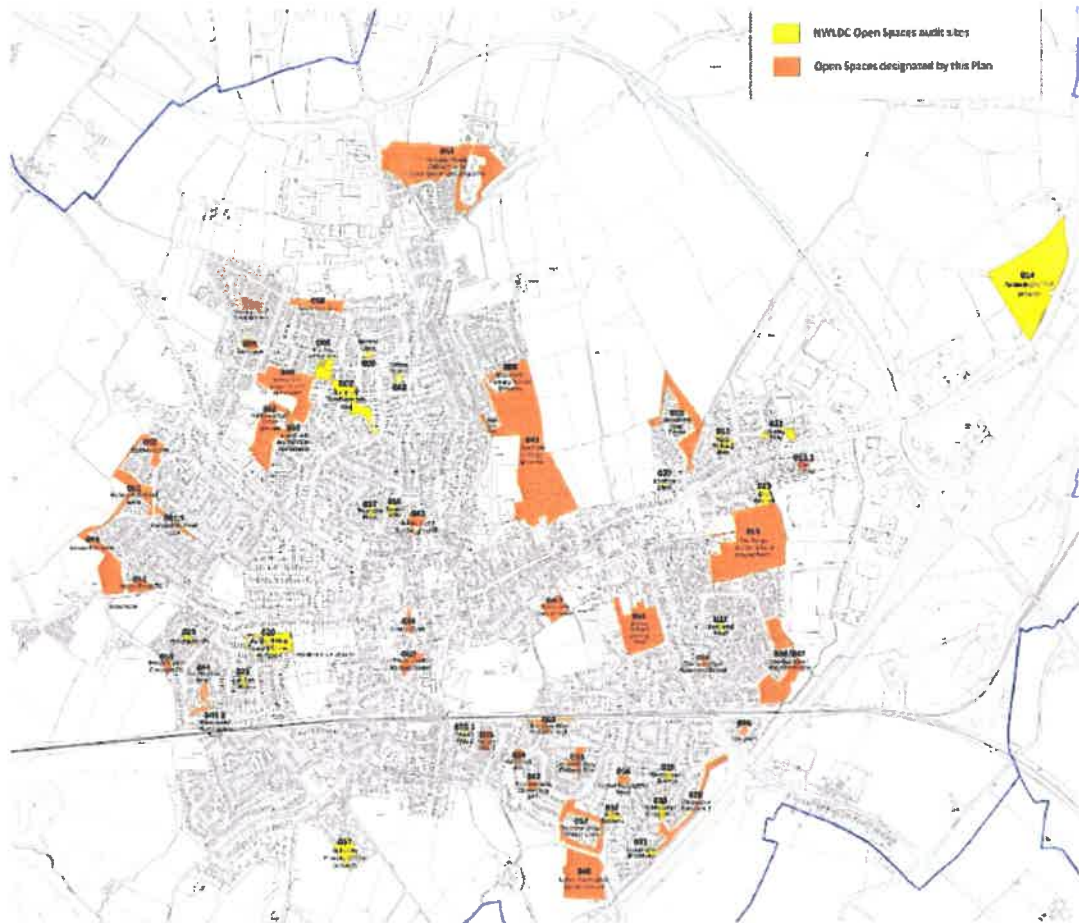


A full list of comments appears in the appendix.

The opinions expressed include:

Green spaces are essential for Ashby's town character and provide necessary walking areas away from roads and houses. While protection of green spaces is supported, areas like Prior Park Road need better maintenance. Green spaces are crucial for local families and community events, but issues like gang activity and drug dealing at the Bathgrounds need to be addressed with more lighting, especially under the tunnel. Bullen's Field offers an uninterrupted view from the castle to the Royal Hotel and serves as a unique town centre habitat for wildlife, despite being poorly maintained. Green spaces are important for families to exercise and relax, helping to mitigate societal pressures and mental health issues.

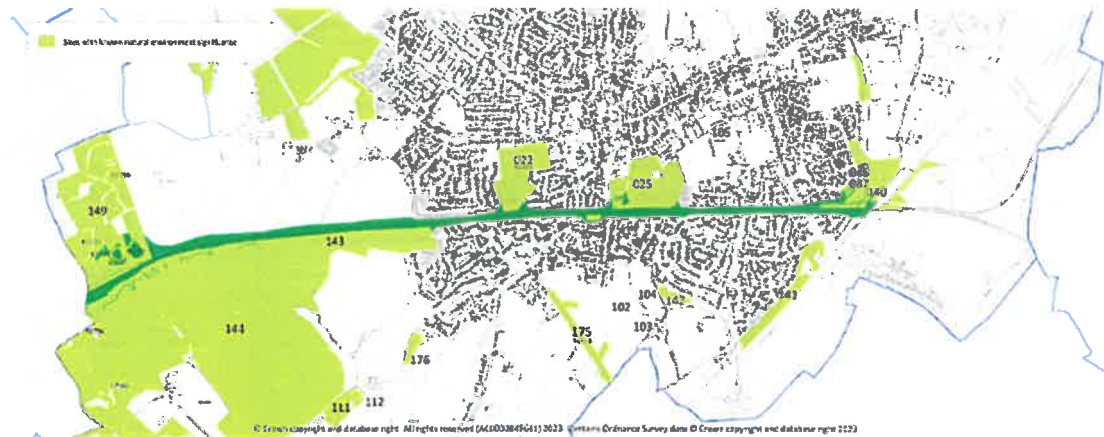
A number of other sites are recognised for their recreational and community value. Policy ENV2 resists development on these sites unless the open space is replaced by an equivalent space or the space itself is no longer needed by the community. These sites are shown in the figure below.



Open spaces

Policy Env 3 and Env 4 identify other significant features that are present elsewhere in the Neighbourhood Area. They represent features of environmental and historical significance. Any development proposal will need to take these features into account and will not be supported unless it can be demonstrated that the benefit of the development outweighs the harm caused.

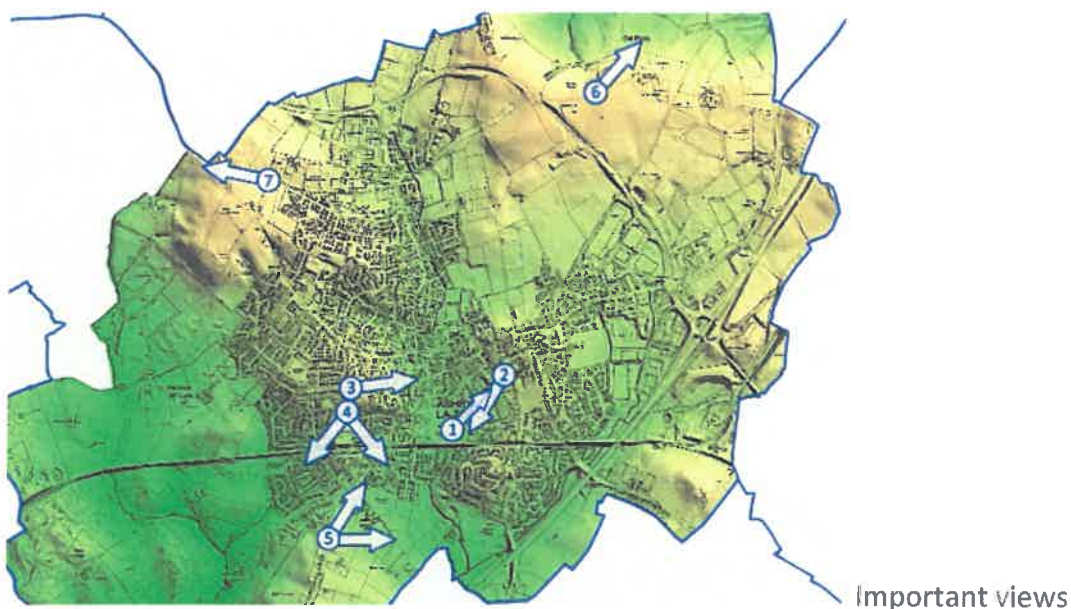
Policy Env 5 addresses biodiversity and habitat connectivity. It identifies wildlife corridors through the Neighbourhood Area which development will be required to safeguard, as well as safeguarding habitats and species across the Neighbourhood Area, and requiring development to achieve biodiversity net gain of at least 10%.



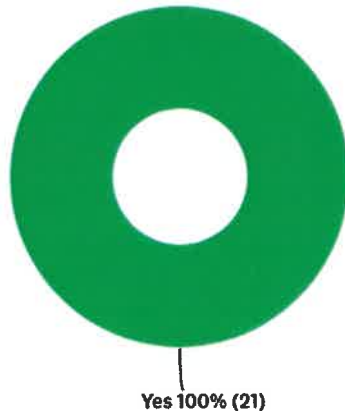
Wildlife corridor

Policy Env 6 identifies 7 locally important views as shown on the map below. The policy says that development proposals should, whenever practicable, respect and protect them. Development which would have an unacceptable impact on the identified views will not be supported. The views are:

1. From the Bath Grounds northeast over Bullen's Field to Ashby Castle and beyond
2. From Ashby Castle over a series of green open spaces (including Bullen's Field)
3. From the top of Kilwardby Street east along Market Street into Ashby town centre, with the historic St Helen's church on the hilltop in the distance
4. View south (SSW – SSE) from Ashby Cemetery to Willesley and toward Packington and Packington Nook
5. Northeast and east from Measham Road over parkland / open countryside with mature trees and old ridge and furrow pasture (in the distance) toward the outskirts of Ashby
6. Northeast from near Money Hill across high open countryside to the Neighbourhood Area boundary in the direction of Staunton Harold
7. From the west side of Ashby, one of several views from the high ground of the Ingles Hill area westward into rural open countryside



Q3 Are these the most important views locally?



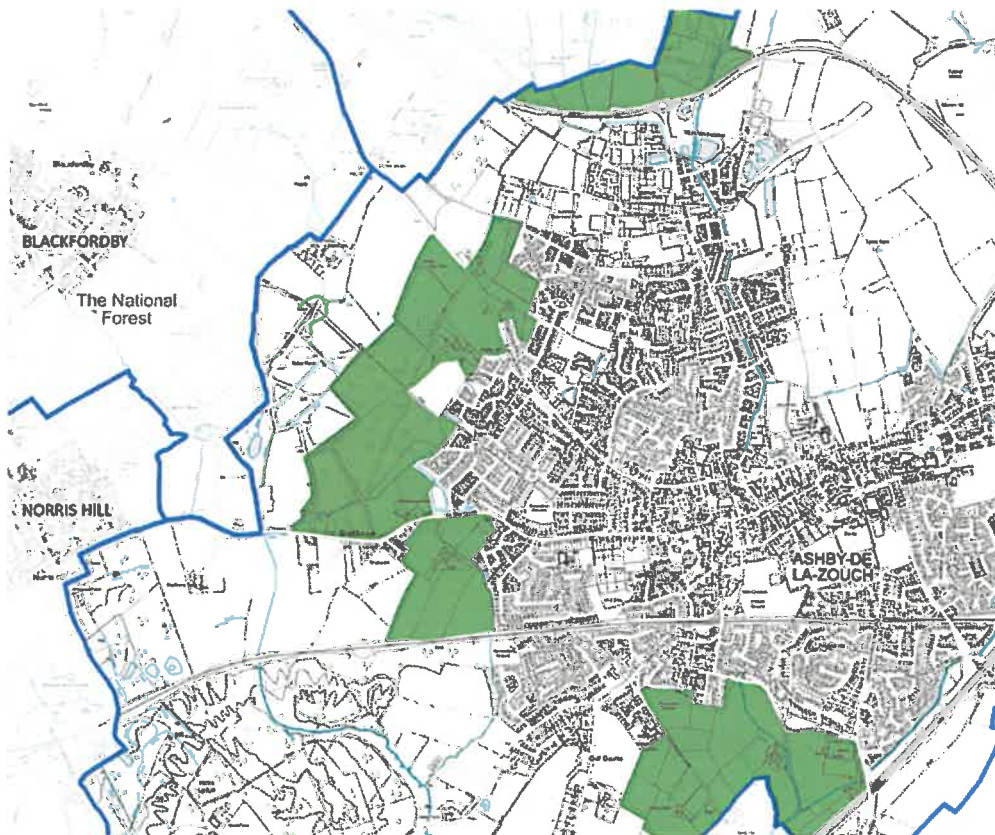
Yes 100% (21)

Q4 Are there any other important views that should be included? Do you have any other comments?

- Please be aware that the land behind 9 Brendon Way which is designated as an open space on the open spaces map.... area 063 (Brendon Way to Cattle Arch) is registered with the land registry as owned by the owner of 9 Brendon Way. Land Registry Title LT229583. It is not an open space rather it forms part of my garden.
- If these vistas are so important why have planning applications been approved which are not in keeping with the surrounding buildings? What green biodiversity corridor, you've approved developments?
- The train line needs to be re-established to increase connectivity.

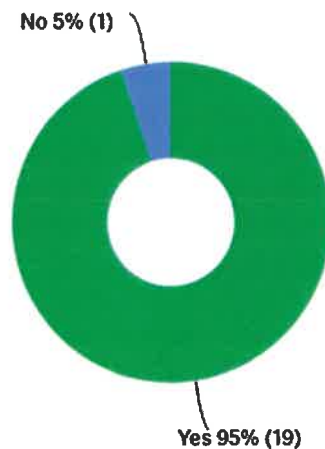
Policy Env 7 recognises the importance of Ashby de la Zouch maintaining separation from surrounding villages.

Despite its size as a small town and the presence of large employment sites to the east and north, Ashby is still largely surrounded by typical Leicestershire/Derbyshire landscapes, and the nearest villages are separated from the town's outer edges by open countryside, much of it attractive, pastoral or wooded. This separation is very highly valued by residents. National planning policy recognises the desirability of preventing the coalescence of geographically distinct settlements through the effects of strategic or uncontrolled development.



Areas of separation

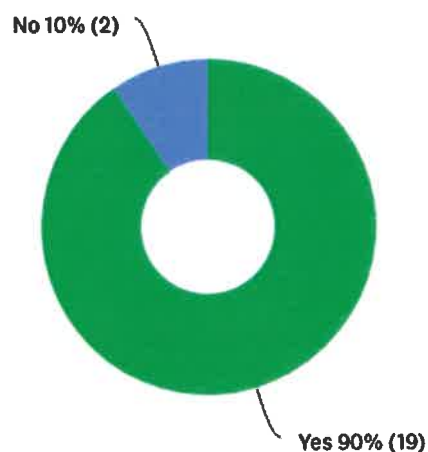
Q5 Do you support these areas of separation?



- These areas of separation are vital. They should remain as protected land and not built on. This especially true for the area to the south side of Ashby.
- But follow up with your commitments and don't build on the outskirts
- Why not add the land outside Ashby on the Coalville side? Why stop at these few areas?
- Areas of separation should be greater where possible.

Policy Env 8 seeks to mitigate against flood risk by requiring development to demonstrate that the site is safe from flooding and does not increase the risk of flooding to third parties, taking climate change projections into account. **Policy Env 9 is on renewable Energy** and supports the approach to renewable energy infrastructure in the NWLDC Local Plan.

Q6 Do you support these environmental policies?



There were no further comments about these environmental policies

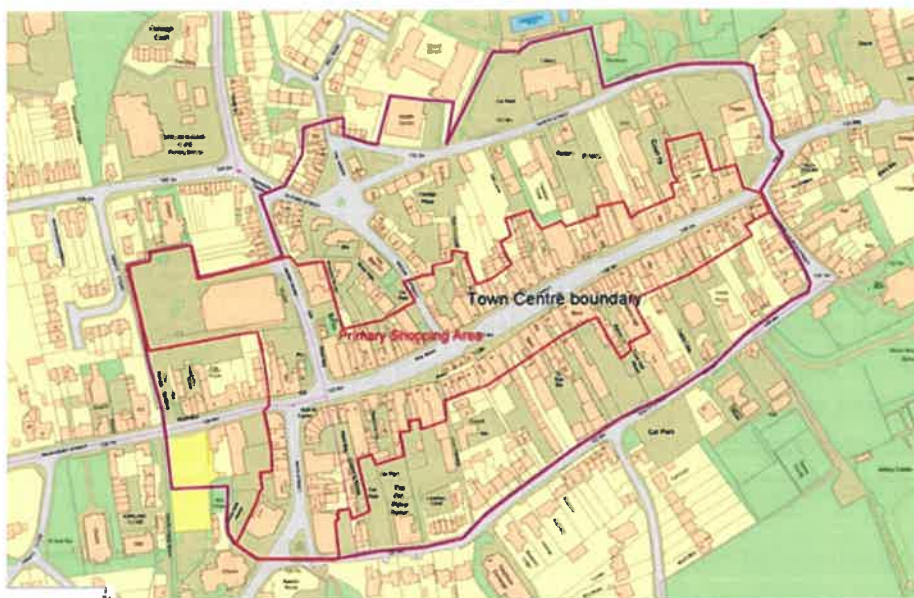
Sustainability

This chapter looks at aspects of town life including transport and traffic; community facilities; and Business & employment.

Policies E1 and E2 recognise the importance of employment locally and support the protection of existing sites unless the site is better utilised to provide local service or is relocated to a more suitable location within or close to the Neighbourhood Area. They support the creation of additional employment opportunities, subject to safeguarding factors such as the proposal being of an appropriate size; having sufficient on-site parking; not generating significant additional traffic or nuisance and providing sustainable transport links to the Town Centre and key services.

The growing importance of home working is recognised in Policy E3 which supports home extensions for business use where they do not result in unacceptable traffic movements; adequate parking is provided and they do not impact detrimentally on nearby residents.

Policy E4 supports tourism activities where they do not have a detrimental effect on the distinctive rural character of Ashby de la Zouch, do not adversely affect surrounding infrastructure (such as the road network) and benefit the local community through, for example, the provision of local employment. In support of improved broadband and telecommunications, policy E5 requires new development to have access to superfast broadband. Any above ground installations must be sympathetically located and away from open landscapes.



Town centre and primary shopping centre

Policy TC1 requires retail development in the Town Centre to be of an appropriate scale, conserve the character of the Town and protect its built and historic assets.

Policy TC2 requires replacement shopfronts to relate well to their surroundings and to conserve the character of the area.

Issues relating to legible signage are covered in **Policy TC3** which requires new signage to be in keeping with local character.

Policy TC4 supports residential development in the Primary Shopping Area subject to parking, design and amenity considerations and, where it would not result in the loss of, or adversely affect an existing retail use.

Support for transport issues to tackle congestion in the Town Centre are dealt with by 5 related policies. **Policy T1** requires development to minimise additional traffic generation, incorporate sufficient off-road parking, make necessary improvements to site access and where practicable, improve and create footpaths and cycle ways to improve access to key services and the countryside.

Policy T2 promotes public car parking and prevents the loss of existing off-road parking unless it is no longer needed, or it will not aggravate an existing shortfall or adequate and convenient replacement car parking spaces are provided elsewhere in the vicinity. **Policy T3** encourages the use of Travel Plans and **Policy T4** supports the provision of new and/or the enhancement of existing footpaths.

Support for the provision of public transport services on the former Leicester to Burton rail line is provided in **Policy T5**, which also promotes its use as a footpath, cycleway or for some other form of public transport should the line be closed for rail purposes.

The NP describes the range of community facilities in the parish and their importance to the community. Policy CF1 resists the loss of these important facilities unless there is no longer any need or demand for them, they are no longer economically viable, no longer required by residents or appropriate alternative provision is made available.

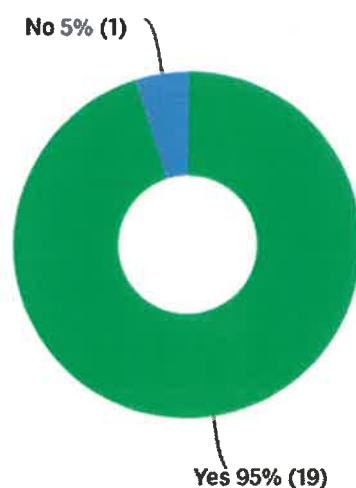
Policy CS3 says development proposals that support the longevity, appreciation and community value of an Asset of Community Value will be encouraged. Development proposals for change of use that would result in the loss of an Asset of Community Value will not be supported.

Policy CS4 supports proposals for the expansion of existing schools, subject to them having appropriate parking and vehicular access and not resulting in the unacceptable loss of recreational space or residential amenity to residents and are accompanied by Safer Routes to School Schemes.

The NP supports proposals for an additional GP premises or expansion of existing facilities through Policy CF5, where it avoids an unacceptable impact on highway safety or the free flow of traffic and includes adequate parking provision.

Finally, a policy on infrastructure (CF6) outlines the priorities for new infrastructure in the event of new development. They include zero carbon homes, improved footpaths and cycleways, the provision of a Railway Station in Ashby, new community facilities, a new school and new medical facilities.

Q7 Do you support these sustainability policies? Do you have any comments?



A full list of comments appears in the appendix.

The opinions expressed include:

Reopening the train station in Ashby is crucial for the benefit of all. Signage approval in Ashby should complement the High Street's character, avoiding garish and out-of-character signs. A community building could be beneficial for group and individual meetings. Traffic levels are unsustainable, necessitating more buses. The unique and diverse blend of independent shops in Ashby should be encouraged.

Q8 Do you have any other comments about the Neighbourhood Plan?

A full list of comments appears in the appendix.

The opinions expressed include:

The town council should reduce rents and rates on retail premises to ensure a mix of shops that meet local needs and encourage tourism. There should be a priority on **preserving** mature trees in Ashby, as many have been felled in recent years, impacting the town's green views. This includes protecting trees along Station Road due to the Royal Hotel development and monitoring tree loss from rear gardens. The land behind 9 Brendon Way, designated as open space, is actually private property (Land Registry Title LT229583) and not an open space. Similarly, Open Space Designation 63 (Brendon Way to Cattle Arch) incorrectly includes part of the garden at 7 Brendon Way, which is also privately owned. The plan should address the district's policing needs, as the lack of a police station is unacceptable given the population increase. Nightclubs and some pubs create an intimidating environment. The amount of development should be limited to preserve Ashby's culture and services.

Appendix

Q1 Do you have any comments about these housing policies?

- Far too many new properties low quality being thrown up with little consideration of road congestion or public services
- There should be enough new housing provision on the allocated land at Money Hill. Ashby de la Zouch is a market town and any further development beyond this is unacceptable. It will lose its character. Schools in the area have falling roll numbers to support this. No further largescale development.
- It's naturally high level and consequently
- Far too many new houses in a small market town! Would considerably affect parking, traffic, schools, medical centre etc.
- Don't know!
- Moneyhill occupies good farmland and will mean loss of 2 wooded area and hedgerows. There is insufficient infrastructure for walking and cycling as well as too few trees planned for the premier town at the heart of the National Forest.
- Yes but with caveats. Before further development the facilities should be updated to reflect the population e.g. doctors schools leisure facilities infrastructure roads etc.
- Why add on the extra 50 homes to the plan? What was the basis for this?
- Infrastructure is already crumbling, doctors overwhelmed with long waits, only one NHS dentist, school class sizes and place availability are challenging. The traffic in and around Ashby (especially the Tesco roundabout) is frequently gridlocked. Flooding is more frequent. Not enough green areas for thousands of potential new dogs in the area. Condition of the roads in and around Ashby are absolutely dire already. Ashby and its quintessential character as a market town will be lost forever. No amount of green initiatives will be able to combat the effect of 4000 more cars on our local roads. I strongly object to this mammoth housing expansion, surely common sense will prevail and this plan for the future will not be implemented. Someone at Council level must realise what a catastrophic outcome awaits should this go ahead. There must be dozens of unused factories and building which would be ripe for conversion, in better settings for the convenience of people who don't have cars, giving a better quality of life, not overwhelming our historic town and destroying our green spaces.
- Whilst new housing stock is needed, Ashby has more new build than the local infrastructure can cater for. Additional secondary schools are needed, rather than more primary schools, given falling birth rates. Ashby School and Ivanhoe are full, with some children unable to secure places. The town centre lacks parking capacity and the local road network is already overwhelmed, given the majority of homeowners have two cars. No local Police presence of any significance to 'police' a growing population.

- H3 are we stuck in the 1940s. Build up and accommodate for higher floors like every country except us.
- Ashby is becoming overdeveloped and is losing it's identity as it merges with local villages
- 2050 homes places an extreme strain on local resources and infrastructure. These areas must be designated as 'towns' within themselves to allow them to self sustain with the appropriate community amenities so that they do not impact the current status quo. Local and wider infrastructure will also be impacted and this needs to be considered, Ashby will need to upscale all its local roads, or introduce certain restrictions on local roads so that the town does not become consumed with traffic at peak and off peak times. Market street could become a one way only and traffic be forced to use the bypass or A42

Q2 Do you agree that these sites are the most important local environment sites?

- They are essential as part of Ashby's town character and the trees are part of our landscape. Open spaces are needed for people to be able to walk away from roads and houses
- Open Space Designation 63 - Brendon Way to Cattle arch is incorrect. It highlights part of my garden at the back of my property - 7 Brendon Way. This area is registered with the land registry as belonging to myself.
- Provided you do protect them
- Areas along Prior Park Road need better maintenance
- Extremely important for local families and community events. However the bathgrounds has become a dwell area for gangs and drug dealers, more lighting is required in the area, specifically under the tunnel
- Its good to see that Bullen's Field has been included. It would be a real shame if this area was developed as it gives an uninterrupted view from the castle through to the Royal Hotel and vice versa. More importantly, as Bullen's Field has not been maintained or manicured it provides a unique town centre habitat for insects, birds and small mammals.
- Families need green / open space to exercise and relax in, given societal pressures, driving increased mental health issues.
- Bullen's Field is a real eyesore and could happily be developed

Q7 Do you support these sustainability policies? Do you have any comments?

- We badly need the train station to reopen for the benefit of all in Ashby. Do not support zero carbon homes, this is a policy to make residents poorer and colder whilst making the very few driving these policies rich.
- The approval of signage in Ashby needs to be complimentary to the high Street and the age of the properties. I draw your attention to the garish and out of character signage for the numerous nail bars. I also draw your attention to the flashing light fixtures in a number of barbers and nail bars, which are not in keeping.
- Ashby would benefit from a community building to provide a meeting place for groups and individual residents.
- Widely contradicted by the immense Moneyhill development though.
- Traffic has reached unsustainable levels. We need more buses with more direct routes. The roundabouts in Ashby are a substantial traffic hazard.
- Whilst supporting the plans, which answer my earlier concern, I remain doubtful that the developers will adhere to these requirements. In relation to additional schooling, it will encroach on recreational space if the two current schools are earmarked for expansion.
- Ashby has a unique and diverse blend of independent shops and this should be encouraged.

Q8 Do you have any other comments about the Neighbourhood Plan?

- The town council needs to reduce rents and rates on retail premises to ensure a mix of shops to meet local needs and encourage tourism. We need less charity shops, nail bars, barbers and takeaways.
- There needs to be a priority given to mature trees in Ashby. A lot of mature trees have been felled in the last 5 years with no consequences. They define the green views across the town. We will be losing many more in the land along Station Road due to the Royal Hotel development. It is time to consider how many more trees need to be protected. Many trees are disappearing from rear gardens too - difficult to monitor but it still affects the character of the town.
- Please be aware that the land behind 9 Brendon Way which is designated as an open space on the open spaces map.... area 063 (Brendon Way to Cattle Arch) is registered with the land registry as owned by the owner of 9 Brendon Way. Land Registry Title LT229583. It is not an open space rather it forms part of my garden.

- Open Space Designation 63 - Brendon Way to Cattle arch is incorrect. It highlights part of my garden at the back of my property - 7 Brendon Way. This area is registered with the land registry as belonging to myself.
- Policing. How does the plan link with the districts policing plan. No Police station isn't acceptable for a town with such a increase in population.
- Nightclubs / some pubs create a very intimidating environment
- Please limit the amount of development and stop the dilution of Ashby's culture and services

ASHBY DE LA ZOUCH NEIGHBOURHOOD PLAN REVIEW



NOTICE OF PRE-SUBMISSION CONSULTATION

Comments are invited on the Draft Neighbourhood Plan Review for Ashby de la Zouch between

5th August & 23rd September 2024

A copy of the draft plan along with details of how to make comments can be found online at:

<https://www.ashbytowncouncil.gov.uk/ashby-de-la-zouch-neighbourhood-plan-review/>

A hard copy of the draft plan will also be available to view and to make comment on at:

Ashby de la Zouch Town Council, Legion House, South Street, Ashby, LE65 1BQ



Ashby de la Zouch Town Council's post



Ashby de la Zouch Town Council

Published by Stuart Benson

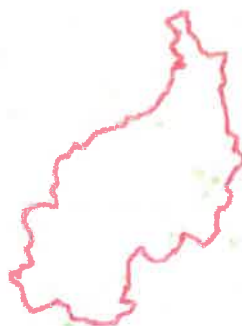


· 1 August · 🌐

Ashby de la Zouch Draft Neighbourhood Plan Review – Statutory Consultation period – 5th August to 23rd September 2024.

<https://www.ashbytowncouncil.gov.uk/ashby-de-la-zouch.../>

ASHBY DE LA ZOUCHE NEIGHBOURHOOD PLAN REVIEW



NOTICE OF PRE-SUBMISSION CONSULTATION

Comments are invited on the Draft Neighbourhood Plan Review for Ashby de la Zouch between

5th August & 23rd September 2024

A copy of the draft plan along with details of how to make comments can be found online at:

<https://www.ashbytowncouncil.gov.uk/ashby-de-la-zouch-neighbourhood-plan-review/>

A hard copy of the draft plan will also be available to view and to make comment on at:

Ashby de la Zouch Town Council, Legion House, South Street, Ashby, LE65 1BQ



Comment as Ashby de la Zouch Town Council



Ashby Town Council News

Ashby Town Council News

Events

Two key events took place on the Bath Grounds over the summer, and we're pleased to report that both were a huge success with a fantastic turnout. Ashby Sport Fun Day took place on Sunday 30th June with a huge variety of local sports and fitness clubs on site and plenty of fun and games. Jim's Tractor Run returned on Sunday 28th July with the tractor parade through town and over 40 crafts stalls, children's rides and plenty of family fun. Plus, an amazing £2,000 was raised on behalf of Bright Hope NW Leicestershire.

Looking ahead here are some key dates for your diary:

- **Ashby Statutes** – Friday 13th September to Tuesday 17th September
- **Remembrance Sunday** – 10th November
- **Armistice Day** – Monday 11th November
- **Ashby Christmas Fair & Market** – Saturday 30th November & Sunday 1st December
- **Ashby Santa Fun Run & Walk** – Sunday 1st December

Look out for more details in the November issue of Ashby Life.

Purple Flag

Finally, we are in the process of applying for re-accreditation of the Purple Flag for Ashby – a status for town and city centres that meet or surpass the standards of excellence in managing the evening and night time economy. As part of this, a perception survey was carried out in July and the results highlighted two key areas for attention – the desire for visible local policing and tackling of anti-social behaviour. The full detailed results will be reviewed in due course.



Planning Matters

Ashby de la Zouch Neighbourhood Plan Review - Regulation 14 Consultation – between 5th August and 23rd September 2024,

statutory consultees, other stakeholders and interested parties are invited to read the Draft Plan and make comments prior to the document being finalised. We would really appreciate your input. All documentation (the Neighbourhood Plan, appendices, letter explaining the consultation, consultation comment form and Neighbourhood Plan Review poster) can be found on our Ashby Neighbourhood Plan Review page in the 'Supporting Documents' section www.ashbytowncouncil.gov.uk/ashby-de-la-zouch-neighbourhood-plan-review/.

Money Hill – Phase Two – Representatives on behalf of the developers visited Ashby in July to hold an open event regarding the initial stage of phase two of the Money Hill development. Details are very limited at present, but we are expecting around 1200 new houses as well as 16 hectares of employment land. More information can be found on www.moneyhill-phase2.com



ASHBY DE LA ZOUCH TOWN COUNCIL

Jack Fargher MA, FSLCC
Town Clerk

Tel: 01530 416961
Email: admin@ashbytowncouncil.gov.uk
www.ashbytowncouncil.gov.uk



Legion House
South Street
Ashby de la Zouch
Leicestershire
LE65 1BQ

1st August 2024

Dear Stakeholder

Ashby de la Zouch Draft Neighbourhood Plan Review – Statutory Consultation period – 5th August to 23rd September 2024.

Ashby de la Zouch Town Council is formally reviewing its Neighbourhood Plan.

The purpose of this letter is to seek representations from Statutory Consultees and other Stakeholders and interested parties as part of the process of finalising the content of the Neighbourhood Plan Review. A hard copy is available on request.

You are now invited to read the Draft Plan and make comments prior to the document being finalised. There will be a seven-week period to do this, commencing on 5th August 2024 and closing on 23rd September 2024.

Your comments will influence our final draft before it is submitted to North West Leicestershire District Council at which point there will be a further opportunity for you to comment when the Neighbourhood Plan Review is published prior to Independent Examination.

Planning Practice Guidance requires Qualifying Bodies to state whether they believe that the modifications to the Neighbourhood Plan are so significant or substantial as to change the nature of the Plan and give reasons (Paragraph 085 reference ID 41-085-20180222)

The Qualifying Body considers that the Review Neighbourhood Plan contains material modifications which do not change the nature of the plan. It is not therefore considered that a Referendum will be necessary. You are invited to comment on whether or not you agree with this judgement.

If you wish to comment on the Draft Plan you can do this:

- By email, to be addressed to: deputytownclerk@ashbytowncouncil.gov.uk
- In writing, addressed to: Deputy Town Clerk, Ashby Town Council, Legion House, South Street, Ashby de la Zouch, LE65 1BQ

Comments on the Draft Neighbourhood Plan Review can be made by using the Pre-Submission Comments Form at: <https://www.ashbytowncouncil.gov.uk/ashby-de-la-zouch-neighbourhood-plan-review/>. If you require a hard copy, please contact the Town Council office on: 01530 416961.



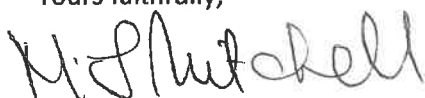
All responses received by the above date will be considered and may be utilised to amend the Draft Neighbourhood Plan Review.

Wherever possible, please ensure that you specify the policy or paragraph to which your response relates.

Details of the process we have undertaken, and all relevant documentation is accessible on the Ashby de la Zouch Town Council website: <https://www.ashbytowncouncil.gov.uk/ashby-de-la-zouch-neighbourhood-plan-review/>

We look forward to hearing from you.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'M. Mitchell', written in a cursive style.

Melanie Mitchell
Deputy Clerk
Ashby de la Zouch Town Council

ASHB DE LA ZOUCHE NEIGHBOURHOOD PLAN REVIEW PRE-SUBMISSION CONSULTATION COMMENTS FORM

Please return by **23rd September 2024** via

E-mail: deputytownclerk@ashbytowncouncil.gov.uk

Or by post to: Deputy Town Clerk, Ashby Town Council, Legion House, South Street, Ashby de la Zouch, LE65 1BQ.

This seven-week pre-submission consultation on the Draft Neighbourhood Plan Review is the last time we will be asking people for comments before submitting the Plan to North West Leicestershire District Council.

All responses received by the above date will be considered and may be utilised to amend the Draft Neighbourhood Plan Review. A Consultation Statement including a summary of all comments received and how these were considered will be made available along with the amended Neighbourhood Plan. Please note **we will not accept** responses that are anonymous and that comments may be made public. Your personal details will not be made public.

A copy of the Draft Neighbourhood Plan Review can be viewed online 1st August 2024 at: <https://www.ashbytowncouncil.gov.uk/ashby-de-la-zouch-neighbourhood-plan-review/>

Thank you for your help and support in the preparation of the Neighbourhood Plan Review for Ashby de la Zouch Town Council.

Title

First name

Last name

Job title (if applicable)

Organisation (if applicable)

Representing (if applicable)

Address

Post Code

Telephone

Email

SECTION 2: Representation

Where possible, please indicate to which part of the draft Neighbourhood Plan each comment relates.

Please provide your COMMENTS below and use an extra sheet if necessary.

Paragraph number & Page number in Plan:	Your comments:
--	-----------------------

Policy Reference Number:	We would welcome your comments on the policies:
---------------------------------	--

General comments about the plan:

Date:

If you would like to be kept updated on progress with the development of the Neighbourhood Plan Review please indicate here by deleting Yes or No as appropriate:

Yes / No

Ashby de la Zouch Neighbourhood Plan Review
Reg 14 Consultation Responses

Chapter/ Section	Policy Number	Respondent	Comment	Response	Change to NP
11.	ENV2	1 – Brendon Way resident	Page 37, Figure 6, Item (063) Brendon Way to Cattle Arch. Please correct the figure to remove the land behind properties 1 to 9 Brendon Way. This is private land belonging to and forming part of the properties of the owners of numbers 7 and 9 Brendon Way. Title deeds can be provided to prove ownership if required.	Agreed. These parcels of land will be removed.	Change to be made as indicated.
11.	ENV2	2 – Brendon Way resident	This highlighted area on page 37 is incorrect. The land directly behind 7 Brendon Way – next to the railway line. is private property and forms part of the garden. This is reflected in the land registry. This is therefore not an amenity green space and should be corrected. I have attached a drawing to this document to illustrate the area in question.	Agreed. These parcels of land will be removed.	Change to be made as indicated.
Gen		3 - Civic Society	The plan seems very wishy washy	The Plan contains clear policies justified through the evidence provided and is an appropriate neighbourhood plan document.	None
Gen		3 - Civic Society	There seems little of substance on the principle problem in Ashby - transport/roads etc. We need to say that unless we have some changes in the roads and transport system no more houses are acceptable as all car parks will be full and the traffic queues will be unacceptable. We do not have good connections and there are not a reasonable network of footpaths out of the town. When	The NP cannot just say 'no development' – this is not an acceptable neighbourhood plan response. All NPs are limited in what they can do in relation to	None

			<p>we had the town bus system there was a reasonable method of moving around the time. Now we don't have that we have no idea whether our bus transport will improve or not. This should be stated in our plan.</p>	<p>transport issues – the Ashby NP Review goes as far as it can.</p> <p>The document already highlights the lack of public transport, and highways issues. The new Money Hill car park should relieve TC parking issues.</p> <p>Improvements to bus services are not relevant NP policies.</p>	
Gen		3 - Civic Society	<p>The Plan states that 'infrastructure enhancements' should be supported. Supported is a very weak word. Must is a bit better</p>	<p>Infrastructure enhancements will be determined by the location of proposed development and its impact on the infrastructure in question. 'Should' is an appropriate term to use.</p> <p>Various policies state where infrastructure enhancements will be expected. Eg. T1, T3, T4, CF6</p>	None
Gen		3 - Civic Society	<p>The secondary schools are at capacity yet there are plans to expand them. The school buses are clogging up the town and any more will be most inconvenient to passing traffic. There should be plans for a new secondary school.</p>	<p>Policy CF4 supports the provision of a new school. If the secondary schools are expanded, they will no longer be at full capacity.</p>	None

				It is a matter for the Education Authority to determine when and where new schools are required. Policy CF6 also pertains to the provision and funding of new schools where required by new development, particularly Money Hill.	
Gen		3 - Civic Society	Although the District council have a Cycling strategy it is useless and we should not say that everything is fine. We say 'where appropriate, priority should be given' to improve links. This is too weak.	This is as much as a neighbourhood plan can do. Policy T1 specifically states "All development must ... where practicable, improve and create footpaths and cycle ways to improve access to key services and the countryside"	None
Gen		3 - Civic Society	There is no need for a 20mph limit on Nottm rd. It is the limit anyway due to queuing traffic and will not reduce.	Noted Disagree. This relates to the section of Nottingham Rd alongside Ashby School. If traffic already generally travels at 20mph then there can be no objection to making it a statutory requirement.	None

Gen		3 - Civic Society	A lot of the Plan is just stating what the existing situation is, not what we would like so it is not a Plan	It has to state the existing position to identify issues and support change.	None
Gen		4 - Ashby & Ivanhoe Schools	I have been in touch with the headteachers at both Ivanhoe & Ashby School, & I think for both in relation to the neighbourhood plan, I know pedestrian safety is discussed in the text, but we would like to see yet more emphasis on safe pedestrian routes in the Town. One aspect of concern is the impact of increased housing both now & in phase 2 of Money Hill. Safe walking to school routes are important to the schools for students & as we discussed at the recent meeting you hosted with developers & Wainwrights, the new carpark which forms part of the development is likely to increased the numbers of students using the PROW through Wainwright's yard as students either walk from the new homes or are dropped off by parents, which is a safety risk for them (I'm not sure if there was any progress on discussions after the meeting?) We also think in time there will be more students crossing Nottingham Road & the crossing points on Nottingham Road / Wood Street are quite a distance from the school which again, I think is a risk that should be reviewed in conjunction with Highways.	<p>Policy CF4 requires any new school to provide a Safer Routes to School Scheme.</p> <p>Policy T4 addresses the issues around provision of walking and cycling routes to schools from new developments.</p>	None
Gen		4 - Ashby & Ivanhoe Schools	The other area highlighted by the Headteacher at Ashby School is our ongoing concern regarding the crossing point on Leicester Road & wonder if this could also form part of the Neighbourhood review for the long term? The school has met with representatives from Highways & LCC previously & feedback has been that the existing crossing is deemed adequate – additional slowing signs were added, but as the crossing is so close to a blind right hand bend, it still gives us cause for concern, as drivers do not always adhere to the speed limits. This crossing is used throughout the day by school students crossing the road	Noted. This is not a matter for the NP Review but is something that the Town Council could consider	None

			between our 2 sites & ideally we would like better protection for those on the pavement & a crossing point controlled by traffic lights. I understand that the specifics of traffic control are not in the Neighbourhood Plan, but thought it useful to highlight specific concerns which may have bearing on the review		
Pages 13, 23, 55 and 58		5 - Conservation Officer, NWLDC	<p>In August the District Council's cabinet resolved to divide the Ashby conservation area into the 'castle', 'spa' and 'town' conservation areas, as indicated on map 2. The cabinet resolved to adopt a character appraisal for the 'town' conservation area.</p> <p>Pages 13 and 23 should refer to "conservation areas" and "character appraisals". Page 58 should say: "The town centre is located within the 'town' conservation area".</p> <p>Page 55 should say: "The town centre has retained its traditional character and street pattern; this is reflected in much of it being designated as a conservation area" (i.e. the 'town' conservation area).</p>	Agreed	Change to be made as indicated.
S11.	Policy ENV1 'Local green spaces'	5 - Conservation Officer, NWLDC	<p>The District Council has identified Ashby Cemetery as a local heritage asset (although the western extension is "not considered to possess special interest").</p> <p>I believe that you overestimate the "historic significance" of the Bath Grounds. Early OS maps differentiate between the 'Bath Grounds' to the north and the 'Bath Meadow' (a recreation ground) to the south.</p> <p>The north part of the Bath Grounds was "sold off for building purposes" in the early 1920s. The "walks, paths, drives and seating" have been removed (most trees that appear on early OS maps have also been removed).</p>	<p>Noted. The designation of a Local Green space is considered to be a more important designation.</p> <p>The description reflects the importance with which the Bath Grounds are held locally.</p> <p>We will modify the description of Bullens Field in Appendix 3. Eg. Delete</p>	Change to be made as indicated.

			<p>Wood's Plan (1837) and early OS maps demonstrate that Bullen's Field was not "historically part of the Bath Grounds".</p>	<p>"Historically part of the Bath Grounds:" and replace by, "Contains remnants of earthworks probably associated with an ornamental moat and fishpond originally linked to Ashby Castle."</p> <p>This will also be added to the description of Bullens Field in Appendix 4.</p>	
S11.	Policy ENV3 'Sites of historic environment importance'	5 - Conservation Officer, NWLDC	<p>The District Council has granted planning permission (22/01552/FULM) to erect a building on the site of the Ivanhoe Baths (MLE16629).</p> <p>I believe that you overestimate the "historic significance" of Willesley Park. MLE8491 indicates the extent of the park on early OS maps. Hence MLE8491 is bisected by the A42 trunk road. It includes modern houses on the west side of Measham Road, on the south side of Willesley Road and on Willesley Close. The park's significance has been weakened by the demolition of the hall (1953) and the use of the greater part as a golf course.</p>	<p>Noted. We trust that the approval pays due regard to the site in question and its historic significance.</p> <p>The description reflects the importance with which Willesley Park is held locally.</p>	<p>None</p> <p>None</p>
S11.	Policy ENV6 'Important views'	5 - Conservation Officer, NWLDC	<p>The policy should better reflect the District Council's adopted character appraisal for the 'town' conservation area, which refers to "views and landmarks" (section 6).</p> <p>For example: The appraisal says that "the tower of the Church of St Helen is a landmark in views looking east along Kilwardby Street". It also says that "the tower of the Church of the Holy Trinity is a landmark in views looking west along</p>	<p>The policy reflects the aspects of the view that are considered locally important.</p> <p>We will amend ENV6 to include the view of Holy</p>	Change to be made as indicated.

			Market Street". Policy ENV6 reflects the former but not the latter.	Trinity Tower from Market Street.	
S12.	Policy TC3 'Legible signage'	5 - Conservation Officer, NWLDC	<p>The policy should better reflect the advice in the District Council's adopted <i>Shop fronts and advertisements SPD</i>. This says: "For shop fronts that adopt a contemporary design approach, 'fret cut' internal illumination may be acceptable" (paragraph 83).</p> <p>In contrast policy TC3 says that "signs with internal illumination (either of the whole sign or of the lettering) ... will not be permitted".</p>	<p>We disagree</p> <p>Signs are either internally illuminated or they aren't.</p> <p>We will retain the original policy.</p>	None
Gen		6 - Ashby resident	The plan should be updated, I suggest. For example, it shows "Coun Offs" off Kilwardby Street and "Sch"s off South Street	Agreed	Change to be made as indicate
S9. (p.21)		6 - Ashby resident	I have sent a range of comments to Stantec following their presentation of Money Hill Phase 2 outline proposals 18 th July and await the Planning Application [cf. footnote]. My observations – chiefly regarding traffic management, green spaces, town centre connectivity, types of property and zero-carbon readiness – align broadly with the Neighbourhood Plan. I was perturbed that at least one 'storyboard' appeared to suggest development spilling just north of the A511 – which must be scotched if it appears on the Application.	Noted	None
S11	ENV1	6 - Ashby resident	I am dismayed to find this listed as a Local Green Space. Is it protected by an owner's covenant? What effective purpose is it meant to serve?	The Local Green Spaces were identified based on how special they are to local people. It protects the site against inappropriate development.	None
S11	ENV2	6 - Ashby resident	Ashby Ivanhoe FC has acquired additional land. Ref 040	Noted	None

S12	E5	6 - Ashby resident	Sadly, the objectives described contrast with the unsightly wooden poles and overhead wires those of us in older properties are faced with	The policy seeks to shape future development, it cannot change approvals.	None
S12. P55		6 - Ashby resident	The Review should perhaps also reference the retail developments on Ashby Business Park, viz. M&S and B&M.	Agreed.	Change to be made as indicated.
S12	T5	6 - Ashby resident	By including “or for some other form of public transport” in its document I wonder whether Councillors have in mind a Guided Busway such as that linking Huntingdon, St.Ives and Cambridge. Such a system could leave the railway track at/near Bardon to use the A50 into Leicester (avoiding conflict with quarry freight and main line rail south of Leicester) and call at Leicester Bus Station as well as the Railway Station. Hopefully, it could also use a road transfer to access Burton’s shopping centre as well as Burton Railway Station. Neither railway station lies close to where many users might want to board or alight. Of course, costs, fares, speed, frequency, convenience (compared to existing bus services) are all factors that would need to be very carefully evaluated, but arguably less expensive and more convenient than reopening as a rail line.	Noted	None
Gen	q	6 - Ashby resident	Money Hill. Phase 2 must not be allowed to proceed without there also being full scrutiny of the Miller Homes segment of the Plan and a thorough assessment of the ramifications for traffic on Smisby Road.	Noted. This is covered by several of our proposed policies e.g. G2, H1, T1, T3, T4 and CF6	None
S12	T2	7 – Andrew Large Surveyor on behalf of J Bullens & A Keller	At page 55 the pre submission plan highlights the new car park at Money Hill, stating: A new 150 space public car park is expected to be provided within walking distance of the town centre in 2024 as part of the Money Hill development.	Noted Noted	None None None

			<p>However no reference is made to the recent car parking review carried out by North West Leicestershire District Council which highlighted significant concerns relating to the Money Hill car park</p> <p>T2 states:</p> <p>Public car parking. Any proposed new developments should include adequate off-street parking arrangements and garages to mitigate this issue.</p> <p>POLICY T2: PUBLIC CAR PARKING - Development proposals that would result in the loss of existing off-street car parking will not be supported unless it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> a) There is no longer any potential for the continued use of the land for car parking; b) That the loss of parking will not aggravate an existing shortfall of spaces in the vicinity; or c) Adequate and convenient replacement car parking spaces are provided elsewhere in the vicinity. <p>Whilst Policy T2 is welcomed, in our opinion, it doesn't solve a significant parking problem in the Town whereby additional parking is required in the Town Centre to meet the needs of people visiting the shops and facilities.</p> <p>A possible solution could be the provision of car parking on existing green space, with particular reference to Bullen's Field. (Reference 025.1 - Bullens Field within Appendix Four)</p> <p>It is envisaged a car park at Bullens Field could accommodate 120 cars.</p>	<p>We are not aware of any such concerns being included in a recent car parking review.</p>	
--	--	--	--	---	--

			<p>Whilst we note the neighbourhood Plans reluctance to see buildings erected on greenspace the provision of car parking at this location could effectively resolve the Town Centre parking problem.</p> <p>Any proposal would need to be sympathetic; to include retention of existing hedgerows and boundary trees, complementary screening and planting, inclusion of grasscrete as opposed to tarmac, height restrictions to mitigate impact and wildlife corridors.</p> <p>In addition to the benefits to users of Town Centre facilities, there would be tangible and specific benefits to the users of The Bath Grounds and Memorial Grounds accessed off Prior Park Road. There is presently a conflict between pedestrians and vehicles accessing the Bowls Club and this could be effectively resolved with provision of a gated through road within any new car park.</p> <p>A lack of parking at this location restricts the use of the Bath Grounds and Memorial Fields. Bath ground users regularly have to park on the grounds themselves (Bowls Club) and users of the memorial fields (Ashby RFC) either illegally park on double yellow lines or in the rear entrance to the Bath grounds and or park alongside Retirement Homes at Warwick Way which harms highways safety.</p>	<p>A car park on Bullens Field is not compatible with the current or proposed Local Green space policies. We do not believe that there is a need for further Town Centre parking especially as South street is to be redesignated short stay.</p>	None
Gen		8 – J Beverley, Fisher German	<p>I note the Neighbourhood Plan consultation is ongoing. The Plan states in respect of Areas of Local Separation that evidence has been provided, but this does not appear on the website that I can see? The appendices seem to relate to a Housing Needs Assessment, Design Code,</p>	<p>This is taken from the ‘what has changed?’ section of the NP Review and refers to additional evidence in error.</p>	Change to be made as indicated.

			<p>Environmental Inventory, Local Green Space and Important Views.</p> <p>Apologies if I am looking straight through it, but if you could let me know where it is or what document it is contained within that would be greatly appreciated.</p>	It will be amended to say 'additional justification ...'	
Gen		9 - LCC	<p>Leicestershire County Council is supportive of the Neighbourhood plan process and welcome being included in this consultation. It is anticipated that the proposed changes to the planning system / National Planning Policy Framework are being taken into consideration throughout the document and during the consultation phase to help 'future proof' the Plan. The County Council are currently preparing their Local Transport Plan 4 which will set out the strategic vision for transport in the county</p> <p>https://www.leicestershire.gov.uk/roads-andtravel/local-transport-plan/local-transport-plan-ltp4. We are also in the final stages of producing a new Leicestershire Highways Design Guide which will set out plans for highways and transportation infrastructure for all new developments in Leicestershire</p> <p>https://resources.leicestershire.gov.uk/environment-and-planning/planning/leicestershirehighway-design-guide. We would suggest reviewing both documents to see if any specific areas that could impact on the contents of your plan. You may also be able to reference content of these documents to add strength to your own policies.</p>	These general comments which do not relate to the Ashby NP are noted.	None
Gen		9A – LCC - Highways	<p>General Comments - 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. Like very many local authorities, the County Council's budgets are under severe pressure. It</p>	<p>Noted.</p> <p>We will add a sentence to the narrative that makes it clear that we expect the Highways authority to</p>	Change to be made as indicated.

			<p>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. 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. 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. 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. The current financial climate means that the CHA has extremely limited funding available to undertake minor</p>	<p>request adequate s106 funding to provide the necessary improvements to the network relating to any development.</p>	
--	--	--	---	--	--

			<p>highway improvements. Where there may be the prospect 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>		
Gen		9B – LCC – Flood Team	<p>Flood Risk Management - 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 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. 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 	<p>These general comments which do not relate to the Ashby NP are noted.</p>	None

			<p>prevent development. • Require development to resolve existing flood risk. When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points: • Locating development outside of river (fluvial) flood risk (Flood Map for Planning (Rivers and Sea)). • 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. 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 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</p>		
--	--	--	--	--	--

			<p>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. LCC, in its role as LLFA will not support proposals contrary to LCC policies. For further information it is suggested reference is made to the National Planning Policy Framework (March 2012), Sustainable drainage systems: Written statement - HCWS161 (December 2014) and the Planning Practice Guidance webpage. Flood risk mapping is readily available for public use at the links below. The LLFA also holds information relating to historic flooding within Leicestershire that can be used to inform development proposals. Risk of flooding from surface water map: https://flood-warning-information.service.gov.uk/long-term-flood-risk Flood map for planning (rivers and sea): https://flood-map-for-planning.service.gov.uk/</p>		
Gen		9C – LCC – Footpaths Team	<p>Public Rights of Way Leicestershire has an extensive network of Public Rights of Way which are key to allow people to explore the local countryside, link communities and give access to schools, shops, work and facilities. Public Rights of Way are recorded on the Definitive Map and a version of this can be viewed at: https://www.leicestershire.gov.uk/roads-and-travel/cycling-and-walking/where-to-walk-inleicestershire Public Rights of Way are a material consideration in the determination of Planning applications. National Planning Policy Framework states that “Planning policies and decisions should protect and enhance Public Rights of Way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks...”. Leicestershire County Council will expect that where Public Rights of Way are impacted by development</p>	<p>Noted.</p> <p>We will add a sentence to the narrative that makes it clear that we expect the Highways authority to request adequate s106 funding to provide the necessary improvements to public rights of way relating to any development.</p>	Change to be made as indicated.

			consideration is given not just to replacement or reinstatement but enhancement of the provision.		
Gen		9D – LCC – Minerals & Waste Planning Team	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 (Leicestershire.gov.uk). 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.	These general comments which do not relate to the Ashby NP are noted.	None
Gen		9E – LCC – Property Education Team	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. 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. However, in the changing educational landscape, the Council retains a statutory duty	Noted. We will make reference to this in the section on schools	Change to be made as indicated.

			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.		
Gen		9F – LCC – Strategic Property Services	No comment at this time	Noted	None
Gen		9G – LCC – 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 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.	Noted. This is covered by the Housing Needs Assessment and policy H3	None
Gen		9H – LCC – Environment Team	With regard to the environment and in line with Government advice, Leicestershire County Council (LCC) would like to see Neighbourhood Plans cover all aspects of archaeology and the historic and natural environment including heritage assets, archaeological sites, listed and unlisted historic buildings, historic landscapes, climate change, the landscape, biodiversity, ecosystems, green infrastructure as well as soils, brownfield sites and agricultural land.	Noted. The NP Review covers these issues.	None
Gen		9H – LCC – Environment Team	Archaeology and the Historic Environment - The planning process provides one of the most effective tools to manage the impact of land use change upon the historic environment. This is achieved both through the shaping of development plans (Local and Neighbourhood Plans) and the delivery of development management advice on individual planning applications. In that context, the inclusion of heritage in your Neighbourhood Plan, and the	Noted. The NP Review covers these issues.	None

			<p>provision of relevant and effective policies, will significantly strengthen the management of these issues, and will be an effective way of the community identifying its own concerns and priorities. Ideally, Neighbourhood Plans should seek to work in partnership with other agencies to develop and deliver this strategic objective, based on robust local evidence and priorities. We recommend that each Neighbourhood Plan should consider the impact of potential development or management decisions on the conservation and enhancement of the historic environment. The historic environment is defined as comprising all aspects of the environment resulting from the interaction between people and places through time, including all surviving evidence of past human activity, whether upstanding, buried or submerged, as well landscapes and their historic components. The Leicestershire and Rutland Historic Environment Record (LRHER) can provide a summary of archaeological and historic environment information for your Neighbourhood Plan area. This will include gazetteers and maps describing the locally identified non-designated heritage assets, typically archaeological sites (both earthworks and buried archaeological remains), unlisted historic buildings and historic landscapes (parks and gardens). We will also provide information on medieval ridge and furrow earthworks to help you evaluate the surviving earthworks in your area. Information on Designated assets (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Battlefields) is available from the National Heritage List for England (NHLE).</p> <p>https://historicengland.org.uk/listing/the-list/</p> <p>Consideration of the historic environment, and its constituent designated and non-designated heritage assets,</p>		
--	--	--	--	--	--

			<p>is a material consideration in the planning process. While the data held by the LRHER is constantly maintained and updated, it is unlikely that the record represents an exhaustive list of all assets with the plan area. We suggest that information provided by the LRHER should be taken into account when preparing the Neighbourhood Plan and contribute to any list of locally identified heritage assets. Based upon a structured assessment process, this will be the basis of any non-designated heritage assets identified within the plan and given force through the preparation of appropriate heritage policy. Contact: her@leics.gov.uk, or phone 0116 305 8323 For help with including heritage in your Neighbourhood Plan please see the following guidance: CBA Toolkit No. 10, Neighbourhood Planning (2017) https://www.archaeologyuk.org/asset/6FE3A721-B328-4B75-9DEBBD0028A4AEED/ National Trust Guide to Heritage in Neighbourhood Plans (2019) https://www.nationaltrust.org.uk/documents/neighbourhood-planning-and-heritageguidance.pdf</p>		
Gen		9H – LCC – Environment Team	<p>Climate Change - The UK Met Office predicts that in a business-as-usual (high emission) scenario, Britain could experience summers as much as 5°C hotter by 2070. Winters could be up to 4.2°C warmer, and sea levels could rise by up to 1.15 metres by 2100, leaving the UK coastline unrecognisable. Average summer rainfall could decrease by up to 47% by 2070, while there could be up to 35% more precipitation in winter. In June 2019 the Climate Change Act (2008) was amended committing the UK to achieving net zero carbon emissions by 2050. Achieving this will require households, communities, businesses and local authorities to be fully engaged and aligned with this government policy. The County Council, through its Environment Strategy and Net Zero Strategy and Action</p>	These general comments which do not relate to the Ashby NP are noted.	None

			<p>Plan, is committed to tackling climate change and lowering carbon emissions. The Council has a target to achieve net zero for its own operations by 2035 and working with Leicestershire people and organisations to become a net zero county by 2050. Along with most other UK local authorities, the council has declared a climate emergency and wants to play its part to help meet the Paris Agreement and keep global temperature rise to well below 2oC</p> <p>Leicestershire’s Net Zero Strategy and Action Plan is available here. Planning is one of the key levers for enabling these commitments to be met. Neighbourhood Plans should, as far as possible, align to Leicestershire County Council’s Net Zero Strategy and Action Plan by contributing to and supporting a reduction in greenhouse gas emissions and reducing the county’s exposure to the worst effects of climate change. Furthermore, Neighbourhood Plans should, as far as possible, seek to include measures which increase the neighbourhoods resilience to climate change such as avoiding building on flood plains, using sustainable urban drainage systems, using nature based solutions to reduce flood risk, reducing the amount of non-permeable hard surfaces and encouraging tree planting, green walls and roofs to provide natural shading and cooling. The National Planning Policy Framework (NPPF): Meeting the challenge of climate change, flooding and coastal change – paragraphs 157 to 179. Paragraph 157 - The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the</p>		
--	--	--	---	--	--

			conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.		
Gen		9H – LCC – Environment Team	<p>Landscape - The County Council would like to see the inclusion of a local landscape assessment taking into account: Natural England's Landscape character areas; the Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project; the Local District/Borough Council landscape character assessments; and the Landscape Sensitivity and Green Infrastructure Study for Leicester and Leicestershire (2017), which examines the sensitivity of the landscape, exploring the extent to which different areas can accommodate development without impacting on their key landscape qualities. 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' document (2018) published by Historic England https://historicengland.org.uk/images-books/publications/streets-for-all-east-midlands/. For more information on place-making within new development please review Manual for Streets and Manual for Streets 2 Wider Applications of the Principles. Leicestershire County Council are in the process of producing an updated Leicestershire Highways Design Guide which will concisely take account of and reference these guides and others. LCC would encourage the development of local listings as per the National Planning Policy Framework (NPPF) and LCC have some data on the social, cultural, archaeological and historic value of local features and buildings (https://www.leicestershire.gov.uk/leisure-andcommunity/history-and-heritage/historic-environment-record) Contact: her@leics.gov.uk or telephone: 0116 3058323 Examples of policy statements for Landscape:</p>	<p>These general comments which do not relate to the Ashby NP are noted.</p> <p>The environment policies are comprehensive and a LCA is not considered necessary.</p>	None

			<p>POLICY X: LOCAL LANDSCAPE CHARACTER AREAS – Development proposals falling within or affecting the Local Landscape Character Areas (LLCAs), where possible, enhance the LLCA’s particular characteristics, important views and local distinctiveness. Proposals having a harmful effect on a Local Landscape Character Area’s character will not be supported. Landscape Assessment is a specialist area and accredited landscape consultants can provide advice. https://www.landscapeinstitute.org/</p>		
Gen		9H – LCC – Environment Team	<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) 2023 clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment, providing net gain for biodiversity, 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 or management of open spaces on enhancing biodiversity and habitat connectivity, such as hedgerows and greenways. Habitat permeability for species which addresses encouragement of movement from one location to another such as the design of street lighting, roads, noise, exposure to chemicals, obstructions in water, exposure of species to predation, Invasive and Non-Native Species, and arrangement of land-uses should be considered. The Neighbourhood Plan can be used to plan actions for the parish council on its’ own land (community actions) and</p>	<p>These general comments which do not relate to the Ashby NP are noted, however the NP Review addresses these issues.</p>	None

			<p>guide the actions of others (policy actions). For specific advice on species and habitats of importance in the County and actions that can make a difference to their conservation and ways to increase the quality and quantity of these, please refer to the Leicestershire and Rutland Biodiversity Action Plan</p> <p>https://www.leicestershire.gov.uk/environment-and-planning/planning/biodiversity-strategy</p> <p>https://www.leicestershire.gov.uk/environment-and-planning/planning/planning-andbiodiversity 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 ponds with high potential to support great crested newts' and bat roosts; and a list of records of protected and priority Biodiversity Action Plan species. These are all 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. Contact: LRERC@leics.gov.uk., or phone 0116 305 1087 https://www.leicestershire.gov.uk/environment-and-planning/planning/leicestershire-andrutland-environmental-records-centre-lrerc, For informal advice on actions for nature that can be taken forward on parish land please contact EnvironmentTeam@Leics.gov.uk There are many protected species of plants and animals in England and often their supporting features and habitats are also protected. What you can and cannot do by law varies from</p>		
--	--	--	---	--	--

			<p>species to species and may require a preliminary ecological appraisal. For information on protected species and the law please visit: https://www.gov.uk/guidance/protected-specieshow-to-review-planning-applications Examples of policy statements that can be added to the plan to support biodiversity: POLICY X: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT – Consideration should be made in the design and construction of new development in the Plan Area to protect and enhance biodiversity, where appropriate, including:</p> <ul style="list-style-type: none"> • Roof and wall construction should incorporate integral bee bricks, bird nest boxes and bat breeding and roosting boxes. Target species and locations to be based on advice sought from the Local Authority's Biodiversity Officer (or equivalent). • Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for hedgehogs and other terrestrial animals. • Work with landowners to ensure good maintenance of existing hedgerows, gap up and plant new hedgerows where appropriate and introduce a programme of replenishing hedgerow trees. • Avoidance of all unnecessary exterior artificial lighting: there is no legal duty requiring any place to be lit. • Security lighting, if essential, should be operated by intruder sensors and illuminated for no longer than 1 minute. Sports and commercial facility lighting should be switched off during agreed 'curfew' hours between March and October, following best practice guidelines in Bats and Lighting Leicestershire Environmental Records Centre, 2014. • Lighting design, location, type, lux levels and times of use should follow current bestpractice, e.g. by applying the guidelines in Guidance note 08/18 Bats and artificial lighting in the UK: Bat Conservation Trust / Institution of Lighting Professionals, 2018. • Natural/semi natural 		
--	--	--	---	--	--

			<p>grassland margins adjacent to hedges of up to 5m buffer. • Retain natural features wherever possible. In creating habitats, consider the underlying geology and allow natural colonisation near local high-quality habitats. • Avoid use of topsoil to promote plant diversity, especially in areas of limestone or areas near to heathland - consider exposing sandy soils to encourage acid grassland and heath. • Allow for structural diversity of habitats – for example long and tall grass, to maintain a suitable grassland habitat for wildlife. A management plan should accompany all planning applications. • Avoid development and hard landscaping next to watercourses. • Restore naturalness to existing watercourses for example by retaining some steeper earth banks suitable for Kingfisher and Water Vole breeding. • Retain areas of deadwood within the site to maintain biodiversity. • Plant 30% of trees with a selection of larger native species and create lines of trees (this could support the feeding zone of bats for instance and well managed hedges can do the same).</p>		
Gen		9H – LCC – Environment Team	<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). 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 rain gardens, pocket parks and swales. 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 promoting good design; promoting healthier communities by providing greater opportunities</p>	<p>These general comments which do not relate to the Ashby NP are noted, however the NP Review addresses these issues.</p>	None

			<p>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 and historic environment. Looking at the existing provision of GI networks within a community can influence the plan for creating & enhancing new networks.</p> <p>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. Sites that are designated as Local Green Spaces can form an important strategic part of local Green Infrastructure and can be conserved and enhanced to make an important contribution to the district green infrastructure. Delivery of the conservation and enhancement can be dealt with in Policy and Community Actions. NPs should be aware of the emerging Local Nature Recovery Strategy for Leicester, Leicestershire and Rutland to consider how the sites and the management of them within the Neighbourhood area can contribute to the strategy and action for delivery.</p> <p>https://www.leicestershire.gov.uk/environment-and-planning/local-nature-recoverystrategy/what-a-local-nature-recovery-strategy-is</p>		
Gen		9H – LCC – Environment Team	<p>Brownfield, Soils and Agricultural Land The NPPF encourages the effective use of brownfield land for development, except where this would conflict with other policies in the NPPF Framework, including causing harm to designated sites of importance for biodiversity.</p>	<p>These general comments which do not relate to the Ashby NP are noted, however the NP Review addresses these issues.</p>	None

			<p>Neighbourhood planning groups should check with Defra and the District or Borough council who keep a register of brownfield sites to see if their neighbourhood planning area includes brownfield sites. Where information is lacking as to the ecological or heritage value of these sites then the Neighbourhood Plan could include policies that ensure such survey work should be carried out to assess the ecological and heritage 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 should be enhanced in value and protected from adverse effects of unacceptable levels of pollution. Within the government's "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 poorer quality areas should be used in preference to the higher quality areas.</p> <p>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 and have produced the following guide.https://www.gov.uk/government/publications/agricultural-land-assess-proposals-fordevelopment/guide-to-assessing-development-proposals-on-agricultural-land. The British Society for Soil Science provide advice on what should be expected of developers in assessing land for development suitability. https://soils.org.uk/wp-</p>		
--	--	--	---	--	--

			content/uploads/2022/02/Assessing-Agricultural-Land-Jan-2022.pdf		
Gen		9H – LCC – Environment Team	<p>Strategic Environmental Assessments (SEAs) Information for Neighbourhood Planning groups regarding Strategic Environmental Assessments (SEAs) can be found on the Neighbourhood Planning website (https://neighbourhoodplanning.org/toolkits-and-guidance/understand-plan-requiresstrategic-environmental-assessment-sea/) and should be referred to. A Neighbourhood Plan must meet certain basic conditions in order to be 'made'. It must not breach and be otherwise compatible with the Environmental Assessment of Plans and Programmes Regulations SI 2004/1633 (available online). These regulations deal with the assessment of environmental plans and programmes, and implement Retained Reference Directive 2001/42 'on the assessment of the effects of certain plans and programmes on the environment'. Not every Neighbourhood Plan needs a SEA; however, it is compulsory to provide when submitting a plan proposal to the local planning authority either:</p> <ul style="list-style-type: none"> • A statement of reasons as to why SEA was not required • An environmental report (a key output of the SEA process). <p>As a rule of thumb, SEA is more likely to be necessary if both of the following two elements apply:</p> <ul style="list-style-type: none"> • a Neighbourhood Plan allocates sites for development (for housing, employment etc.); and • the neighbourhood area contains sensitive environmental assets (e.g. a Site of Special Scientific Interest (SSSI) or an Area of Outstanding Natural Beauty (AONB)) that may be affected by the policies and proposals in the Neighbourhood Plan. In light of these two considerations, it is very unlikely that a Neighbourhood Plan would require SEA if the plan is not allocating land for development. This is because allocating land for 	These general comments which do not relate to the Ashby NP are noted, however the NP Review addresses these issues.	None

			development is more likely to generate physical changes which lead to significant effects. As the UK has now left the EU, Neighbourhood Planning groups should remain mindful of any future changes which may occur to the above guidance. Changes may be forthcoming as a result of the Government's Levelling Up and Regeneration Act (LURA). This proposes 'Environmental Outcome Reports' to replace the current system of Strategic Environmental Assessment (including Sustainability Appraisals) and Environmental Impact Assessment and introduce a clearer and simpler process where relevant plans and projects (including Nationally Significant Infrastructure Projects) are assessed against tangible environmental outcomes. Prior to the new Labour government taking office, the provisions in the Act to enable the EORs to be brought forward had not been enacted and this remains the situation as of summer 2024.		
Gen		9H – LCC – Environment Team	Impact of Development on Household Waste Recycling Centres (HWRC) Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district and borough area and the existing HWRC services delivered by Leicestershire County Council. The County Council's Waste Management team considers the impact of increased waste arisings from 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 HWRC infrastructure then appropriate projects to maintain the capacity of the HWRC (most likely impacted) have to be initiated. Planning obligations to fund these projects are requested in accordance with the Leicestershire County Council's Planning Obligations Policy and the three CIL tests (as per Regulation 122 under the Community Infrastructure Regulations 2010 (as amended)) as described below;. A	These general comments which do not relate to the Ashby NP are noted, however the NP Review addresses these issues.	None

			<p>planning obligation is a legally enforceable commitment (secured within a Section 106 agreement or S106 unilateral undertaking (as per s106 of the Town and Country Planning Act 1990 (as amended))) entered into to mitigate the impacts of development. Planning obligations can only be sought (and considered to be CIL compliant) where they meet the following 3 tests: • necessary to make the development acceptable in planning terms; • directly related to the development; • fairly and reasonably related in scale and kind to the development;</p>		
Gen		9I – LCC – Public Health	<p>Public Health is shaped by many different factors throughout our lives. Health is affected by the settings in which we live, work, learn and play. These influences start to determine health and opportunities for better health from birth and throughout the whole life course, for example the environment, community, transport, education and income. This complex range of interacting social, economic and environmental factors are known as the wider determinants of health or the social determinants of health. When there is a difference in these conditions it contributes to health inequalities- “Health inequalities are the preventable, unfair and unjust differences in health status between groups, populations or individuals that arise from the unequal distribution of social, environmental and economic conditions within societies” (NHS England) The diagram below illustrates types of wider factors that influence an individual’s mental and physical health. The diagram shows: • personal characteristics at the core of the model and this includes sex, age, ethnic group, and hereditary factors • The layer around the core contains individual ‘lifestyle’ factor behaviours such as smoking, alcohol use, and physical activity • The next layer contains social and community networks including family and wider</p>	<p>These general comments which do not relate to the Ashby NP are noted, however the NP Review addresses these issues.</p>	None

			<p>social circles • The next layer covers living and working conditions include access and opportunities in relation to jobs, housing, education and welfare services • The final outer layer is general socioeconomic, cultural and environmental conditions and includes factors such as disposable income, taxation, and availability of work</p> <p>Research by the Robert Wood Johnson Foundation, looked into the major contributors to health and wellbeing and found that: Health Behaviours contribute to 30% of health outcomes made up of: • Smoking 10% • Diet/Exercise 10% • Alcohol use 5% • Poor sexual health 5% Socioeconomic Factors contribute to 40% of health outcomes: • Education 10% • Employment 10% • Income 10% • Family/Social Support 5% • Community Safety 5% Clinical Care contributes to 20% of health outcomes: • Access to care 10% • Quality of care 10% Built Environment contributes to 10% of health outcomes: • Environmental Quality 5% • Built Environment 5% Source: Robert Wood Johnson Foundation and University of Wisconsin Population Health Institute, Used in US to rank Counties by health Status.</p> <p>Therefore, due to the complex way in which the built environment and communities we live in impact on our health any opportunity to mitigate negative impacts and enhance positive outcomes should be taken. Completing a Health Impact Assessment (HIA) is a good practice to ensure neighbourhood concerns and recommendations are considered. Undertaking a HIA as part of your neighbourhood plans has the potential to influence all these areas, alongside influencing decisions made about access to care through transport and infrastructure. To aid you in undertaking a HIA please visit: https://www.healthyplacemaking.co.uk/healthimpact-assessment/ At the bottom of this page there are also links</p>		
--	--	--	--	--	--

			to a number of local data sheets at a district level. You can also familiarise yourself with the health profile for your area by visiting: https://fingertips.phe.org.uk/profile/health-profiles Dahlgren G, Whitehead M. (1991). Policies and Strategies to Promote Social Equity in Health. Stockholm, Sweden: Institute for Futures Studies. NHS England, "Reducing health inequalities resources," [Online]. Available: https://www.england.nhs.uk/about/equality/equality-hub/resources/ [Accessed February 2021].		
Gen		9J – LCC – 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; 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; • 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. 3. Identify and support potential community projects that could be progressed. You are encouraged to consider and respond to all aspects of community resources as part of the Neighbourhood Planning process. Further information, guidance and examples of policies and supporting information is available at www.leicestershirecommunities.org.uk/np/useful-information .	These general comments which do not relate to the Ashby NP are noted, however the NP Review addresses these issues.	None
Gen		9K – LCC - Economic Development	We would recommend including economic development aspirations with your Plan, outlining what the community	These general comments which do not relate to the Ashby NP are noted,	None

			currently values and whether they are open to new development of small businesses etc.	however the NP Review addresses these issues.	
S12	Narrative	9K – LCC - Economic Development	Employment and Economic Growth - It has been suggested that actual figures are included in this section. It is difficult to benchmark against regional and national figures without a specific number e.g. numbers of residents with a degree, low levels of employment, sustained levels of investment, hundreds of businesses. There is limited actual data in this section to support the statements made.	We disagree. The narrative leads to a policy supporting the retention of existing employment initiatives. Data about numbers of people with a degree, etc, are not relevant to this policy objective.	None
S12	Narrative – p49	9K – LCC - Economic Development	Plan states “Consultation shows that residents, businesses and other stakeholders wish to see Ashby de la Zouch continue to offer a high quality and sustainable business environment and infrastructure, that allows businesses to form, grow and prosper.” These are subjective comments, and it is difficult to determine what a high quality and sustainable business environment and infrastructure would look like.	Agreed – however, it demonstrates a desire to see the retention of existing businesses and forms part of the evidence base establishing the type of new businesses that would be welcome locally.	None
S12	Narrative – p50	9K – LCC - Economic Development	Good to see the Plan protecting employment sites but consideration must be given to whether the site is still suitable for its current use. It might be better suited to an alternative use.	Policy E1 establishes the criteria that need to be met to determine an alternative use.	None
S12	E3	9K – LCC - Economic Development	Home Working - It has been suggested that co-working spaces might be an option, for example in a vacant retail unit. Home workers may prefer to hold a meeting in person away from their home environment. This type of activity would help drive footfall into the Town Centre.	Agreed – we support the provision of a ‘co-working space’ and will include reference to this in the relevant policy [to consider before losing the employment space to residential]	Change to be made as indicated
S12	E4	9K – LCC - Economic Development	Tourism - The Plan mentions Ashby’s aspiration to develop into a Forest Town to complement its location in the National Forest. The National Forest has been developing as	Policy E4 references the need to meet the requirements of the	Change to be made as indicated.

			<p>an exemplar sustainable tourism destination for the past 25 years and any development should be in line with the priorities identified in its Tourism Growth Plan. Given the concerns over increased traffic, and pressure on off-road parking, it is important that new and improved sustainable transport links are established between local attractions and the town; for example, between Hicks Lodge and Ashby (refer to page 39 https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2019/11/8/leicesterleicestershire-tourism-growth-plan.pdf). Overnight visitors spend an average of £328 per visit whilst a day visitor spends £40. To maximise the benefit of tourism to the local economy, it is important to consider the provision of serviced visitor accommodation, which has been limited in Ashby since the closure of the Royal Hotel.</p>	<p>National Forest tourism growth plan.</p> <p>We will add a statement that tourism should not only have no adverse impact on road networks, but also provide enhancements.</p> <p>We will also support the addition of new serviced tourist accommodation in the town itself.</p>	
S12	TC2	9K – LCC - Economic Development	<p>Page 57-8 Shop Frontages in the Town Centre - Policy TC2 on shop fronts. The suggestion has been made that a heritage paint palette for shop fronts might be beneficial, especially in the conservation area. The Ashby BID has branding, which is being utilised by some shops currently, and further use could be encouraged.</p>	<p>Agreed – we will add a reference to encouraging the use of Ashby heritage paint pallet and branding including logo and typeface</p>	<p>Change to be made as indicated.</p>
S12	E5	9L – LCC – Fibre Broadband	<p>BROADBAND INFRASTRUCTURE – please note that the UK government has bought into force new laws that require new homes in England to be built with gigabit broadband connections and enables telecoms firms to be able to get faster broadband to nine million people living in blocks of flats across the UK. See How does this role relate to neighbourhood plans? section below for further details. Please note that government targets are now to achieve gigabit capable, ultrafast, full fibre to the premise (FTTP) connections to 85% of the UK by December 2025, increasing to near universal coverage by 2030. Gigabit</p>	<p>Noted. We will add in reference to Gigabit capable connections.</p>	<p>Change to be made as indicated.</p>

			capable connections have superseded Superfast connections and offer speeds of 100mbps – 1,000mbps.		
Gen		9L – LCC – Fibre Broadband	<p>General Comments Our ambition is for a Digital Leicestershire. This includes the ambition for everyone to have access to fast, accessible, inclusive, reliable digital infrastructure and we are working to support government targets to achieve gigabit capable, lightning-fast broadband connections to 85% of the UK by December 2025, increasing to near universal coverage by 2030. A fast and reliable digital infrastructure will open new opportunities for residents, communities and businesses. It will underpin innovation, improve community and social networks and support learning and development for all. It will help to deliver a range of societal benefits including the more effective provision of public services, information and connect people to the support at the point of need. The Digital Leicestershire team manages programmes aimed at improving digital infrastructure in the county. This includes superfast, ultrafast and full fibre broadband. This work combines three approaches; engaging with commercial operators to encourage private investment in Leicestershire, working with all tiers of government to reduce barriers to commercial investment, and operating intervention schemes with public funds to support deployment of digital infrastructure in hard-to-reach areas that are not included in broadband suppliers' plans, reaching parts of the county that might otherwise miss out on getting the digital connectivity they need. We are currently providing support throughout the county with our Gigabit and Gigahub programmes. How does this role relate to neighbourhood plans? The UK government has brought into force new laws that require new homes in England to be built with gigabit broadband connections and enables</p>	These general comments which do not relate to the Ashby NP are noted.	None

			<p>telecoms firms to be able to get faster broadband to nine million people living in blocks of flats across the UK. Ministers have amended the Building Regulations 2010 to ensure that new homes constructed in England will be fitted with infrastructure and connections capable of delivering gigabit broadband - the fastest internet speeds on the market. The updated regulations mean that more people moving into new homes will have a gigabitcapable broadband connection ready when construction is completed, avoiding the need for costly and disruptive installation work after the home is built and enabling residents to arrange the best possible internet service at the point they move in. In a further boost to people's access to better broadband, another new law has made it easier to install faster internet connections in blocks of flats when landlords repeatedly ignore requests for access from broadband firms. Both of these new laws came into effect on 26 December 2022. The updated building rules mean home developers will be legally required to future-proof new homes in England for next-generation gigabit broadband as standard practice during construction. Connection costs will be capped at £2,000 per home for developers and they will work together with network operators to connect developments to the gigabit network. It is estimated over 98 per cent of premises fall within this cap, meaning moving into a new build property without lightning-fast internet speeds will become a thing of the past for the vast majority of people across England. Where a developer is unable to secure a gigabit-capable connection within the cost cap, developers must install the next fastest connection available. And even where a gigabit-capable connection is not available within the cost cap, gigabitready infrastructure, such as ducts, chambers</p>		
--	--	--	---	--	--

			and termination points, still needs to be installed. This will ensure that homes are fit for the digital age but may not be connected straight away. The Council supports a 'dig once' approach for the deployment of communications infrastructure and a build which is sympathetic to the character and appearance of the surrounding area. The Council encourages telecommunications build which does not significantly impact on the appearance of any building or space on which equipment is located and which minimises street clutter. Groups working on emerging neighbourhood plans are encouraged to visit the Digital Leicestershire web site to learn more about current and forthcoming full fibre broadband provision for their local area https://www.thinkbroadband.com/ and also BDUK (Building Digital UK) Further Information https://digital-leicestershire.org.uk/ Email: broadband@leics.gov.uk Building Regulations: Infrastructure for Electronic Communications (R)		
Gen		9M – LCC - Equalities Team	Equalities While we cannot comment in detail on plans, you may wish to ask stakeholders to bear the Council's Equality Strategy 2020-2024 in mind when taking your Neighbourhood Plan forward through the relevant procedures, particularly for engagement and consultation work. A copy of the strategy can be view at: https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2020/7/10/Equality-strategy2020-2024.pdf The Neighbourhood plan should comply with the main requirements of the Public Sector Equality Duty. This requires public bodies to have due regard of the need to: Eliminate discrimination Advance equality of opportunity Foster good relations between different people	These general comments which do not relate to the Ashby NP are noted.	None

Gen		9N – LCC – Accessible Documents	<p>Accessible Documents In today's working environment more and more information is being produced digitally. When producing information which is aimed at or to be viewed by the public, it is important to make that information as accessible as possible. At least 1 in 5 people in the UK have a long-term illness, impairment or disability. Many more have a temporary disability. Accessibility means more than putting things online. It means making your content and design clear and simple enough so that most people can use it without needing to adapt it, while supporting those who do need to adapt things. For example, someone with impaired vision might use a screen reader (software that lets a user navigate a website and 'read out' the content), braille display or screen magnifier. Or someone with motor difficulties might use a special mouse, speech recognition software or on-screen keyboard emulator. Public sector organisations have a legal requirement to make sure that all information which appears on their websites is accessible. As Neighbourhood Plans have to be published on Local Planning Authority websites, they too have to comply with government regulations for accessibility. Guidance for creating accessible Word and PDF documents can be found on the Leicestershire Communities website: Creating Accessible Word Documents Creating Accessible PDFs To enable Development Officers to implement your policies, it is important to make sure that they are clear, concise and worded in such a way that they are not open to interpretation. This Policy Writing Guide has been designed to provide you with a few key points to look out for: https://www.leicestershirecommunities.org.uk/uploads/policy-writing-guide17.pdf?v=1667547963</p>	These general comments which do not relate to the Ashby NP are noted.	None
-----	--	---------------------------------	---	---	------

Gen		10 – 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 the Heritage Gateway (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</p>	These general comments which do not relate to the Ashby NP are noted.	None
-----	--	-----------------------	---	---	------

			<p>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> <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>		
Gen		11 - Fisher German on behalf of Mr B Botham	<p>These representations are prepared on behalf of Mr Botham in respect of his land interests in Ashby de la Zouch. These representations follow on from engagement relative to the development of the extant Ashby Neighbourhood Plan, made in November 2018. Policy Framework 1.2 In order to pass an Examination and proceed to referendum, Neighbourhood Plans must pass a number of basic conditions. The basic conditions applicable to Neighbourhood Plans are set out below; a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan). d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.. e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the</p>	Noted	None

			<p>area of the authority (or any part of that area).. f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations. g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan). 1.3 Paragraph 16 of the NPPF confirms that Plans (which would logically apply to neighbourhood plans), will meet the following criteria: a) be prepared with the objective of contributing to the achievement of sustainable development⁹; b) be prepared positively, in a way that is aspirational but deliverable; c) be shaped by early, proportionate and effective engagement between plan- makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees; d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals; e) be accessible through the use of digital tools to assist public involvement and policy presentation; and f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant). 1.4 Footnote 16 of the NPPF confirms that “Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area”. 1.5 The NPPF confirms at Paragraph 29 that “Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the</p>		
--	--	--	--	--	--

			<p>area, or undermine those strategic policies". 1.6 Paragraph 30 confirms that "once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently". 1.7 The development plan applicable to the area, for which the group need to demonstrate general conformity with strategic policies in order to pass the Basic Conditions test is comprised of the following: • North West Leicestershire Local Plan (March 2021)</p>		
10.	H5	11 - Fisher German on behalf of Mr B Botham	<p>POLICY H5: Self-build 2.1 It is not clear what the proposed policy adds to the overall policy matrix. Policy H5 states that "development proposals for self-build or custom build schemes that are in conformity with the Policies of this Neighbourhood Plan and are within the Limits of Development will be viewed positively". However, self-build is simply residential development and as such would inherently be acceptable if delivered in conformity with the policies of the Neighbourhood Plan and within the Limits to Development. Paragraph 16f of the NPPF confirms that policies should "serve a clear purpose". It is queried whether the removal of this policy would result in any material difference in development management function in respect of selfbuild proposals. 2.2 On the above basis, the policy should be deleted, or amended to set out how the provision of self-build specifically may be justification for conflict with policies within the Plan for example.</p>	<p>Noted, however, this policy was drawn from the Made NP and has been retained to emphasise the importance of self-build within the limits to development.</p> <p>The current Local Plan does not refer to self-build and as such self-build is being allowed outside limits to development. Also, in the draft Local Plan NWLDC are proposing a non-strategic policy to allow self-build outside limits of development in some circumstances. Our policy is designed to add local detail to that policy</p>	None

				and avoid self-build in the countryside, hence the addition of “within the Limits of Development”.	
11.	ENV7	11 - Fisher German on behalf of Mr B Botham	<p>POLICY ENV 7: Areas of Local Separation 2.3 As confirmed by the group in the helpful introductory chapter “What changes have been made?”, Policy EN7 (referred to as EN6 in the introduction) is the reintroduction of a policy originally deleted from the extant Neighbourhood Plan by the Neighbourhood Plan examiner. The group state that in respect of the proposed re-inclusion of the Policy that “additional evidence is provided and the policy updated”.</p> <p>2.4 Turning to the Examiner’s report, a number of concerns were highlighted, which can be broadly summarised as follows: • A lack of supporting evidence to justify its inclusion • Inappropriate that the designation extended beyond the identified Neighbourhood Plan area • That existing policies in the Plan would provide the protections sought</p> <p>2.5 The group have stated that they now have supporting evidence to ameliorate the Examiner’s first concern. The designations do not now extend beyond the identified Plan boundary. No commentary is provided however as to the need of this designation having regard for existing planning policies and context. We cover each in turn. A lack of supporting evidence to justify its inclusion</p> <p>2.6 The group state that the designation is supported by ‘additional evidence’. However, such evidence does not appear to be available on the consultation page, with the supporting appendices provided relating to a Housing Needs Assessment, Design Code, Environmental Inventory, Local Green Space and Important Views. An email was sent to the contact email address provided to respond to the consultation, but unfortunately the recipient was on annual</p>	<p>Noted. This was a drafting error and will be corrected as follows: ‘... additional justification is provided, together with a review of the extent of the Area of Separation, and the policy has been updated.’ This justification includes the extensive developer interest in the land covered by the proposed designation.</p>	Change to be made as indicated.

			<p>leave. Clearly in the lack of any identified evidence, the concerns of the previous Examiner have not been overcome and thus the designation should again be deleted. 2.7 It is clearly inappropriate to publish policies without the supporting evidence base and if there has been an administrative error, the group should consider extending the Regulation 14 consultation to ensure no party has been prejudiced. Inappropriate that the designation extended beyond the identified Neighbourhood Plan area</p>	<p>Noted. See above: The error has no material effect on the Policies which follow. The map (figure 11) demonstrates the need for the policy. Our approach throughout the Plan has been to provide evidence (supporting factual information) where it exists. For an Area of Separation anywhere, this will be self-evident (location-specific), i.e. there are two or more adjacent settlements in close enough proximity that further development in the space between them would compromise their geographical separation (i.e. potentially lead to their coalescence).</p> <p>This is the national precondition for A of S designation and policy-making, and it is indisputably the situation in the parts of the Neighbourhood Area where</p>	<p>Change to be made as indicated.</p>
--	--	--	---	---	--

				<p>the A of S is proposed. The justification for the policy is that the community(s) of the currently separate settlements wish to retain their individual geographical identities and the separation between them by controlling (not precluding) development.</p> <p>This emphasis will be made in the NP narrative.</p> <p>Noted.</p>	
			<p>2.8 Secondly, we concede that the Examiner's second concern relating to the designation extending beyond the Plan area has been ameliorated through the updated plans and have no objection on that basis.</p> <p>That existing policies in the Plan would provide the protections sought 2.9 Finally, we turn to the Examiner's third conclusion, that existing policies in the Plan would provide the necessary protection. Areas of Local Separation, Green Wedge, or other such designations are somewhat ubiquitous policy nationally, with examples provided in both Local Plans and Neighbourhood Plans (including North West Leicestershire for example). The function of these policies is somewhat of a midpoint between standard countryside policy and Green Belt. Their</p>	<p>Agreed in principle; however, a) Areas of Separation elsewhere (including those designated by NWLDC and in several Made Neighbourhood Plans in the District) and b) land designated as Open Countryside more generally do ubiquitously contain sites and features that are also 'coincidentally' designated and protected</p>	<p>None</p> <p>None</p>

			<p>function is to provide a higher level of protection to that which would be afforded to land otherwise covered by a more general Countryside policy. Whilst the tests of Neighbourhood Plan examinations are deliberately set below the Soundness tests applicable to Local Plans, there is of course a requirement for policies and decisions to be commensurately justified, as confirmed by the Examination of the extant Neighbourhood Plan where policies were deleted on this basis. 2.10 Whilst there was a number of reasons for the proposed Area of Local Separation policy's eventual deletion, it is clear a key reason was that the Examiner considered there was no pressing need to designate the land as something other than countryside, stating that "Policies S2 and S3 in combination would I believe provide adequate protection to prevent coalescence of settlements which Policy S6 seeks to reinforce. I therefore recommend that Policy S6 be deleted". We continue to concur with this Commentary</p> <p>2.11 For an Area of Separation to be designated, logically there has to be a threat of community coalescence that would necessitate the application of a specific policy intervention and also an acknowledgement that existing protections provided through other policies would be insufficient. In our opinion, the combination of the above mean there is little threat of development of a scale and type that would cause coalescence, especially as they relate to the land to the west of Ashby which is the focus of our representations.</p>	<p>by other planning policies for more specific environmental and other reasons – including Local Green Space, National forest land, sites and features of natural and historic environment, important views (and Green Belt, where it occurs).</p> <p>We further note that NWLDC's comments on this draft Plan do not mention any incompatibility with the Council's policy in respect of Areas of Separation.</p> <p>The communities believe the threat of coalescence (which does not have to be AofS -wide to compromise the separation) to be real.</p> <p>See above</p>	<p>None</p> <p>None</p>
--	--	--	---	---	-------------------------

		<p>2.12 Turning to the existing policy protection, we agree with the Examiner that the policy matrix applicable to such land, particularly those named by the Examiner in their Report, Policy S2: Limits to Development and Policy S3: Development proposals outside the Limits to Development, which have now been amalgamated into what is now Policy G1, provide sufficient and commensurate protection.</p> <p>2.13 Policy G1 states that “Land outside the defined Limits to Development will be treated as open countryside, where development will be carefully managed in line with local and national strategic planning policies”. We believe that is a commensurate level of protection having regard for Ashby and its hinterland settlements. Logically, Officers could consider whether any proposal would have an impact on separation on a case by case basis for any scheme in the countryside as a material consideration, as well as a myriad of other factors applicable when looking at development in a countryside location. The starting point for such locations is a presumption against development regardless.</p> <p>2.14 Turning to specifically the context for the proposed west of Ashby Area of Local Separation much of this area and immediately beyond already consists of National Forest woodland planting. These areas already act as a significant barrier between the settlements, and additional woodland planting will seek to consolidate this further. Moreover, National Forest Woodland Planting will benefit from significant protections, combined with the application of BNG for example, which means there is no real threat of comprehensive development extending into this area from Ashby. Furthermore, we do not believe that Blackfordby and Norris Hill are sufficiently close as to warrant an Area of</p>	<p>See above</p> <p>The issue of duplicating policies is referred to above</p>	<p>None</p> <p>None</p> <p>None</p>
--	--	--	--	-------------------------------------

		<p>Local Separation designation in their own right, particularly in the context that development west of Ashby is already largely constrained by this National Forest planting, which will act as a natural buffer from any further westward expansion of the town.</p> <p>2.15 Separation cannot just have a geographical approach, nor be determined solely on a geographical basis, it also requires a perceptual understanding of settlement separation. An understanding of any settlement gap can only truly be experienced through direct routes between or through settlement gaps where the gap between settlements can be perceived, not simply from plans or satellite imagery, appeals we have been involved with confirm this approach (see APP/X2410/W/21/3287864 and APP/X2410/W/23/3316574). 2.16 There is no direct road between Blackfordby and Ashby, however there are Public Rights of Way between the settlements. The most direct route between the two settlements is circa 1.6km through National Forest plantation land. The distance, and the presence of the National Forest trees, mean in practice there is very little chance of development occurring which would blend one's perception of separation between the two settlements, even if some additional development occurred both in Ashby and Blackfordby ends of the route, there would still be an obvious and clear sense of separation between the two settlements. Development of the scale needed to deliver this sense of settlement coalescence is simply not likely to occur having regard for the National Forest planting, the sustainability of Blackfordby and existing and proposed planning policies. Existing planning policies and regimes, and those proposed by the Neighbourhood Plan, are therefore clearly sufficient</p>	<p>Noted, but we note that the communities' perceptions of settlement separation appear to differ from the respondent's</p>	<p>None</p>
--	--	--	---	-------------

			<p>and no additional protection are required in terms of a specific area of local separation policy. 2.17 Turning to Shellbrook and Norris Hill, these can both be directly perceived via those travelling on Moira Road, both by car and on foot, though walking is probably not a pleasant experience for those traveling between the settlements due to the narrowness of the existing footpath. Norris Hill is circa 2km from Ashby following the route of the road, with significant National Forest planting adjacent and a brook with associated area of flood risk. Development could occur at both sides of the route (as it has done as discussed below) whilst protecting the separate identities of these settlements. The National Forest planting and other constraints mean development which would erode the separation of the settlements is simply not feasible, thus again there is no policy requirement.</p> <p>2.18 Turning finally to the separation of Shellbrook and Ashby, it is noted that Shellbrook is not a named settlement on the Council's spatial hierarchy and the settlements are effectively adjoined in planning terms by built development and its associated infrastructure, particularly that associated 14/00578/OUTM (see below).</p> <p>2.19 It is noted that the Committee Report for 14/00578/OUTM highlights that coalescence of Ashby as a</p>	<p>The policy is intended to prevent further coalescence here. We do not regard the omission of Shellbrook from the NWLDC hierarchy to be relevant to perceptions of coalescence or separation – people who live 'in Shellbrook' wish to retain their separation from Ashby.</p> <p>This specific decision is not relevant to the argument for an AofS except that, at the time, it justified the</p>	<p>None</p> <p>None</p>
--	--	--	--	---	-------------------------

			<p>concern of residents but was afforded no weight or consideration in the officer's deliberations, demonstrating it was not of significant concern to officers. It would not be commensurate to prevent the growth of Ashby on this key corridor due to the presence of a small hamlet of limited number dwellings which can already be read as an extension of Ashby. It is noted that the housing stock is modern, and thus it cannot be argued that Shellbrook as a whole is a historic settlement with a highly definitive settlement community which would warrant protection. Historic development shows limited development at the turn of the 20th century save from Shelbrook house which has been demolished and replaced with post-war housing.</p> <p>2.20 As can be seen from the above, Ashby has grown and is now effectively already adjoined to Shellbrook in planning terms through the approval of application 14/00578/OUTM and it is an established pattern of settlement growth of Asby, which is already constrained by the A42 to the south/east. 2.21 As highlighted in our representations to the extant Neighbourhood Plan, it is telling that North West Leicestershire District Council have sought to allocate Areas of Local Separation in the adopted Local Plan, but these relate only to Coalville and Whitwick. Officers will have considered whether any land in Ashby in their considerations, given its role as Key Service centre, but clearly they considered there was no need to apply the designation to Ashby or any of its surrounding settlements.</p> <p>2.22 There has been no change in National Policy or Guidance which would support the change in approach or justify why a designation that was previously considered unacceptable is now allowable. 2.23 Whilst we concede that against adopted housing requirements emanating from the Local Plan, existing commitments, particularly Money</p>	<p>communities' concerns about coalescence, which in these parts of the Neighbourhood Area will likely be piecemeal rather than at e.g. strategic development scale.</p>	
--	--	--	--	--	--

		<p>Hill, have the capacity to deliver this requirement. However, it is noted that should there be an issue with the delivery of Money Hill, or should housing requirements applicable to North West Leicestershire increase, as they will do so as a result of ongoing plan making or the application of an updated Local Housing Need as consulted on by the current Labour Government, the strategic needs of the District would outweigh localised non-strategic policies, thus there should remain capacity in Ashby for future delivery, even if this is not for the longer term. Whilst there is no expectation of permanence for Areas of Local Separation as would be applicable for Green Belt for example, regard for future development needs should be considered in the formulation and designation of potential development land with restrictive policies.</p> <p>2.24 Turning to the site-specific policy itself, notwithstanding our comments that the designation is not justified, we object to the policies wording. The Policy concludes by stating “Development will not be permitted if, either individually or in combination with other proposals, it would produce any significant coalescence of the settlements or reduce their geographical separation.”. We would accept that the first part of the text extract above is reasonable and reflects other Area of Local Separation policies we have seen nationally, however the final part (underlined) is not supported as does not allow for any reasonable consideration as advocated in the NPPF, and essentially amounts to a blanket ban on any development. It may be that a development can be brought forward that would not produce a significant coalescence of settlements, but clearly any development within the Area of Local Separation would amount to a reduction in their</p>	<p>The policy is not intended to be a ‘blanket ban on any development’; its aim is to control/prevent development which compromises the separation – individual proposals should be judged against this criterion on a case-by-case basis</p>	None
--	--	---	---	------

			<p>geographical separation. This blanket ban of development is not consistent with the more permissive nature of the NPPF and thus if this policy is to be retained, this element of the policy should be deleted. 2.25 To conclude, there remains insufficient evidence and justification for this inclusion in the policy. It is telling that the previous iteration of this policy was deleted by the Neighbourhood Plan examiner, and there has been no material change in circumstance which would point to a need for its reintroduction. The evidence cited in the Plan has not been provided, and it is not appropriate to garner evidence to fit a predetermined policy outcome, instead evidence should be collated independently and policy direction developed on the back of the conclusions of that evidence. Major concerns are raised at any evidence which is developed or published following the publication of the policy the evidence is intended to underpin. 2.26 On the basis of the above, the policy should again be deleted, if not in whole, then certainly the western ALS which is not justified and not required as previously was concluded to the case. The existing and proposed policy regime provides sufficient and commensurate policy coverage and thus no Area of Local Separation Policy is necessary.</p>		
5.	Page 12	12 – National Forest	<p>Reason for suggested amendment - The National Forest Way is a well-established long distance walking trail. - <i>Ashby de la Zouch has a vibrant Town Centre that forms the heart of the local community providing the principal focus for the Town's economic, social and leisure activity. The wide range of specialist shops, ancient castle and broad Market Street give Ashby its unique character. It is set within attractive countryside and sits at the heart of the National Forest, with the National Forest Way, a new long distance walking trail and the Ivanhoe Way running through the town.</i></p>	Agreed – we will remove the reference to ‘new’.	Change to be made as indicated.

9.	Page 23	12 – National Forest	<p>Reason for suggested amendment -The National Forest Design Charter is no longer the relevant document.</p> <p>The NFC is currently updating its '<i>Guide for Developers and Planners</i>' which will encompass those elements of the Design Charter which are referred to in the Neighbourhood Plan.</p> <p><i>The National Forest Design Charter National Forest Company's Guide for Developers and Planners identifies General Design, Built Design and Green Infrastructure Principles to be incorporated into development, including the need for development to be: distinctive, sustainable, inspiring, integrated, people focused and connected. The position of Ashby de la Zouch in the heart of the National Forest has led consultees to promote the need for development to reflect these design principles. The Local Plan recognises the importance of the National Forest and through Policy En3 seeks to ensure that new developments contribute towards the creation of the forest through the inclusion of tree planting; appropriate siting and scale of development and respect for the character and appearance of the countryside.</i></p>	Agreed. The National Forest Company's Guide for Developers and Planners will be used in preference to The National Forest Design Charter.	Change to be made as indicated.
9	G2.	12 – National Forest	<p>Reason for suggested amendment - The 'Guide for Developers and Planners' is the document which will assist in the preparation and determination of planning application, in terms of National Forest planting requirement and National Forest character.</p> <p>The NFC consider it is important to make reference to the planting guidelines in the design policy as well as National Forest character and identity.</p>	Agreed. The National Forest Company's Guide for Developers and Planners will be used in preference to The National Forest Design Charter.	Change to be made as indicated.

			<p>Any new development application must make specific reference to how the design guidance and codes (see Appendix 2) and the National Forest Design Guide National Forest Guide for Developers and Planners have been taken into account in the design proposals.</p> <p>Suggested additional criterion: Reflect the location and character of the National Forest both in terms of the provision of new native tree planting in accordance with National Forest planting guidelines and through design and the use of materials which respect the context of the Forest and create a National Forest identity.</p>	Agreed. We will add in this criterion.	Change to be made as indicated.
11.	Env5.	12 – National Forest	<p>Reason for suggested amendment - This sentence should be changed to be clearer that development is not just expected to take the National Forest location into account, but is expected to contribute to it.</p> <p><i>Ashby de la Zouch is located within the heart of the National Forest. All planning decisions where woodland, trees or hedgerows are a consideration (for any reason) should take this into account. Development is expected to contribute towards the creation of the National Forest (as reflected in paragraph 146 of the National Planning Policy Framework and set out in Policy EN3 of the NWLDC Local Plan).</i></p>	Agreed. The proposed words will replace those in the NP Review.	Change to be made as indicated.
11.	Important views – first para	12 – National Forest	<p>Reason for suggested amendment - ‘National Forest land’ does not read correctly.</p> <p>Consultation during the Neighbourhood Plan’s preparation identified a widely held wish to protect what remains of Ashby’s countryside setting, in particular its visual relationship with the surrounding landscape and the extensive areas with public countryside access and its</p>	Agreed	Change to be made as indicated.

			including National Forest land location in the National Forest.		
12.	E2. C	12 – National Forest	Reason for suggested amendment - National Forest should be capitalised: c) Are of a size and scale not adversely affecting the character, infrastructure and environment of the town and the neighbourhood plan area, including the countryside and nNational fForest; and	Agreed	Change to be made as indicated.
12.	E4. E	12 – National Forest	Reason for suggested amendment - The National Forest Company and partners have recently launched a new Vision for the Heart of the National Forest which includes part of the Neighbouring Plan area. The Vision is available here - https://www.nationalforest.org/sites/default/files/2024-05/0283%20NFC%20HotF%20v16%20accessible%20mediation%20%28High%20Res%29-T12-03%20compressed.pdf The Vision sets out how ‘The Heart of the National Forest will demonstrate how sustainable living, sustainable tourism, and sustainable enterprise in a newly restored and connected landscape is achievable’. The NFC considers that the Neighbourhood Plan should make reference to the Vision and offer support for its implementation within Policy E4 Tourism. The NFC considers amending criterion to refer to the Vision is the most appropriate. f) It is also considered important to refer to sustainable tourism and sustainable design in the policy. Accordingly, we recommend an additional criterion referring to the NFC’s Sustainable Tourism Accommodation Design Guide (STAG).	Agreed. We will delete the wording and link and replace with new wording. We will add new sub policy f and link to the amendment agreed with the Policy on Tourism.	Change to be made as indicated.

			<p>The STAG sets out a rationale to encourage tourism development which contributes to a distinctive National Forest character and sense of place and makes a case for investing in the National Forest as a sustainable tourism destination:</p> <p>e) Meet the requirements of the national Forest tourism growth plan</p> <p>https://www.nationalforest.org/sites/default/files/2018-08/National-Forest-Tourism-Growth[1]Plan-Web-Document.pdf</p> <p>Contributes to the implementation of the Heart of the National Forest Vision (with a link to the document)</p> <p>Suggested additional criterion: f) Adhere to the National Forest Company's Sustainable Tourism Accommodation Design Guide Developing a sustainable destination National Forest</p>		
12.	T4.	12 – National Forest	<p>Reason for suggested amendment - While the Heart of the Forest Vision includes a focus on six Investment Sites, the development of the Green Web (an improved network of footpath and cycleways across the Heart of the Forest including improved connections to Ashby and the potential Ashby Station) is particularly relevant to the Neighbourhood Plan. A feasibility project for this is nearing completion. The NFC considers that the Green Web could be referred to in the preamble to policy T4 and that a further criterion could be added.</p> <p>The NFC consider that reference to the National Forest Way could be beneficial in this policy – the National Forest Way</p>	Agreed	Change to be made as indicated.

			is referred to in the description of the Plan Area, but does not feature in this policy. Suggested additional criterion: iv) the creation of the Green Web network of leisure routes between Ashby and the Heart of the Forest.		
12.	T5.	12 – National Forest	The NFC supports this policy and the aspiration of reintroducing passenger traffic on this line.	Noted	None
Design guide – appendix 2		12 – National Forest	The National Forest location is referenced in paragraph 3.2.1. This paragraph refers to the unique National Forest location which should be reflected in new development as a way of reinforcing local distinctiveness. The NFC agree with this but consider that more detail should be provide within this appendix as to how this is achieved. We would recommend details being provided in respect of the National Forest planting guidelines, and how National Forest character can be created.	Noted – however the design guide has been completed as part of the preparation of the NP Review and cannot now be amended.	None
Gen		13 – Frank Bedford - WEPA	Note: It was somewhat off-putting that when I opened up the Ashby Neighbourhood Plan t document the file name is Arnesby Neighbourhood Plan. Presumably this was used as a basis for producing the Ashby document as much text is common to both. I suggest this is rectified in any subsequent versions.	Thank you for pointing this out. This will be changed prior to submission.	Change to be made as indicated.
Gen		13 – Frank Bedford - WEPA	Can I remind you that at the meeting of the Planning and Transportation Committee on 6th September 2021, the Committee in relation to item 106 resolved as follows: RESOLVED: The Town Council will also make reference to the need to protect the countryside around Willesley and other such areas around Ashby, lying at the very Heart of the National Forest, against inappropriate development, in order to	Noted. The countryside across the neighbourhood area is protected through numerous environmental designations and through the drawing of a Limits to Development.	None

			<p>protect and allow enhancement of biodiversity and the many recreational opportunities that exist for people's health and wellbeing and the promotion of the town and tourism, in its response to the next Public Consultation on the Revision to the Local Plan.</p> <p><u>THIS NEEDS TO BE ADEQUATELY INCORPORATED INTO THIS NEIGHBOURHOOD PLAN REVIEW 2011 – 2031 DOCUMENT IN THE VARIOUS RELEVANT SECTIONS AND POLICIES, INCLUDING THOSE COVERING BIODIVERSITY, RECREATION, AMENITY VALUE, TRANQUILLITY, WILDLIFE, HEALTH, SOCIAL AND CULTURAL WELL BEING OF THE LOCAL AND WIDER COMMUNITY, AND ESTABLISHING FORMAL, SAFE, CONVENIENT AND PLEASANT PUBLIC ACCESS INTO THE NATIONAL FOREST OPEN ACCESS AREAS.</u></p>		
5.		13 – Frank Bedford - WEPA	<p>5. About Ashby de la Zouch</p> <p>Ashby de la Zouch is a historic market town of 15,120 people (2021 census for Neighbourhood Area, up from 12,530 in 2011) at the heart of the National Forest and on the borders of Leicestershire and Derbyshire.</p> <p>Ashby de la Zouch has a vibrant Town Centre that forms the heart of the local community providing the principal focus for the Town's economic, social and leisure activity. The wide range of specialist shops (this is no longer the present case with the loss of many of these shops, closure of banks and rapid growth of barbers, nail bars, vaping shops and the like, cafes & restaurants, estate agents etc), ancient castle and broad Market Street give Ashby its unique character. It is set within attractive countryside and sits at the heart of the National Forest (set up in 20??), with the National Forest Way, a new (no longer new) long distance walking trail and the Ivanhoe Way running through the town. New (Increasing and now established National Forest plantations can be found in the extensive countryside that surrounds the town.</p>	<p>Agreed. We will change the narrative to read 'The ancient castle, wide range of shops, cafes & restaurants running along Market Street and the wider town centre give Ashby its unique character'.</p>	<p>Change to be made as indicated.</p>

			<p>Residents have access to public footpaths and many open access areas for walking and cycling, cycle trails, for example at the Hicks Lodge Cycling Centre, with its extensive cycling and walking trails. cycle centre. There is a popular golf club and a wide range of other sporting facilities and clubs. Within the Town Centre there are tracts of extensive attractive public parks and green spaces at the Bath Grounds, Hood Park, and Prior Park Fields.</p> <p>Ashby stands at the intersection of the roads between Nottingham and Tamworth/ Birmingham (A42) and between Leicester and Burton upon Trent (A511). These provide easy access by road to the major cities in the East and West Midlands, leading to many of the town's residents commuting to work around the Midlands. There is no railway station in the town, as the railway that connected Ashby with Leicester and Burton upon Trent closed for passenger transport many years ago. As this Neighbourhood Plan is being written, Network Rail are actively considering reopening the Coalville to Burton section of the line via Ashby to passengers and dialogue is underway between the Town Council and Network Rail on the best site for a new station. At the present time Ashby is badly served by bus services, with no longer a local town-wide service previously covering the outlying estates and with very few services now connecting other destinations for employment, education, health services, shopping, recreation etc.</p> <p>Employment in the town has changed in recent years with significant manufacturing employers like McVities, Arla Dairy and the Soap Factory closing. However, the two significant industrial estates, Ashby Park and Ivanhoe Business Park have been expanding.</p> <p>The first documented record of the town is in the Domesday Book of 1086/87 and the town takes the second part of its</p>		
--	--	--	--	--	--

			<p>name from the La Zouch family who held the castle and manor from circa 1160 to 1399. Ashby de la Zouch Conservation Area was first designated in November 1972. During the medieval period Ashby Castle was one of the chief influences on the town's development. The castle was slighted (partial demolition) by parliamentary troops in March 1646. The appearance of the Conservation Area (Figure 2) (This needs updating to show and refer to the new three separate conservation areas) is predominantly Georgian/ early Victorian townscape. However, many buildings contain medieval structures.</p>		
7.		13 – Frank Bedford - WEPA	<p>The town and surrounding countryside should offer something for everyone regardless of their age, lifestyle or status". Key objectives the Plan will continue to address:</p> <ul style="list-style-type: none"> • Protecting and enhancing the town's heritage • Maintaining a vibrant, attractive and sustainable Town Centre • Designating settlement development limits • Offering locally appropriate housing mix and design at defined sites • Enhancing the provision of and protection for parks and green spaces • Enhancement of environmental aspects including measures to prevent flooding • Conserving and enhancing the natural environment • Protecting community assets • Improving traffic management and road infrastructure • Improving the level of public short and long stay car parking conveniently located and connected to the town centre, to support its viability and overcome the 	Noted. We think that the objectives as currently written remain appropriate.	None

			<p>increasing and unacceptable levels of on-street parking in adjacent residential streets</p> <ul style="list-style-type: none"> Securing section 106 funding contributions for public car parking in Ashby from development proposals which do not include adequate off-street parking for the development, as previously secured by the local planning authority 		
9.		13 – Frank Bedford – WEPA	<p>9 General Policies</p> <p>Having developed over several centuries, Ashby de la Zouch is an attractive and historic settlement which retains many of its original features and is characterised by a bustling Town Centre with many independent shops. (This is no longer the case with the loss of many of these shops, closure of banks and rapid growth of barbers, vape shops, nail bars and beauticians, estate agents, cafes & restaurants etc. filling empty former shop premises. This is largely due to the growth of on-line shopping, partly linked to Covid, but will significantly reduce the attractiveness of the town centre for both visitors and the large recent and planned increases in the town of Ashby residents. The presence of charity shops is acceptable, providing affordable purchases, income for charitable causes, and far better than having vacant shop premises.)</p> <p>There are many significant buildings of great importance within the Plan area which include both designated and un-designated heritage assets. Its economy is varied with a range of employers being based on the employment sites within the town and recent years have seen a growth in out of-town retail outlets which pose a threat to the traditional shopping patterns of the town.</p> <p>Ashby de la Zouch boasts a good range of recreation facilities including tennis, Hood Park Leisure Centre and Swimming</p>	<p>Noted. We will amend the text to say ‘with many shops, cafes, bars and restaurants’.</p> <p>Agreed</p>	Change to be made as indicated.

		<p>Pools, football, rugby, cricket, bowls and golf, as well as parks and play areas.</p> <p>Ashby de la Zouch is within the local planning authority area of North West Leicestershire District Council in the County of Leicestershire and is well located within 9 miles of East Midlands Airport. It has a bypass to serve traffic passing from Birmingham to Nottingham (A42) or Leicester to Stoke, and a bypass to serve A511 traffic passing from the A42 junction 11 junction to Ashby Road, Boundary. There are bus services to Coalville, East Midlands Airport? and Burton-upon-Trent, but the public transport system has significantly reduced with the loss of other bus routes, and failed to keep pace with the requirements of the town. There is congestion at peak times and pressure on car parking spaces, which can make the roads within the Town Centre congested and can diminish the cross-town commuting and shopping experience for residents and visitors.</p> <p>One of the key ways to achieve sustainable development is to direct development to the most appropriate and sustainable locations.</p> <p>The area covered by the Neighbourhood Plan comprises the primary urban area of Ashby Town and smaller villages? (I can't think of any in the Plan area that qualify as villages) and hamlets interspersed with large areas of open countryside. Outside of the primary urban area it is mainly open and rural in nature.</p> <p>North West Leicestershire District Council has defined a settlement hierarchy to "distinguish between the roles and functions of different settlements and to guide the location of future development". The general principle is that the further up the hierarchy a settlement comes, the more sustainable it is and therefore the more suitable it is for development. The Local Plan states "with the general</p>	<p>Noted. We will amend the reference to the bus routes. Reference to the major road network is noted but not appropriate to add in to this section.</p> <p>Agree – we will remove references to smaller villages</p>	<p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p>
--	--	--	---	--

		<p>principle being that those settlements higher up the hierarchy will take more growth than those lower down and that the type of development proposed is appropriate to the scale and character of the settlement and its place in the hierarchy”.</p> <p>Ashby de la Zouch (along with Castle Donington) is categorised as a ‘Key Service Centre’ in the Local Plan. This is the second highest in the hierarchy (after Coalville which is classed as the Principal Town).</p> <p>The Local Plan describes Key Service Centres as being “Smaller than the Principal Town in terms of population and also the range of services and facilities they provide, they play an important role providing services and facilities to the surrounding area and are accessible by some sustainable transport. A significant amount of development will take place in these settlements but less than that in the Principal Town”. (Is this correct?)</p> <p>The Neighbourhood Plan raised concerns and reservations with regard to the scale of development identified for Ashby de la Zouch as set out in the Adopted Local Plan. The consultation shows that people are not opposed to some new development. They recognise the benefits it brings in terms of creating and supporting jobs and meeting the needs of the community for more affordable housing, for example. There is concern however that too much development will damage the countryside, encourage more (already very high) levels of journeys by car, and place additional pressures on already stretched services such as schools and health care as well as local roads. It is also noted that Ashby de la Zouch has been the focus of considerable new development, especially housing and employment related, and that there are further commitments in the pipeline.</p>	Agreed	Change to be made as indicated.
--	--	---	--------	---------------------------------

			<p>A key aspect of the Neighbourhood Plan (and of the Local Plan) is to identify the amount of new development (including the provision of new sites) needed in the Neighbourhood Area and ensure that it is proportionate, sustainable and meets local and District needs and requirements, and does not have an adverse impact on the natural and historic environment and its recreational and amenity value, tranquillity, and diversity, biodiversity and wildlife.</p> <p>In any new development where consideration is given the developer intends to introducing an estate management charge, the developer will be expected required to engage with the Town Council with regards to the possibility of adopting the communal land and/or play areas and taking on the maintenance of these areas, subject to appropriate commuted sums being agreed.</p>	<p>Agreed</p> <p>Agreed</p>	<p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p>
9a.		13 – Frank Bedford – WEPA	<p>A desire to preserve the integrity of the villages and hamlets (This should include Willesley) within and adjacent to the Neighbourhood Area and to maintain separation between each other and the built-up area of Ashby de la Zouch was highlighted as an important consideration through consultation.</p> <p>The Local Plan updates the Limits to Development for Ashby de la Zouch taking into account:</p> <ul style="list-style-type: none"> a) Existing commitments by virtue of extant planning permissions for residential development on the fringes of the settlement; b) Residential and employment allocations within the Local Plan; <p>The Neighbourhood Plan has updated the Limits to Development from the Adopted Local Plan both to reflect recent development in the Town and proposed allocations in</p>	We think that the reference to villages and hamlets is appropriate and does not require further addition.	None

		<p>the review of the Local Plan. Within the defined Limits to Development an appropriate amount of suitably designed and located development will be acceptable in principle, although some sites within this area are protected from development.</p> <p>Focusing development within the agreed Limits to Development will help to support existing services and facilities within the Town Centre and help to protect the countryside and the remainder of the Plan area from inappropriate development. They will also help retain the physical separation between settlements in order to maintain the physical identity of communities, and by so doing to help preserve the character of those communities.</p> <p>POLICY G1: LIMITS TO DEVELOPMENT – Within the Limits to Development as identified in Figure 4, development proposals will be viewed positively where they are in accordance with the other policies of this Neighbourhood Plan and relevant District and national planning policies and subject to accessibility, design and amenity, and environmental considerations.</p> <p>Land outside the defined Limits to Development will be treated as open countryside, where development will be carefully managed in line with local and national strategic planning policies. (The Money Hill Phase 2 Development described in the material provided by the developer's consultants at the recent public consultation exhibition shows land outside the limits to development in fig. 4 and on the opposite north-eastern side of the A511 remote and inaccessible from the remainder of the development to plant trees to achieve 10% biodiversity gain requirement. This is unacceptable and must be rejected.</p> <p>It should be noted that it is my understanding, having studied the calculation for biodiversity net gain in respect of the</p>	<p>Noted. This is not an issue for the NP Review.</p>	<p>None</p>
--	--	--	---	-------------

		<p>building repair work which was carried out without due consideration to good conservation practice. All of this has served to detract from the overall impact of the Town Conservation Area. (Does this need modifying to take account of the new 3 separate conservation areas?)</p> <p>It is important that future development builds on the positive aspects of Ashby's character and avoids the mistakes of the past.</p> <p>The National Forest covers 200 square miles of the Midlands with Ashby de la Zouch at the centre of this designation. The aspiration is to create a new multi-functional forest to show the benefits that can come from having woodland near to where people live and work and to make the countryside more accessible. Ashby de la Zouch Town Council is working with the National Forest Company on the aspiration for Ashby de la Zouch to become a 'Forest Town'. (Does this require amending/extending to take account of the announcement by the National Forest for their 'Heart of the National Forest Vision' launched on 10 September 2024 towards creating what is described as "A sustainable thriving destination in the Midlands over the next 10 to 20 years. In collaboration with North West Leicestershire District Council, Leicestershire County Council, Forestry England, tourist attractions, businesses and communities, the Heart of the National Forest vision has a renewed focus on sustainability, wellbeing, and community engagement. Over the past three decades, the Heart of the National Forest has undergone a remarkable transformation from an industrial landscape to a flourishing newly forested area. Forest cover in this specific area has increased from as low as two per cent to 40 per cent, showing the power of trees as catalysts for change. To accommodate growing demand, plans are in place to extend car parking facilities and improve</p>	<p>The National Forest has commented on this section and proposed amendments.</p>	<p>None</p>
--	--	---	---	-------------

			<p>connections from Hicks Lodge to nearby areas, particularly Ashby. The Centre will continue to be a key location for outdoor activities and sustainable travel within the Heart of the National Forest.” WEPA has expressed a concern that the vision and the present proposals, centred on the Hicks Lodge, Conkers and Moira Furnace sites, perhaps place too much emphasis on their role as tourist attractions, without enough consideration for biodiversity and wildlife, which are key attractions in their own right for many.)</p> <p>The National Forest Design Charter identifies General Design, Built Design and Green Infrastructure Principles to be incorporated into development, including the need for development to be: distinctive, sustainable, inspiring, integrated, people focused and connected. The position of Ashby de la Zouch in the heart of the National Forest has led consultees to promote the need for development to reflect these design principles. The Local Plan recognises the importance of the National Forest and through Policy En3 seeks to ensure that new developments contribute towards the creation of the forest through the inclusion of tree planting, appropriate siting and scale of development and respect for the character and appearance of the countryside. A concern expressed through consultation is that development on a large scale within Ashby de la Zouch should not be of a ‘standard’ design that was not reflective of the local character. It is important to residents that a consistent approach to design is adopted, particularly in large scale development.</p> <p>The section on transport identifies parking as a significant issue for Ashby de la Zouch. Development will be required to ensure that adequate off-road parking is provided in accordance with Leicestershire County Council standards.</p>		
--	--	--	--	--	--

			<p>The NPPF promotes the use of innovative design, and the Neighbourhood Plan Review supports this aspiration as long as it does not detract from the historic context of Ashby de la Zouch. The NPPF also notes that development that is not well designed should be refused, especially where it fails to reflect local design policies.</p> <p>A design guide was commissioned through AECOM as part of the process of preparing this Neighbourhood Plan Review and is available as appendix 2.</p> <p>Policy G2 seeks to reflect the design principles which the community believes will help to achieve good design.</p> <p>New development proposals must be designed sensitively to ensure that the high-quality built environment of the Neighbourhood Area is maintained and enhanced. New designs must respond in a positive way to the local character through careful and appropriate use of high-quality materials and detail. Proposals must also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the Neighbourhood Areas.</p>	There is just one Neighbourhood Area.	None
9.	G2	13 – Frank Bedford – WEPA	<p>In addition to the specific requirements contained in the design guidance and codes, development proposals will need to incorporate the following design guidelines for new development:</p> <ul style="list-style-type: none"> a) Integrate with existing paths, streets, circulation networks and patterns of activity; (Does this need strengthening to include making reference to the need for adequate/good interconnectivity with other residential areas, schools, employment etc., especially for sustainable modes of travel, including walking, 	This is covered in Policy T4	None

			cycling and public transport, suitable for all including the disabled? Hopefully covered in the design guidance and codes.)		
10.B		13 – Frank Bedford – WEPA	<p>B) Money Hill</p> <p>Given the scale of development agreed for Money Hill, a Masterplan is in place to steer the overall layout of the site and to ensure the delivery of a range of facilities to serve the new community and its relationship with the Plan area. (It is clear from recent consideration of the Money Hill Phase 2 consultation, that NO proper comprehensive written Masterplan exists. Therefore, the above wording is incorrect and needs amending.</p> <p>I and others have expressed our concerns about this to the Ashby Town Council. As I understand it, to date the Town Council have not raised this with the District Council Planning Authority.</p> <p>Also the Town Council have I understand not yet expressed any concerns of their own about the development proposals as presented following the recent presentation in Ashby on behalf of the developers. Whilst not directly related to the Neighbourhood Plan Consultation document, this is concerning.</p>	<p>Noted</p> <p>We will add “A separate, more detailed Masterplan and Design Code will be required for Money Hill Phase 2”</p> <p>ATC submitted a response to the developers on the 25th September 2024 regarding the preliminary consultation.</p>	Change to be made as indicated.
10.	H3	13 – Frank Bedford - WEPA	The provision of an appropriate level of provision of bungalows and assisted care living suitable for elderly people to meet the current need and demand (This needs to be pushed with the Local Planning Authority to get it included in the Local Plan) is supported and dwellings suitable for elderly people should be included in any development over 10 houses.	It is not considered necessary to include these additional words.	None
10E.		13 – Frank Bedford - WEPA	combined with fewer social and private rents could adversely impact affordability in the parish. (neighbourhood area)	Agreed	Change to be made as indicated

10E.		13 – Frank Bedford - WEPA	In exceptional circumstances commuted sums may be acceptable provided that such commuted sums shall be used to provide suitable affordable housing in Ashby de la Zouch or specialist accommodation in the wider district; (questionable level of benefit for Ashby)	We disagree. It is necessary to prioritise any commuted sums in Ashby.	None
10E.		13 – Frank Bedford - WEPA	III. Where First Homes are provided, they shall be at a discount of 30% subject to viability (how is viability decided?)	It will need to be demonstrated by the applicant	None
10G.		13 – Frank Bedford - WEPA). The Neighbourhood Plan promotes this approach and encourages)how is this encouraged?) self-build opportunities to be incorporated into new housing developments.	By including a policy on self-build.	None
11.	ENV1	13 – Frank Bedford - WEPA	<ul style="list-style-type: none"> Extension or alteration of an existing building, provided that it does not result in a disproportionate addition (surely there should be some flexibility in this where a significant addition would greatly enhance the benefits of the green space without having a major negative impact on other considerations) over and above the size of the original building, 	We disagree. If you open up the possibility of expanded development it may lead to further inappropriate development.	None
11.	ENV2	13 – Frank Bedford - WEPA	NWLDC Open Space Audit sites (The list of these sites was difficult to follow in two columns when I have transferred it into this 'Word' document and appears to be a jumble of Local Open Spaces, Recreation Grounds, School sites, some of which appear to be in the wrong categories and need sorting out. I may have missed out or duplicated some of the sites listed as a result. This needs careful checking and possibly amending the layout to make clearer.)	The formatting will be checked prior to submission.	Change to be made where necessary
P39		13 – Frank Bedford - WEPA	, perhaps especially in Ashby because the Plan Area is under pressure from strategic housing and commercial development. The requirement for biodiversity net gain and use of the metric for demonstrating it (Planning Practice Guidance 7 July 2021; Environment Act 2021; National Planning Policy Framework, 2023) should be fulfilled in all	We agree, but a NP cannot deal with any inherent impracticalities inherent to the BNG metric system, or its enforcement.	None

			planning proposals, and its deliverability scrutinised when planning decisions are made. (See my comment that biodiversity calculation of net gain does NOT take into account the negative impacts on wildlife arising from the development)		
11.	ENV4	13 – Frank Bedford - WEPA	Development proposals on the identified sites will be expected to include evidence-based, measurable proposals for delivering biodiversity net gain at a minimum 10%. (See my comment that biodiversity calculation of net gain does NOT take into account the negative impacts on wildlife arising from the development)	Noted. As above	None
11.	ENV5.	13 – Frank Bedford - WEPA	POLICY ENV 5: BIODIVERSITY AND HABITAT CONNECTIVITY– All new development proposals will be expected to safeguard habitats and species (not just achieving 10% increase in biodiversity net gain based solely on habitat creation) across the Neighbourhood Area	The Policy covers both safeguarding and BNG and provides the strongest possible protection having regard for the National Guidelines	None
11.	ENV5.	13 – Frank Bedford - WEPA	hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will be resisted opposed?.	‘Opposed’ is considered to be too strong – there may be valid and unavoidable reasons for permitting loss (e.g. via BNG, or because the development’s strategic importance outweighs that of the hedge) Agreed	None
11.	ENV5.	13 – Frank Bedford - WEPA	Development in the Plan Area will be expected to protect and enhance the identified wildlife corridors (figure 9.2) and other potential habitat links. It should not create barriers to the permeability of the landscape for wildlife in general, or fragment populations of species of conservation concern. (Is this also included in the Local Plan requirements? I don’t	This is a new NP policy so the principle has not been tested here in other documents	None

			think it was included for in the Hill Farm Willesley Woodside application and conditions.)		
11.	AoLS	13 – Frank Bedford - WEPA	Figure 11: Areas of Local Separation to prevent the coalescence of Ashby de la Zouch with the neighbouring settlements of Packington, Shellbrook, Norris Hill, Blackfordby and Smisby (Willesley settlement should be added)	Willesley is Open Countryside (not a settlement in the planning hierarchy), so cannot present a threat of coalescence	None
11.	ENV7.	13 – Frank Bedford – WEPA	POLICY ENV 7: AREAS OF LOCAL SEPARATION – The land shaded green in figure 11 is designated as Areas of Local Separation between Ashby de la Zouch and, respectively, Packington, Shellbrook, Norris Hill, Blackfordby and Smisby (Willesley settlement should be added).	As above	
11.	Flood risk	13 – Frank Bedford - WEPA	A balancing pond in recent new development full filled and overflowed into a watercourse, causing flooding downstream in locations never previously flooded	We believe that the description is clear and does not require change.	None
11.	ENV8.	13 – Frank Bedford - WEPA	POLICY ENV 8: FLOOD RISK RESILIENCE – Development proposals in the areas indicated in Figure 12, will be required, where appropriate?, to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on climate change targets, and on the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure.	This qualification is included for conformity with Local Plan and NPPF, which limit the scope of NP policies in this way	None
11.	ENV8.	13 – Frank Bedford - WEPA	<ul style="list-style-type: none"> its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision (needs to be enforceable), other surface water management measures and permeable surfaces; 	Agreed. Will add this in	Change to be made as indicated.
12.		13 – Frank Bedford - WEPA	The population is skilled with the proportion of the population with a degree being about half again the national average, for example. The population is also entrepreneurial as reflected in the high number of people self-employed and	Agreed	Change to be made as indicated.

			business startups. Many residents, however, who wish to work in the plan area struggle to do so. Many have been unable to find work in the Plan area and have to travel long distances, often by car due to lack of public transport , to their workplace.		
12.		13 – Frank Bedford - WEPA	Though such types of development do not necessarily need planning permission, where it is required the Plan is generally supportive of their provision when it is in a suitable and appropriate location. In special circumstances. (does this relate to and should be part of the previous sentence?).	We will delete the reference to ‘special circumstances.	Change to be made as indicated
12.	E2.	13 – Frank Bedford - WEPA	g) Provide safe and attractive transport links, especially by foot, cycle and public transport such as through effective and enforceable Travel Plans (In my personal experience Travel Plans are generally unenforceable, unrealistic and usually ineffective, and should not be relied on to overcome lack of transport links and parking provision.) and enhanced bus provision to the Town Centre and key services.	Noted. The NP cannot deal with enforcement issues	None
12.		13 – Frank Bedford - WEPA	Home working The benefit of supporting home working is that it helps to promote employment activities whilst reducing the dependency on the car for journeys to employment sites outside the Parish plan area). There is a need to recognise the high levels of people who work from home. In the 2021 Census, 2,656 (34.6% of the working population) said that they worked mainly or from home. The benefit of supporting home working is that it helps to promote business activities, encouraging local employment and reducing the dependency on the car for long journeys to employment sites outside the Parish (plan area) .	Agreed	Change to be made as indicated

12.	Tourism	13 – Frank Bedford - WEPA	The Parish (Ashby) is keen to extend a welcome to visitors whilst ensuring that their visit has a positive impact on parishioners (residents)- for example, in the context of traffic.	Agreed	Change to be made as indicated
12.	E4.	13 – Frank Bedford - WEPA	a) Do not have a detrimental effect on the distinctive rural character of the Parish (plan area);	Agreed	Change to be made as indicated
12.	E4.	13 – Frank Bedford - WEPA	e) Meet the requirements of the National Forest	Agreed	Change to be made as indicated
12.	E5.	13 – Frank Bedford - WEPA	Proposals to provide access to a super-fast broadband service (including future developments at present unforeseen) and improve the mobile telecommunication network that will serve businesses and other properties within the Parish (plan area) will be supported.	Agreed	Change to be made as indicated
12.	Town centre	13 – Frank Bedford - WEPA	<p>a. Town Centre</p> <p>A strong town centre is vital for vibrant, sustainable and thriving communities. It is at the heart of a community. Ashby de la Zouch Town Centre is the main destination for shopping from within the Parish and further afield, but this position is threatened by the growing cluster of out-of-town retail outlets and supermarkets near junction 13 of the A42 (Nottingham Road Retail Park). # (The town centre) has a (reduced) distinctive retail offer with a high proportion of independent retailers and frequent (questionable statement) markets. As well as shopping, the Town Centre provides a wide range of uses which contribute to its character (questionable statement).</p>	Noted. We will change the text to say 'The Town Centre has a distinctive retail offer with a good proportion of independent retailers'. We will leave in the last sentence as we do have a plethora of barbers, nail salons, beauty rooms etc.	Change to be made as indicated.
12.	Town centre	13 – Frank Bedford - WEPA	In 2015, North West Leicestershire District Council as part of the development of the Local Plan commissioned independent experts to undertake an assessment of the vitality and viability of the main centres in the District,	Any updated reports will be referenced here to apply as and when they are published.	Change to be made as indicated

			including Ashby de la Zouch. The conclusions were that “Ashby was shown to be performing well, with a low vacancy rate, a well-maintained town centre and a good variety of retailers with a mix of national multiples and specialist independents”. This view was supported by the Leicestershire Market Towns Research which reported in 2016. <i>(These reviews are out of date and need updating)</i>		
12.	Town centre	13 – Frank Bedford - WEPA	A new 150 space public car park is <i>expected to be provided within walking distance of the town centre in 2024 (this needs updating)</i> as part of the Money Hill development.	Agreed. It will be open in 2025	Change to be made as indicated.
12.	Town centre	13 – Frank Bedford - WEPA	The Plan also supports other complementary uses such as food and drinking establishments where they would not adversely affect the key role and function of the Town Centre and the amenities of residents and other people visiting the Town Centre <i>(The current excess of such uses is already adversely affecting the key role and function of the Town Centre and the amenities of residents and other people visiting the Town Centre.)</i>	We disagree. There is a cumulative impact assessment in place that monitors night time economy related crime etc. The cafes and restaurants add to the attraction of the town centre	None
12.	TC1.	13 – Frank Bedford - WEPA	c) Protect, and where possible, enhance its built and historic assets, and its wider setting <i>and</i> d). <i>Do not have an adverse impact on the amenity of the Town Centre.</i>	Noted. However, we think that the policy covers all relevant issues.	None
12.	Primary shopping area	13 – Frank Bedford - WEPA	The <i>current</i> Local Plan provides a detailed schedule of <i>existing former</i> retail uses <i>at the time of its preparation</i> within Ashby Town Centre and specifically addresses the clustering of hot food takeaways within the Town Centre.	Noted. We will retain the sentence as it covers the clustering of Hot Food Takeaways. However, we will also add “at the time of its preparation” as a qualifier.	Change to be made as indicated.

12.	Shop frontages	13 – Frank Bedford - WEPA	Well-designed shopfronts and frontages to buildings make an important contribution to the character of the Town Centre as well as to individual buildings across it. The retention of historic shopfronts is particularly important. Alongside acceptable high-quality contemporary more modern in style or design, they make an important contribution to the special architectural and historic interest of the retail area.	The current narrative is appropriate.	None
12.	TC2.	13 – Frank Bedford - WEPA	b) Relate well to their context in terms of style, design, scale and material.	The current narrative is appropriate.	None
12.	TC3.	13 – Frank Bedford - WEPA	POLICY TC3: LEGIBLE SIGNAGE – New signage will only be supported where it is in keeping with the character of the Town Centre.	Agreed – will change to ‘local character’.	Change to be made as indicated.
12.	TC3.	13 – Frank Bedford - WEPA	Proposals incorporating ‘Swan neck’ external lighting or the use of signs with internal illumination (either of the whole sign or of the lettering) or brightly illuminated shop window advertisements will not be permitted. (Can this be enforced by the Local Planning Authority?)	It can be.	None
12.	TC4.	13 – Frank Bedford - WEPA	POLICY TC4: RESIDENTIAL DEVELOPMENT – Within the Primary Shopping Area and outside flood zones 3 or 3a, proposals to develop upper floors of premises for residential use will be supported subject to parking, S106 contributions for the provision of additional public car parking provision in Ashby where levels of car parking required for the development cannot be provided, (This was previously a Local Planning Authority requirement but has since been omitted and the Town Council should push for this to be reinstated in their review.) design and amenity considerations and, where it would not result in the loss of, or adversely affect an existing retail use.	The existing narrative requires parking to be provided.	None

12.	Transport	13 – Frank Bedford - WEPA	<p>b. Transport</p> <p>Transport is primarily a means to an end, and the fundamental purpose of all modes of transport (by foot, cycle, car, goods transport etc.) is to enable people and goods to access those locations, goods and activities they want or need.</p>	This change is not considered necessary – it already references goods.	None
12.	Traffic management	13 – Frank Bedford - WEPA	At the same time, a significant and a growing amount of vehicular traffic, including heavy goods vehicles who, either ignore existing zonal weight restrictions or are exempt due to their origin or destinations lie within the zonal restriction, pass through the Plan area.	The existing text is sufficient in highlighting the issue of HGV traffic.	None
12.	Traffic management	13 – Frank Bedford - WEPA	Whilst it is recognised that there has been significant some investment in the transport network in the Ashby area and further improvements are planned such as Junction 13 of the A42, there is concern that this investment in the transport infrastructure has failed to keep up with the growth of the Plan area.	Agreed. We will change the reference to 'some'.	Change to be made as indicated.
12.	Traffic management	13 – Frank Bedford - WEPA	<p>Improvements in access and safety on Nottingham Road, Wood Street and Market Street (including the potential introduction of a 20 mile per hour zone) have also already been highlighted as a priority given the go ahead of the Money Hill Phase 1 development.</p> <p>The need for a Zebra Crossing on Kilwardby Street, if there is further development off Moira Road; possible one way or cul-de-sac and safety measures at the junction of Market Street and Brook Street and improved pedestrian access to the Bath Grounds on South Street, if there are additional developments serviced by South Street or Prior Park Road, have also been highlighted as priorities.</p>	Noted, however we will retain the reference to further development as developer contributions cannot fix existing problems.	None
12.	T1.	13 – Frank Bedford - WEPA	POLICY T1: TRAFFIC MANAGEMENT - With particular regard to the highway network of the Parish Plan Area and the need	Agreed	Change to be made as indicated

			<p>to minimise any increase in vehicular traffic all development must:</p> <p>a) Be designed to minimise additional traffic generation and movement through the town; and</p> <p>b) Incorporate sufficient off-road parking or if not provide S106 contributions for the provision of additional public car parking provision in Ashby where levels of car parking required for the development cannot be provided (S106 contributions for the provision of additional public car parking provision in Ashby where levels of car parking required for the development cannot be provided probably covered by c) below)</p>	<p>This is sufficiently covered by the narrative 'incorporate sufficient off-road parking' and reference to 'communal parking'.</p>	None
12.	T2.	13 – Frank Bedford - WEPA	<p>Public car parking</p> <p>Any proposed new developments should include adequate off-street parking arrangements or S106 contributions and garages to mitigate this issue.</p> <p>POLICY T2: PUBLIC CAR PARKING - Development proposals that would result in the loss of existing off-street car parking will not be supported unless it can be clearly demonstrated that:</p> <p>a) There is no longer any potential for the continued use of the land for car parking;</p> <p>b) That the loss of parking will not aggravate an existing shortfall of spaces in the vicinity; or</p> <p>c) Adequate and convenient replacement car parking spaces or S106 contributions are provided for equivalent public car parking elsewhere in the vicinity.</p>	<p>Noted – however we wish to see actual additional provision rather than S106 contributions which could be used elsewhere in the District.</p>	None
12.	Promoting travel plans	13 – Frank Bedford - WEPA	<p>Promoting Travel Plans</p> <p>Travel Plans are a commonly used and—proven (My experience and the results of existing developments with a Travel Plan does not demonstrate good results of reducing on-street parking and greener and more economic means of travel. Such poor results generally relate to Travel Plans</p>	<p>We do not believe that the policy wording should change.</p>	None

			which do not include ongoing free or included provision of transport, such as by employers or entertainment venue operators. There is a need for investigation of any research to establish the effectiveness or otherwise of Travel Plans provided in the two situations and build this into planning decisions.) means to reduce travel by car and promote more sustainable means of travel especially by public transport.	Matters of enforcement are not for the NP to address.	
12.	T3.	13 – Frank Bedford - WEPA	<p>POLICY T3: TRAVEL PLANS – The Plan promotes and encourages the use of effective and enforceable Travel Plans, including proposals for travelling between housing, employment, community, social, health and welfare and educational uses to deliver sustainable development. Development proposals, which the Highway Authority considers would generate a significant amount of travel, should be supported by a Travel Plan which does not diminish the service to other parts of the community and must be fully implemented. Travel Plans must be designed to deliver opportunities for the use of sustainable transport modes tailored to that development and the wider travel needs of the Plan area, including where appropriate, a reduction in Town Centre traffic.</p> <p>There needs to be a planning requirement that, in the event of a development's Travel Plan failing to achieve the anticipated/ desirable and planned reduction in on-street parking and reduction in car journeys, then the developer should be required to arrange or make payment for improvements and provision of the resulting need. This is obviously needed as a requirement imposed by the Planning Authority if this doesn't exist in the current Local Plan.</p>	The NP cannot make residents follow the Travel Plan.	None
12.		13 – Frank Bedford - WEPA	Promoting Walking and Cycling	Agreed	Change to be made as indicated

12.		13 – Frank Bedford - WEPA	Leicester to Burton Railway Line	Agreed	Change to be made as indicated
12.	T5.	13 – Frank Bedford - WEPA	POLICY T5: LEICESTER TO BURTON RAILWAY LINE – The Plan supports the provision of public transport services on the former (the line is still there!) Leicester to Burton rail line.	Agreed. We will delete ‘former’.	Change to be made as indicated.
12.	Community facilities	13 – Frank Bedford - WEPA	<p>c. Community Facilities</p> <p>The consultation shows that the Plan area has a good and wide range of community facilities such as churches, schools, sport centres, medical centres and sports related buildings, which generally meet the day to day needs of the community. However, it does not now have an adequately sized and equipped community hall available for use by local organisations and individuals for the holding of various events, meetings, entertainment and the like.</p> <p>However, The major new development allocations at Money Hill in the District Local Plan, for 2050 dwellings and 16 hectares of employment land, will also bring major pressure on all essential Ashby community services and facilities. The impacts and their implications must be fully addressed by the Money Hill Masterplan as required in the Local Plan before full development takes place.</p> <p>There was however also concern about the gradual decline in community facilities, such as the recent closure of the local hospital. This has resulted in residents having to travel further to access these facilities. This presents problems, especially for those who rely on public transport to access these.</p>	Agreed	Change to be made as indicated.
12.	CF1.	13 – Frank Bedford - WEPA	<p>Important Community Facilities</p> <p>Consultation shows that these facilities are highly valued and prized by the local community. They are a key ingredient in the generally high quality of life in the Parish Town and its</p>	Agreed	Change to be made as indicated

			<p>strong sense of community and identity. The community wishes to see them protected and enhanced. They would also like to see a greater range of facilities. Some facilities need to be refurbished or improved.</p> <p>POLICY CF 1: IMPORTANT COMMUNITY FACILITIES – Development proposals that result in the loss of, an important community facility identified below will not be supported except where (paragraph layout changed to follow style used elsewhere in the document)</p> <p>(i) the building or facility is replaced by an equivalent or by better provision in terms of quantity and quality in an equally suitable location, or</p> <p>(ii) (iii) it is demonstrated through a viability assessment (paid for by the applicant) that it is no longer required by residents in the Plan area or its continued community use is no longer viable and the site has been actively marketed for over a year as a community facility.</p>		
12.	CF1.	13 – Frank Bedford - WEPA	<p><u>Community administration, tourism & entertainment:</u></p> <ul style="list-style-type: none"> • Post Office • Natwest Bank • Nationwide Building Society • Library and <p>Town Information Centre (presently no longer operated and staffed by the District Council)</p> <ul style="list-style-type: none"> • Town Council office • Fire Station • Ashby Cemetery • J.P Springthorpe Funeral Directors • A.E Grice Funeral Directors • Ashby Allotments • War Memorial Garden 	The information centre remains in place.	None

			<ul style="list-style-type: none"> • Town Hall Market • St Helen's Heritage Centre • Venture Theatre • Lyric Rooms • Ashby Museum • The Royal Hotel, presently closed • Ashby Castle 	Agreed	Change to be made as indicated.
12.	CF1.	13 – Frank Bedford - WEPA	<u>Health, Social Services and care centres:</u> <ul style="list-style-type: none"> • Ascebi House Medical Centre; • Ashby Court Care Home • Fernleigh Care Home • Lyndhurst Lodge Residential Home (presently closed?) 	Agreed	Change to be made as indicated.
12.		13 – Frank Bedford - WEPA	<p>New and Enhanced Community Facilities</p> <p>Consultation confirmed the importance of enhancing the range of community facilities and amenities in the Parish. (town) Residents recognise their value as a focus for community life and interaction; they are also important for the good health and the long-term sustainability of the community. In particular there is a need to maintain existing sports facilities, provide additional community meeting spaces and increase facilities for teenagers.</p> <p>A key theme across community facilities, transport and economic development discussions in creating this plan, has been the need to link the villages with safe transport routes and to create new facilities across the Parish Plan area for cyclists, walkers and horse riders.</p>	Agreed	Change to be made as indicated
12.	CF2.	13 – Frank Bedford - WEPA	e) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle.	Agreed	Change to be made as indicated
12.		13 – Frank Bedford - WEPA	<p>Assets of Community Value</p> <p>The Localism Act 2011 defines an 'Asset of Community Value' as "a building or other land (whose) main use has recently been or is presently used to further the social well-</p>	Social wellbeing is the correct term	None

			should not have been full/detailed permission by the Local Planning Authority in the absence of a proper and enforceable masterplan.) and planning permission has already been granted for the first Phase. Planning permission for Phase 2, comprising some 1200 houses, has not yet been applied for. The impacts and their implications of Phase 2 must be fully addressed in the respective planning applications and mitigated through appropriate planning conditions and s106 agreements.	Code will be required for Money Hill Phase 2"	
12.	G2.	13 – Frank Bedford - WEPA	<ul style="list-style-type: none"> New Community Facilities as referenced in Policy CF2 including new facilities across the Parish Plan Area for cyclists, walkers and horse riders. 	Agreed	Change to be made as indicated
13.	Monitoring & review	13 – Frank Bedford - WEPA	The Neighbourhood Plan will be regularly monitored. This will be led by Ashby Town Council, on at least an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish Ashby Town Council level relevant to the delivery of the Neighbourhood Plan will also be included.	Agreed	Change to be made as indicated
General		14 – Planning Policy, NWLDC	It is recommended that paragraphs and policy sections are numbered throughout so that the Neighbourhood Plan (NP) can be accurately referenced in Planning Committee reports etc.	Agreed	Change to be made as indicated
General		14 – Planning Policy, NWLDC	The NP body should bear in mind that consultation on a revised National Planning Policy Framework is taking place until 24 September 2024 and the final version is expected to be published by the end of the year. Depending on when the next stage of the NP is published, it may need to be updated so that it has regard to the latest version of the NPPF (one of the basic conditions).	Noted. The NP will refer to the latest version of the NPPF on submission.	None
Section 1		14 – Planning Policy, NWLDC	The 'What changes have been made?' section does not always accurately reflect what is in the plan, e.g. incorrect policy numbers, policies missing etc. If this section is going	The section will be reviewed and amended	Change to be made as indicated.

			to be carried forward to the Reg 16 version of the NP, it will need to be reviewed.	where necessary prior to submission.	
Section 1		14 – Planning Policy, NWLDC	Reference to a new policy, ENV8: Renewable Energy Generation Infrastructure, is made in Section 1, but the policy is missing from the relevant section of the Plan.	Agreed. We will make this change	Change to be made as indicated.
Figs 2 & 3		14 – Planning Policy, NWLDC	Update conservation area boundaries	Agreed	Change to be made as indicated.
9.	Policy G1: Limits to Development	14 – Planning Policy, NWLDC	The LtD shown in Figure 4 reflects the adopted Local Plan with the addition of the proposed changes that featured in the Local Plan Reg 18 consultation (January 2024). The LtD also include the Land south of Burton Road which is proposed to be allocated for housing in the new Local Plan. Whilst the proposed changes are fairly minor in nature and/or sensible updates, the inclusion of the site at Burton Road is a more significant change. Development of this land would be acceptable in principle without a policy to guide the nature and detail of any proposal. As it stands it is considered that including this land within the LtD would be in conflict with the adopted Local Plan.	Agreed	Change to be made as indicated.
9.	Policy G2: Design	14 – Planning Policy, NWLDC	<p>The Neighbourhood Plan group has prepared a <i>Design guidance and codes</i> document (Appendix 2) and Policy G2 states that all development proposals must have regard to this document. Whilst design codes can be prepared by neighbourhood plan groups and form part of a neighbourhood plan, guidance prepared by Locality is clear that (our emphasis):</p> <p><i>Neighbourhood plan design codes must have regard to codes that have been adopted by the local planning authority, including authority-wide design codes and other site-based design codes to which they relate, to avoid conflicting or overlapping requirements. Neighbourhood</i></p>	<p>We comment as follows on this:</p> <p>The NPPF says ‘Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development ...’ (para 132).</p>	None

		<p><i>plan design codes are likely to be much shorter and more concise than those codes produced by a local planning authority, with fewer detailed requirements, and guidance that is specific for the neighbourhood area.</i></p> <p>The District Council has adopted design guidance in the form of the Good Design SPD (2017) and is in the process of updating this guide so that it accords with the National Design Guide and National Model Design Code. In order to aid both applicants and decision makers, the Neighbourhood Plan should avoid conflict with the District Council's design requirements. However, the <i>Design guidance and codes document</i> does unfortunately contain instances of conflict.</p> <p>NPPF paragraph 30 is clear that where there are examples of conflict, the Neighbourhood Plan will take precedence, unless it is superseded by strategic or non-strategic policies that are adopted subsequently. This means that if the revised District Council Good Design document is adopted after the Neighbourhood Plan, it would take precedence where there is conflict. In order to avoid areas of conflict, it is recommended that the Neighbourhood Plan group consult the District Council's Urban Designer to discuss these issues in more detail.</p> <p>Policy G2 states that all development proposals need to have regard to the 'National Forest Design Guide'. It is not clear what this document is or where it can be found. In addition, the National Forest Design Charter is referred to in the supporting text (p.23); is this a different document to the National Design Guide? Where can applicants and decision makers find this document?</p>	<p>The NPPF goes on to say 'Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents'. (Para 134)</p> <p>It is therefore entirely legitimate for the NP Review to include a detailed design guide.</p> <p>Guidance from Locality is quoted, however the AECOM work was funded by Locality and signed off by them, so the implication that the design guide fails to meet Locality guidance is rejected.</p> <p>The Design Guide to be submitted with the NP refers to the NWLDC SPD, although as it is in the process of being updated, it is clearly currently out of date.</p>	
--	--	---	--	--

			<p>With regards to the remainder of Policy G2:</p> <p>(e) Would this prevent development that seeks to introduce character by way of a different (e.g. contemporary or carbon-free) approach to architectural design?</p> <p>(p) What is meant by 'zero carbon ready' and how will new development achieve this?</p>	<p>It is to be hoped that NWLDC will take this design guide into account in the preparation of the new SPD to reflect the NPPF objective that NP groups can influence design 'both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities ...'</p> <p>The reference to the 'National Forest Design Guide' is to be amended to National Forest Guide for Developers and Planners.</p> <p>It is not felt that e) on its own would prevent good quality contemporary design as long as it complemented the existing character, and p) zero carbon ready refers to highly energy-efficient and resilient buildings that either use renewable energy directly, or rely on a source of energy supply that can be fully decarbonised, such as</p>	
--	--	--	--	--	--

				electricity or district energy.	
10.	Policy H1: Money Hill	14 – Planning Policy, NWLDC	The policy requires compliance with Policy G2 and to “make specific reference as to how the design guide and codes have been taken into account in the design proposals.” See comments in relation to G2 and the NP design code above.	Noted. Comments as above	None
10.	Policy H3: Housing Mix	14 – Planning Policy, NWLDC	<p>New policy states that “new development must have regard to local needs as identified in the Housing Needs Assessment (2023)”</p> <p>The Council’s Housing Strategy officers have a number of concerns regarding the methodology used in the HNA:</p> <ul style="list-style-type: none"> • There is now more up to date information on the housing register and the delivery of Affordable Home Ownership units in the NP area which should be included in the assessment. • The report was written prior to the large increase in housing register applications which alongside proposed changes to Government’s approach to affordable housing policy (draft NPPF 2024) will not be captured in the housing needs assessment in its current form. • Without consideration of these, there is a concern that the NP will not comply with national legislation or be in general conformity with local strategic planning policy. <p>Given the number of concerns and the complexity of the model it is requested that a meeting is arranged to discuss these concerns directly with the authors with the aim of the parties agreeing the assumptions made and the methodology used.</p>	<p>The policy clearly refers to the HNA (2023) ‘or later document up[dating these findings’.</p> <p>The HNA will not remain up to date throughout the lifetime of the NP, and any document that updates its findings can be used to assess need, as allowed by the policy.</p> <p>HNA’s prepared by AECOM have been used to support housing policies in a number of Made NPs in the district, and no objection to the methodology has been raised previously.</p> <p>Similarly, the methodology has been applied across hundreds of NPs across the country without question or concern.</p>	None

			<p>Local Plan Policy H6 relates to developments of 10+ dwellings whereas NP policy H3 has no such threshold. There is some degree of conflict and there may be practical difficulties in securing a mix linked to local needs on schemes of 1-9 dwellings although the equivalent policy in the Made NP has a threshold of 5 dwellings. Its is noted that the proposed policy wording is that new development 'must have regard to' so the requirement is not absolute. The final part of the policy says "dwellings suitable for elderly people should be included in any development over 10 houses". The threshold for a similar requirement in the adopted Local Plan (Policy H6) is 50 dwellings so there is a degree of conflict with the strategic policies of the Local Plan.</p>	<p>It is considered that the concerns raised here are unfounded.</p> <p>The lack of a policy threshold relating to new dwellings below the threshold of 10 has been applied in made NPs in the district (Lockington and Hemington, Blackfordby, Swannington etc) so should not be an issue for NWLDC as it is already within the development plan for the district.</p>	
10.	Policy H4: Affordable Housing	14 – Planning Policy, NWLDC	<p>The following wording has been carried forward from the made NP "Subject to viability, a target of 30% of high-quality affordable homes shall be delivered on new greenfield housing developments comprising 11 or more dwellings. On previously developed land the target shall be 15% above a threshold of 30 dwellings or 1ha". The NPPF threshold for affordable housing is 'major development' (see paragraph 65) so the threshold needs to be 10 or more dwellings.</p> <p>c) – "In legal agreements connected to planning consents that deliver affordable housing, nomination rights will normally be expected to give priority to applicants with a local connection to the Plan Area who are within the same category of need".</p> <p>Reference to local connection was deleted by the Examiner of the made Ashby Neighbourhood Plan and has not been</p>	<p>Agreed</p> <p>The most recently Made NP in the district was at Lockington and Hemington, where policy H3 included the following criteria 'c) Planning obligations will be used to ensure that the</p>	<p>Change to be made as indicated.</p> <p>None</p>

			<p>supported in other Neighbourhood Plans (e.g. Swannington; Hugglescote and Donington le Heath). This reference to a local connection should be deleted from the policy for the following reasons; a) it does not accord with NWLDC's Adopted Allocations Policy which defines the affordable housing eligibility criteria applied by the district council's Housing team. The criteria require a connection to the district, not to the local area; and b) it is not in general conformity with Policy H4 of the adopted Local Plan which includes no such local connection requirement. On a practical level, a consequence of a local connection requirement is that people in housing need who come from places with no/limited new development would never have their needs met. Local connection requirements can also constrain Registered Providers' ability to secure funding for new affordable housing schemes.</p> <p>The wording of parts (i) and (ii) mirror criteria b) and c) in the made NP. However they appear in a section related to commuted sums. Is this an error?</p> <p>(iii) the default discount for First Homes is 30%. This does not need to be restated.</p>	<p>affordable housing is available in perpetuity for people with a local connection to the Plan area'</p> <p>This is a more recent determination and confirmation from an examiner that such a policy is appropriate.</p> <p>Also, the Ellistown and Battleflat NP contains an affordable housing policy which concludes 'The provision of smaller homes, especially for young families and young people and for older people who wish to downsize, will be supported, as is the provision of affordable housing for people with a local connection'.</p> <p>This is therefore something that is appropriate for a NP in the District.</p>	
	Policy E1: Employment	14 – Planning Policy, NWLDC	<ul style="list-style-type: none"> • E(g) includes a wide variety of uses • An activity which “does not provide employment opportunities”. Does this really mean housing? If not, 	<p>Noted.</p> <p>The bullet points listed contain reference to a policy which passed</p>	None

	Land and Buildings		<p>the plan should define what it means by employment generating uses.</p> <ul style="list-style-type: none"> • a) 'no potential for reoccupation or redevelopment for employment generating uses'. No potential is an unrealistically high bar and 'employment generating uses' could include a very wide range of uses. Overall, this requirement is considered too testing. • The plan should explain what is meant by a 'full valuation report' and what it would be required to demonstrate. Is this to do with viability? • b) how would 'better utilised' be judged? The term is considered to be too vague to be used in development management decisions. • c) in this situation, why shouldn't the existing premises be retained for another business to move in to? On the face of it this requirement seems to conflict with the rationale of the policy <p>The policy applies to all commercial premises regardless of quality/location. This is considered to be too stringent. Adding a criterion along the lines of Local Plan Policy Ec3(3)(b) 'site is no longer capable of meeting the needs of modern business' would address this.</p>	<p>examination at Lockington and Hemington and is in the development plan for the district.</p> <p>The policy is therefore deemed to be sufficiently clear.</p>	
	Policy E2: Business Development	14 – Planning Policy, NWLDC	<ul style="list-style-type: none"> • Policy requires evidence of immediate local need or demand, even for proposals within LtD. This approach is not in accordance with the strategic policies of the adopted Local Plan. • Users of the plan would need to know what is meant by a local need or demand. In any event, this additional requirement is likely to be in conflict with the strategic policies of the Local Plan <p>b) cannot apply to sites within LtD where development is acceptable in principle</p>	<p>Agreed – we will delete "where there is evidence of immediate local need or demand"</p>	<p>Change to be made as indicated.</p>

	Policy E4: Tourism	14 – Planning Policy, NWLDC	<p>(a) What is meant by ‘distinctive’ rural character? – should this be clarified in the supporting text either by describing its meaning or cross-referencing to another part of the Neighbourhood Plan?</p> <p>(c) What is meant by ‘improvements to local service provision?</p> <p>(e) the link to the document does not work and it cannot be found on the National Forest Company’s website so it is not clear if this is a live document.</p>	<p>The term ‘distinctive rural character’ is sufficiently clear and it is not considered necessary to elaborate on this. Improvements to local service provision means improvements to the range or quality of provision. The link will be removed.</p>	Change to be made as indicated.
	Policy E5: Broadband Infrastructure	14 – Planning Policy, NWLDC	<p>“All new developments should have the necessary ducting and infrastructure within the site and building(s) so as to be able to connect to superfast broadband”. The policy should set parameters for the use/scale of development it applies to. As written, it applies to everything which would need planning permission.</p>	<p>Agreed. Will add ‘every individual dwelling and new employment premises will ...’</p>	Change to be made as indicated.
	Policy TC3: Legible Signage	14 – Planning Policy, NWLDC	<p>“New signage will only be supported where it is in keeping with the character”. Amend to confirm the character of what.</p>	<p>Agreed. Will amend to character of the Town Centre’.</p>	Change to be made as indicated.
	Policy T1: Traffic Management	14 – Planning Policy, NWLDC	<p>The Neighbourhood Plan group should seek the comments of the local highways authority on this policy. Much of the policy duplicates requirements already sought by the local highways authority (e.g. off-road parking, necessary improvements to the local highway network etc).</p> <p>At this stage we have the following comments:</p> <ul style="list-style-type: none"> • The introductory line talks about minimising any increase in vehicular traffic – this is not a deliverable aspiration. • Should part (a) reference ‘the town centre’ rather than ‘the town’? The requirement for ‘all 	<p>Noted. The Highways Authority has been consulted as part of this Regulation 14 consultation. They made no adverse comments.</p> <p>We will keep it as “Town”. For instance additional traffic through Smisby Road, Kilwardby Street,</p>	<p>None</p> <p>None</p>

			development' to achieve this requirement is unreasonable.	Wood Street and Nottingham Road needs to be minimised.	
	Policy T2: Public Car Parking	14 – Planning Policy, NWLDC	<p>“Development proposals that would result in the loss of existing off-street car parking will not be supported”</p> <p>The LCC Highways Design Guide includes parking standards. It is these standards which should be used in assessing planning applications and referred to in any development plan policy. The policy, which applies to the whole of the NP area, continues: “b) That the loss of parking will not aggravate an existing shortfall of spaces in the vicinity”. This wording is considered too vague for use in a development management context.</p> <p>As an alternative, the parish council should consider using the NP to identify the specific locations/roads where there are existing parking issues to which a policy like this can apply. The introductory text suggests the issue is focused in the town centre.</p>	The policy (T2) seeks to prevent the loss of existing public car parking, and is therefore considered to be appropriate.	None
	Policy T3: Travel Plans	14 – Planning Policy, NWLDC	Policy T3 largely repeats local planning policy. It is not clear what is meant by “the service” in the following sentence: “...should be supported by a Travel Plan which does not diminish the service to other parts of the community.”	It means improving the service in a specific area without taking away resources from elsewhere in the plan area.	None
	Policy ENV2: Important Open Spaces for Sport, Recreation	14 – Planning Policy, NWLDC	<p>The sites identified as Important Open Spaces are defined on Figure 6. This image should be enlarged and provided at a higher resolution because the boundaries, site references and labels are unclear in places.</p> <p>Land use designations need to be clearly identified on a policies map, which would not be the case for those future sites referred to in part (2) of the policy. Furthermore, and unlike the existing sites referred to in part (1) of the policy,</p>	Copies of all maps at full size and resolution in the Plan will be provided in the Submission package	

	on and Amenity		these future sites will not be subject to an inventory, consultation or examination. As such, part (2) is ambiguous. In any event, open space within new development is often identified and protected as open space/recreation in a Section 106 agreement.		
	Policy ENV3: Sites of Historic Environ ment Significa nce	14 – Planning Policy, NWLDC	<p>Fig 7 shows sites of historic environment significance. They include</p> <ul style="list-style-type: none"> • Scheduled monuments • Sites in the Leicestershire HER • Sites of historic significance identified in this plan. <p>The figure does not include listed buildings or the Conservation Areas (which are shown in Figs 2 & 3). There is no similar map in the Made NP.</p> <p>The sites in Fig 7 appear to be a mix of designated and non-designated heritage assets (the NPPF Glossary provides definitions of these terms). The wording of the second paragraph of the policy mirrors the wording of NPPF paragraph 207 but this part of the NPPF applies specifically to a) designated heritage assets; and b) where the harm is 'substantial'.</p> <p>Policy ENV3 as worded appears to apply to both designated and non-designated assets and to circumstances where there is substantial harm and also where there is less than substantial harm. The NPPF deals separately and differently with these aspects (see paragraph 208 re less than substantial harm and paragraph 209 re non-designated assets).</p> <p>As written this policy is inconsistent with national policy in the NPPF.</p> <p>It would help users of the plan to list the name of the features and their source in the supporting text.</p>	<p>The policy deals only with 'sites and features', not buildings. Listed Buildings and the Conservation Areas are protected by national policies, so the NP remains silent on them. ENV 73 is worded to allow planning decisions to be made in a flexible manner, having regard for the NPPF's several relevant policies. The objective of fig 7 is to present all designated and non-designated sites and features in one place and with one policy (which has passed Examination in numerous NPs elsewhere) for when planning proposals are being scrutinised.</p> <p>The NP has no policy for Non-designated buildings; it relies on the Leicestershire Historic Environment Record, which lists many, while the</p>	None

			Policy refers to appendix 4 – should this be appendix 3?	Conservation Area designations also provide protection	
	Policy ENV4: Sites and Features of Natural Environment Significance	14 – Planning Policy, NWLDC	<p>Figure 8 identifies sites of natural environment significance. These sites have varying levels of significance from SSSI and ancient woodland to LWS, National Forest planting and other biodiversity sites identified in the NP. Broadly the policy requires for adverse effects on the biodiversity of these sites to be balanced against the benefits of development. In fact, the tests in the NPPF for SSSI and ancient woodland for example are much more onerous than this (see NPPF paragraph 186).</p> <p>The policy once ‘made’ would not over-ride these more stringent requirements of national policy. Nonetheless the Parish Council is advised to revisit the policy with respect to its consistency with the NPPF.</p> <p>The policy continues “Development proposals on the identified sites will be expected to include evidence-based, measurable proposals for delivering biodiversity net gain at a minimum 10%”.</p> <p>1 – not all development is required to achieve BNG. Suggest the policy is amended to “Development proposals (unless exempted) on the identified sites...”</p> <p>2 – query whether this section is needed. BNG will be a requirement throughout the NP area, not just on the sites identified in Fig 8</p>	Noted	Change to be made as indicated.
	Policy ENV5: Biodiversity and Habitat	14 – Planning Policy, NWLDC	This is a lengthy policy. More succinct wording would make it much easier to apply in development management decisions and reduce the risk of varied or misinterpretation. As a minimum, the different sections and criteria should be	We will add in reference to Biodiversity net gain being required in addition to mitigation for significant harm.	Change to be made as indicated.

	Connect ion		<p>numbered so they can be referenced clearly in reports, decisions etc.</p> <p>As above, the policy requires all development to deliver biodiversity net gain whereas some proposal will be exempt.</p> <p>The second sentence of the first paragraph mirrors NPPF paragraph 186a) but with the addition of “or dealt with through onsite or offsite enhancement (via biodiversity net gain at 10%)”. Biodiversity net gain would be required in addition to mitigation for significant harm.</p> <p>“Development proposals that adversely affect trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will be resisted. New development should be designed to retain such trees and hedges wherever possible”. The second sentence rightly acknowledges that it may not be feasible to retain all trees/hedgerows and similarly the following paragraph says that the loss of hedgerows could be unavoidable. In contrast, the first sentence says that where this happens, development should be resisted (presumably refused). Any individual tree or hedge will have a degree of biodiversity/historical/landscape/amenity value meaning this test is unreasonably onerous. As written, the policy is contradictory and with not be effective in development management decisions.</p> <p>“Development which does not provide a net gain in length and species diversity of hedgerows will not be supported”. This is considered too specific. Compensatory measures</p>	The policy is long, but clear.	
--	----------------	--	--	--------------------------------	--

			<p>could be satisfactory without the exact same length of hedgerow being replaced.</p> <p>The draft policy includes a very extensive section on bats. It is strongly recommended that the Town Council get technical advice from LCC Ecology (or other experts) on this matter. In the meantime, initial observations are:</p> <ul style="list-style-type: none"> the paragraph requiring developments close to locations where bats are known to occur doesn't define how close a development has to be to need to comply with this part of the policy. It also may create a resource impact for the Leicestershire Environmental Records Centre team - has this been policy requirement been discussed with that team so they are aware of the potential increase in contact from applicants/agents requesting advice and recommendations? It may also be difficult for to apply this policy to householder extensions as internal works to dwellings, e.g. boarding out a loft, lining the roof with insulation etc don't need planning permission but could have similar impacts to those described in this paragraph of the policy; do the Town Council not want to include a requirement for bat surveys, and surveys for other protected species where required, in this policy? Otherwise it might create situations where applicant/agents say that the Neighbourhood Plan doesn't require the submission of such surveys, they just need to comply with the four bullet points relating to bats. 		
	Policy ENV6:	14 – Planning Policy, NWLDC	Policy refers to Appendix 4 – should it be 5?	Agreed	Change to be made as indicated.

	Important Views				
	Policy ENV7: Areas of Local Separation	14 – Planning Policy, NWLDC	<p>Retaining the separation between settlements is a strategic matter which is covered in criterion (ii) of Local Plan Policy S3.</p> <p>However, the designation of local areas of separation has been accepted by the examiners of the Lockington and Hemington and the Blackfordby Neighbourhood Plans. For Lockington and Hemington, the examiner concluded that the separation between Hemington and Castle Donington could be compromised by developments deemed acceptable by Local Plan Policy S3. In that case the distance between the two settlements is some 370m. In the case of Blackfordby, the examiner concluded that the area was an important gap which prevented the coalescence of two built-up areas (the distance between which is around 135m).</p> <p>Policy ENV 7 of the Ashby NP proposes to designate local areas of separation which comprise large swathes of land around the northern, western and southern parts of the town “to prevent the coalescence of Ashby de la Zouch with the neighbouring settlements of Packington, Shellbrook, Norris Hill, Blackfordby and Smisby.” Factors such as distance, topography, the presence of vegetation, views, character and setting all contribute to the importance of keeping settlements separate. Conversely, physical barriers, such as the A42 and A511 reinforce a sense of separation. Any areas of local separation in the Ashby NP need to be sufficiently justified.</p>	<p>Noted.</p> <p>We disagree that these are “large swathes of land”. They are far smaller than the Whitwick/Coalville area of separation.</p>	<p>None</p> <p>None</p> <p>None</p>

			<p>At a time when the preparation of the Local Plan is still in progress and the final housing allocations have not yet been chosen, the scale and number of areas of local separation may conflict with the Local Plan process.</p> <p>A proposed Local Plan allocation (A27) has been included in the area of separation, although we presume this is an error as the same site is earlier included in the Neighbourhood Plan limits to development.</p> <p>In terms of the policy wording, the reference to 'only the types of development recognised in National Planning Policy as appropriate for open countryside' is not considered sufficiently clear.</p>	<p>Noted, however the NP Review will be examined against the existing Adopted Local Plan.</p> <p>This site is included as it is not yet an agreed allocation.</p> <p>Agreed. We will replace this sentence with 'Development proposals in the identified area of separation should be located and designed to maintain, and wherever possible, enhance the separation of the settlements'.</p>	<p>None</p> <p>Change to be made as indicated.</p>
	Policy ENV8: Flood Risk Resilience	14 – Planning Policy, NWLDC	<p>Flood risk policy is dealt with in considerable detail at a national and local level and we have previously questioned the need for Neighbourhood Plan policies on flooding as unnecessary repetition. However, there is a precedent for examiners accepting flood risk policies elsewhere in the district. The Neighbourhood Plan group should directly consult the lead local flood authority (Leicestershire County Council) on the wording of this policy to ensure there are no areas of conflict.</p> <p>The policy sets out requirements with which <i>all</i> development proposals are expected to comply. However, the lead local flood authority is only consulted on major</p>	<p>Noted, however this same policy passed examination at Lockington and Hemlock and is therefore already in the development plan for NWLDC.</p> <p>Officers therefore should secure the expertise required. Removing this aspect of the policy would not remove this requirement.</p>	None

			planning applications. The District Council does not have any internal surface water drainage expertise and will not be able to properly assess the compliance of minor development proposals with this policy.	Agreed	
	Policy CF1: Important Community Facilities	14 – Planning Policy, NWLDC	<p>The expanded list of community facilities (compared with the made plan) include the following:</p> <ul style="list-style-type: none"> • NatWest • Nationwide • J P Springthorpe Funeral Directors • A E Grice Funeral Directors • The Royal Hotel • Ashby Court Care Home • Fernleigh Care Home • Lyndhurst Lodge Residential Home • Bainbridge Court Assisted Living • Springfields Assisted Living <p>Whilst these facilities may be used and valued by the community, they are commercial businesses. The definition of community facilities in the adopted Local Plan is “a building or space where community-led facilities for community benefit is the primary use”. Similarly the NPPF at paragraph 20c) gives examples “community facilities (such as health, education and cultural infrastructure)”. Banks and building societies and care homes (which are private businesses) do not meet this description. The policy as written is in conflict with the adopted Local Plan and the NPPF.</p> <p>Criterion (ii) could be read in a number of ways so revising the format would ensure its intention is clear [but note further detailed comments below] e.g.</p>	<p>Agree</p> <p>Noted – however this wording is taken from the Made NP, (in terms of the viability assessment and marketing for over 12 months) therefore has been a part of the development plan for the district since 2018!</p>	<p>Change to be made as indicated</p> <p>None</p>

			<p>(ii) it is demonstrated through a viability assessment (paid for by the applicant) that:</p> <p>(a) it is no longer required by residents in the Plan area; or</p> <p>(b) its continued community use is no longer viable.</p> <p>Additionally, the site has been actively marketed for over a year as a community facility.</p> <ul style="list-style-type: none"> Importantly there isn't the internal expertise within the Planning Dept or within the wider council to assess viability assessments relating to the loss of a community facility. Local Plan Policy IF2 refers to 'viability' but does not require a Viability Assessment The minimum of a year marketing period substantially exceeds the minimum 6 month period specified in paragraph 9.12 of the Local Plan and is considered to be unreasonably stringent. <p>The policy also states "The following facilities, plus others that may come forward during the Plan period, have been identified..." . Question the transparency of identifying community facilities outside the NP process. How can additional facilities be added to the list in a fair and public way? If not, it is recommended that the emboldened text is deleted.</p>		
	Policy CF2: New or Improved Commu	14 – Planning Policy, NWLDC	<ul style="list-style-type: none"> Duplicate reference to walking and cycling in c) and e). 'and' is missing from the end of b) e) refers to 'the village' with the possible exception of parking, the concerns in b) are all encompassed by a) 	<p>Agreed. We will remove this text. Minor amendments will be made on a periodic basis through non-material updates.</p> <p>Agreed – we will merge c) and e) and add in 'and' to b). We will also amend the reference to the village. The other criteria are considered appropriate and</p>	<p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p>

	nity Facilities		“need for additional parking which cannot be catered for within the curtilage of the property”. Parking standards are dealt with in the LCC Design Guide.	add local detail and will be retained.	
	Policy CF5: Health and Wellbeing	14 – Planning Policy, NWLDC	What is meant by the term ‘free flow of traffic’? Is this a reasonable requirement and how would it be assessed?	Agreed. We will remove this criterion	Change to be made as indicated.
	Policy CF6: Infrastructure	14 – Planning Policy, NWLDC	<p>“b) contribute towards the cost of meeting the increased community service and facility needs such as community centres, leisure/care centres, and convenience stores/cafes, resulting from that development and ensuring access to those services”.</p> <ul style="list-style-type: none"> • These facilities are very specific, but it is not clear what evidence there is to demonstrate that these will be required as part of new development. • Policy applies to ‘new development’ of any scale (e.g. house extension) and of any type (e.g. not just housing). This is disproportionate and would include development which has zero effect on community facilities. Any requirement must be proportionate to the scale of development in order to comply with national policy. • The plan does not explain how the contributions will be calculated. This needs to be published so developers etc can assess the financial implications of the requirements. There would also need to be a 	<p>The infrastructure enhancements are supported where appropriate.</p> <p>We will add in ‘as appropriate’</p> <p>This is not a matter for the NP but will be determined at planning application stage.</p> <p>Noted</p>	<p>None</p> <p>Change to be made as indicated.</p> <p>None</p> <p>None</p>

			<p>Viability Assessment of the policy as part of the supporting evidence for the NP.</p> <ul style="list-style-type: none"> Only large-scale developments (like Money Hill) would provide land for the like of shops/cafes etc. Such business are commercial activities which (other than in the circumstances above) do not require developer contributions. 		
General		15 - Avison Young on behalf of National Grid	<p>National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document. About National Grid Electricity Transmission National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses. National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently. National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET. Proposed development sites crossed or in close proximity to NGET assets: An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure. NGET has identified that it has no record of such assets within the</p>	Noted	None

			<p>Neighbourhood Plan area. NGET provides information in relation to its assets at the website below. • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shapefiles/ Please also see attached information outlining guidance on development close to NGET infrastructure. Distribution Networks Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk Further Advice Please remember to consult NGET on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included: Matt Verlander, Director Tiffany Bate, Development Liaison Officer nationalgrid.uk@avisonyoung.com box.landandacquisitions@nationalgrid.com Avison Young Central Square Forth Street Newcastle upon Tyne NE1 3PJ National Grid Electricity Transmission National Grid House Warwick Technology Park Gallows Hill Warwick, CV34 6DA If you require any further information in respect of this letter, then please contact us</p>		
		16 – Natural England	<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. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made. Natural England does not have any specific comments on this draft neighbourhood plan. However, we</p>	Noted	None

			<p>refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information. Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species . Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice. We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary. Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p>		
--	--	--	---	--	--

Design Code		17 – Urban Designer - NWLDC	<p>Further to our representations sent earlier this week, we now have the following comments on the design code document, from our urban designer:</p> <p>There is nothing 'at odds' with our guidance, it is more that there are drawings and photos that are very open to interpretation.</p> <p>Although the document suggests it is 'Code' the language within it undermines this. Best practice outlines the need to use 'must' rather than 'should', and also offer clear, measurable drawings to articulate requirements.</p>	<p>Noted</p> <p>Noted. This contradicts the comments from NWLDC above which suggests that there are conflicts.</p> <p>We are content for all references to 'should' to be changed to 'must' – however, this would appear to us to be overly restrictive</p>	<p>None</p> <p>None</p> <p>None</p>
Design Code		17 – Urban Designer - NWLDC	Figure 42 is somewhat at odds with our emerging aspiration, as the buildings step awkwardly. It is not, as suggested in the caption, a uniform building line.	Noted.	None
Design Code		17 – Urban Designer - NWLDC	<p>Page 40 - The Good Design SPD states that integral garages need to be set back from the main face of the building. This is not shown in the picture in figure 48.</p> <p>It is also not in accordance with their own guidance next to it.</p>	<p>The design guide has been signed off by Locality and is not able to be amended at this late stage.</p> <p>It is suggested that where the design guide is being used to help determine planning applications, that these issues are addressed where appropriate on a case by case basis.</p>	
Design Code		17 – Urban Designer - NWLDC	<p>Page 51 - There are some diagrams illustrating parking option that I don't believe we would entirely encourage. All of the diagrams are unannotated and therefore open to potentially loose interpretation.</p> <p>The 'rear parking courtyard' is of greatest concern as there are a lot of potentially challenging factors: the spaces aren't clearly defined, dimensions are missing and natural surveillance is unclear.</p>		

Design Code		17 – Urban Designer - NWLDC	Page 57 - The drawing is again very light on information and severely at risk of interpretation; there is no boundary treatment, tree planting and landscape is unclear.		
General		18 – Pegasus Group on behalf of Hallam Land	<p>I am writing to you on behalf of Hallam Land regarding the recent consultation on the Ashby Neighbourhood Plan, and in particular the conduct of the consultation to secure the necessary involvement of interested parties, including my client.</p> <p>As you are aware from our previous involvement in the original Neighbourhood Plan, Hallam Land controls the land south of Ashby Town Centre, extending down to the A42 in the south, as shown in the plan attached to this letter. Pegasus Group on behalf of Hallam Land made significant representations to the current Neighbourhood Plan, 'made' in November 2018. In fact, the examiner's report into the current Neighbourhood Plan acknowledged the points made in our representation concerning the Area of Local Separation which resulted in the deletion of the then Policy S6 relating to Areas of Local Separation.</p> <p>It is therefore very disappointing that our client was not consulted with regard to the Regulation 14 consultation on the Ashby Neighbourhood Plan review August - September 2024. The Planning Practice Guidance is clear that landowners and developers should be involved and states that: "By doing this qualifying bodies will be better placed to produce plans that provide for sustainable development which benefits the local community whilst avoiding placing unrealistic pressures on the cost and deliverability of that development".</p>	<p>Ashby Town Council asked NWLDC planning team to contact any interested party (landowners, agents, developers). NP advertised in Ashby Life, website and Facebook.</p> <p>We replied to Pegasus explaining this and that we would also include any comments they wished to make in the Reg 14 consultation, despite having missed the deadline.</p>	None

			As a key landowner in the Neighbourhood Planning Area, and also a key participant in the examinations of the made Neighbourhood Plan, it is a serious failing not to consult our client.		
11.	ENV7	18 – Pegasus Group on behalf of Hallam Land	<p>The points our client previously made to the 2011-2031 Neighbourhood Plan remain valid. We have reviewed available evidence on the Neighbourhood Plan website and cannot find any evidence which relates to the proposed Areas of Local Separation.</p> <p>The only published explanation of the proposed Areas of Local Separation can be found in the reasoned justification to proposed Policy Env 7: Areas of Local Separation, but this is extremely limited. The reasoned justification states that "Areas of Separation are not classed as a strategic policy in the emerging Local Plan for Northwest Leicestershire Local Plan". This point is irrelevant for two reasons: firstly, the emerging Local Plan is not at an advanced stage and its policies may change prior to its submission to the Secretary of State for examination; and secondly whether there is a strategic policy or not, policies in Neighbourhood Plans still need to be justified by evidence.</p> <p>The Examiners report into the Ashby de la Zouch Neighbourhood Plan 2011-2031 assessed the justification for such designations around Ashby, key extracts of that report are set out below for ease of reference: <i>"It is also apparent that there has been little analysis or assessment to justify the extent, scale and location of the proposed AoS. Notably, the Consultation Statement comments that following the Regulation 14 consultation, "The Area of Separation between Ashby de la Zouch and Shellbrook appeared very narrow at one point, therefore this has been</i></p>	<p>The reference to 'additional evidence' in the pre-submission draft Plan was an administrative error and will be corrected in the submission version to read 'additional justification, together with a review of the extent of the Area of Separation'. This justification includes the extensive developer interest in the land covered by the proposed designation.</p> <p>As above, the error was in a non-statutory administrative section of the Plan and has no material effect on the Policies which follow. The map (figure 11) demonstrates the need for the policy. Our approach throughout the Plan has been to provide evidence (supporting factual</p>	None

		<p><i>extended to include an area of National Forest planting."</i></p> <p>The identification of the boundaries for the AoS in the ADLZNP appears somewhat arbitrary and subjective, unlike the approach adopted in the preparation of the <i>Local Plan</i>". [Paragraph 4.46] <i>"The Regulation 16 consultation objections raised to this policy by Mr. Lees of Pegasus Planning on behalf of Hallam Land, distinguish between the proposed AoS in the ADLZNP and the designation in the Local Plan, drawing attention to the strategic nature of this Neighbourhood Plan policy, the fact that it extends beyond the Neighbourhood Plan designated area and is not substantiated by robust evidence".</i> [Paragraph 4.48] <i>"the lack of evidence to support the policy and is therefore contrary to the advice in the NPPG at paragraph: 041 Reference ID: 41-041-201403069, which states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared."</i> [Paragraph 4.49]</p> <p>The Examiners Report concludes the following on proposed Areas of Separation in the 2011-2031 Neighbourhood Plan: <i>"Taking all of these representations into consideration, my conclusion is that Policy S6 in its current form is not supported by adequate evidence to justify its inclusion within the ADLZNP. It is plainly unsatisfactory in seeking to extend its influence beyond the designated area of the Plan, which would not satisfy the Basic Conditions. Policies S2 and S3 in combination would I believe provide adequate</i></p>	<p>information) where it exists. For an Area of Separation anywhere, this will be self-evident (location-specific), i.e. there are two or more adjacent settlements in close enough proximity that further development in the space between them would compromise their geographical separation (i.e. potentially lead to their coalescence). This is the national precondition for A of S designation and policy-making, and it is indisputably the situation in the parts of the Neighbourhood Area where the A of S is proposed. The justification for the policy is that the community(s) of the currently separate settlements wish to retain their individual geographical identities and the separation between them by controlling (not precluding) development.</p>	
--	--	--	--	--

		<p><i>protection to prevent coalescence of settlements which Policy S6 seeks to reinforce. I therefore recommend that Policy S6 be deleted. [Paragraph 4.52].</i></p> <p>We have reviewed available evidence on Areas of Separation on the Neighbourhood Plan website and cannot point to any change in circumstance which would lead to a different conclusion to the Examiner in relation to the 2011-2031 Neighbourhood Plan. Had our client been consulted, we would have made representations highlighting the same points on Areas of Local Separation that we raised in 2018, specifically, that the proposed Area of Local Separation proposed through draft Policy Env 7: Areas of Local Separation is not adequately justified by evidence and does not meet Basic Conditions. As with the previous Policy S6, this newly proposed Policy Env 7 should be deleted.</p>		
--	--	--	--	--