

THE BIG PLAN FOR BROUGHTON ASTLEY

BROUGHTON ASTLEY NEIGHBOURHOOD PLAN 2013 – 2028

Our Village – Our decisions

CONSULTATION STATEMENT

Part 5, Section 15
The Neighbourhood Planning (General) Regulations 2012



Produced by:

RCC (Leicestershire & Rutland)

On behalf of:

Broughton Astley Parish Council



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SECTION 1: INTRODUCTION

1.1 This Consultation Statement has been prepared to fulfil the legal requirements of Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012 by:

- (a) *Detailing the persons and bodies who were consulted about the proposed neighbourhood development plan;*
- (b) *Outlining how these persons and bodies were consulted;*
- (c) *Providing a summary of the main issues and concerns raised;*
- (d) *Reviewing how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

1.2 Throughout the process of producing the Big Plan for Broughton Astley a more in depth consultation process has been undertaken than required within the Neighbourhood Planning (General) Regulations 2012.

The aims of the consultation process were:

- *To ‘front-load’ consultation and ensure that the Big Plan for Broughton Astley is fully informed by the views and priorities of local residents, businesses, and key local stakeholders.*
- *To ensure that detailed consultation took place at all stages of the Neighbourhood Planning process, especially where key priorities needed to be set.*
- *To engage with as broad a cross section of the community as possible, using a variety of events, workshops, surgeries and communication techniques.*
- *To ensure all consultation results were made publically available in both hard and electronic format, and utilised to inform subsequent stages of the Neighbourhood Planning process.*

1.3 Consultation was undertaken by Broughton Astley Parish Council with independent professional support from RCC (Leicestershire & Rutland).

1.4 The programme of consultation completed is detailed in table 1.

Table 1 – Programme of consultation completed:

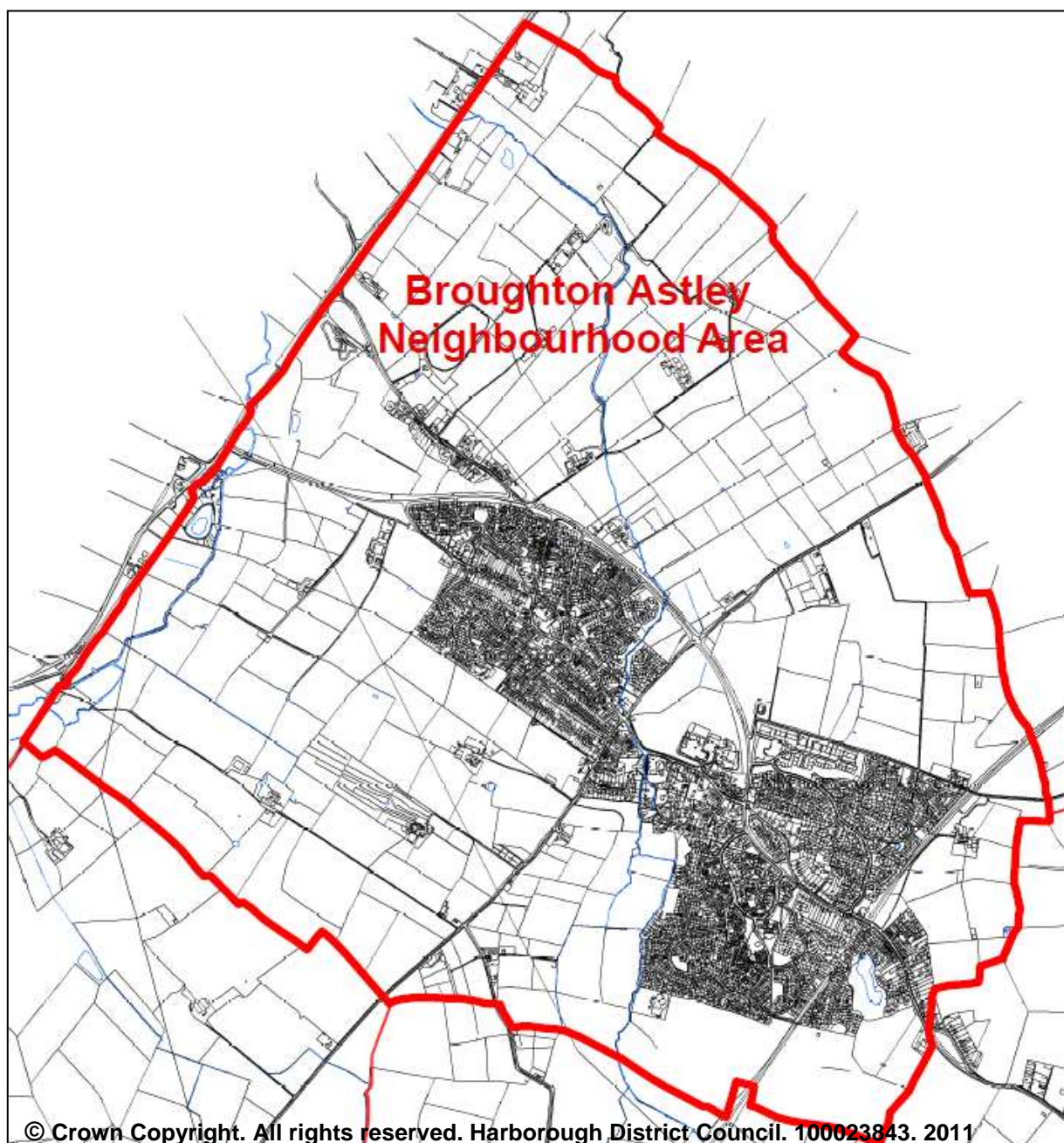
| Date | Activity |
|--|---|
| 29 th May 2012 | Public Information Evening |
| 26 th June 2012 | Stakeholder Consultation Meeting |
| 30 th June 2012 | Consultation Stand at Broughton Astley Carnival |
| 31 st July 2012 | Community Consultation Roadshow Event |
| 31 st July – 8 th August 2012 | Static Displays & Consultation in Village Hall |
| 17 th September – 19 th October 2012 | Neighbourhood Plan Survey |
| 29 th October – 23 rd November 2012 | Business Survey |
| 7 th February – 25 th March 2013 | Pre-submission Consultation |

- 1.5 This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15 (2) of Part 5 of the Neighbourhood Planning (General) Regulations 2012.

SECTION 2: NEIGHBOURHOOD AREA

- 2.1 The whole parish of Broughton Astley has been formally designated as a Neighbourhood Area through an application made by Broughton Astley Parish Council on 2 July 2012 under Part 2, Section 5 of the Neighbourhood Planning (General) Regulations 2012.
- 2.2 The Neighbourhood Plan area was officially approved by Harborough District Council on 29 October 2012, following a 6 week period of public consultation as required within Part 2, Section 6 of the Neighbourhood Planning (General) Regulations 2012.
- 2.3 The designated 'Broughton Astley Neighbourhood Area' is illustrated in figure 1 (below).

Figure 1: Map of Broughton Astley Neighbourhood Area



SECTION 3: PUBLIC INFORMATION EVENING

3.1 An overview of the event is provided in table 2.

Table 2 – Overview of Public Information Evening

| | |
|--------------------|---|
| Date | 29 th May 2012 |
| Venue | Broughton Astley Village Hall |
| Facilitator | RCC (Leicestershire & Rutland) |
| Format | Public open meeting |
| Publicity | Flyers (all premises); Posters; Parish Website; |
| Attendance | 154 |

3.2 This was the first public consultation event held as part of the process to develop the Big Plan for Broughton Astley. The aims of this meeting were as follows:

- *To inform the community about Neighbourhood Planning, detail the steps required to produce the plan, and to outline planned consultation.*
- *To identify local issues, priorities and the communities key aspirations for the future of Broughton Astley.*

WHO WAS CONSULTED

3.3 The aim of this initial meeting was to engage and consult with as many members of the local community as possible. The meeting was open to all, and was publicised via: Flyers distributed to all premises; Posters on notice boards, within the village centre, residential areas, and community buildings; Articles and updates on the Broughton Astley Parish Council website.

3.4 A total of 154 people signed into the event, the majority of who were residents of Broughton Astley, although representatives from neighbouring parishes, local businesses, developers, and service providers were also in attendance.

3.5 The distribution of resident attendees at the event is illustrated in figure 2.

Figure 2: Distribution of Resident Attendees at Public Information Evening:



HOW PEOPLE WERE CONSULTED

- 3.6 A presentation, outlining the Neighbourhood Planning process, what it is, what it can achieve, why it is important, and the steps required to produce a plan was provided by the RCC.
- 3.7 A series of information boards were displayed, highlighting the development targets for the parish, local sites identified as available for development, and the results of a 'Leisure and Recreation' survey completed within the village.
- 3.8 All in attendance were invited to put forward initial comments and to highlight issues, priorities, and concerns via written comments slips, and a short facilitated question and answer session with representatives from Broughton Astley Parish Council.

ISSUES, PRIORITIES AND CONCERNS RAISED

- 3.8 The following key themes arose from the issues, priorities and concerns raised at the event.

Traffic & Transport:

- *Speed of traffic in and around Broughton Astley.*
- *Lack of safe places to cross busy roads (particularly to Sutton in the Elms).*
- *Limited provision of car parking in village centre.*
- *Development will increase pressure on already limited public transport services.*
- *Potential adverse impacts of future development on volume and movement of traffic.*

Housing:

- *Concern that new developments will be granted permission before adoption of plan.*
- *Additional housing development will put pressure on already stretched amenities and infrastructure.*
- *Housing should meet the needs of the local population (including the elderly).*

Shopping:

- *Mixed views on the need for a larger supermarket within the village.*

Community / Leisure Facilities:

- *Limited provision of sports and leisure facilities within Broughton Astley.*
- *Some concerns regarding the need for / potential adverse impact of a leisure centre.*

Healthcare:

- *Priority to improve / expand healthcare services (Doctors, Dentists & Chemists).*

Environment:

- *Priority to mitigate against flooding within and around any new development.*
- *Need to maintain and enhance access to open space and countryside.*

- 3.9 In addition to the above, attendees put forward a number of comments regarding the promotion, organisation, and facilitation of future consultation events and activity.

HOW THE ISSUES, PRIORITIES AND CONCERNS HAVE BEEN CONSIDERED

- 3.10 All issues, priorities, concerns and comments put forward at the meeting were collated and presented in the form of a report (see Appendix 1) and used by Broughton Astley Parish Council to:
- Inform the development of the overall vision and objectives of the plan.*
 - Set key issues and priorities for further exploration.*
 - Guide the structure, format, and content of subsequent consultation and engagement.*

SECTION 4: STAKEHOLDER CONSULTATION MEETING

4.1 An overview of the meeting is provided in table 3.

Table 3 – Overview of Stakeholder Consultation Meeting

| | |
|--------------------|--------------------------------|
| Date | 26 th June 2012 |
| Venue | Broughton Astley Village Hall |
| Facilitator | RCC (Leicestershire & Rutland) |
| Format | Workshop |
| Publicity | Invitation |
| Attendance | 36 |

4.2 The meeting was held in order to:

- *Initiate liaison with stakeholders relevant to the development of a Neighbourhood Plan.*
- *Inform stakeholders about the neighbourhood planning process, detail the steps required to produce the plan, and to outline planned consultation.*
- *Identify issues and priorities that the Neighbourhood Plan will need to explore in more detail.*

WHO WAS CONSULTED

4.3 The aim of this meeting was to engage and consult with all key stakeholders relevant to the development of the Neighbourhood Plan. Working in liaison with Broughton Astley Parish Council, the RCC developed a comprehensive list of stakeholder contacts for consultation and engagement throughout the neighbourhood planning process. All identified stakeholders were officially invited to this meeting.

4.4 A total of 36 people attended the meeting including representatives from the organisations / departments listed in table 4.

Table 4 – Organisations and departments represented at Stakeholder Consultation Meeting:

| Organisation | Department / Role |
|---------------------------------------|--|
| Broughton Astley Parish Council | Parish Councillors |
| Harborough District Council | Strategic Planning & Housing |
| Harborough District Council | Community Partnerships |
| Harborough District Council | Waste Services |
| Leicestershire County Council | Highways |
| Leicestershire County Council | Sustainable Transport |
| Lutterworth Volunteer Centre | Community Transport |
| Broughton Community Transport | Community Transport |
| Leicestershire Constabulary | Broughton & Walton Neighbourhood Police Team |
| Orchard Medical Practice | Partner |
| Seven Locks Housing | Customer Relations |
| Harborough District Leisure Trust | Trustee |
| Federation of Small Businesses | Leics, Northants & Rutland |
| Voluntary Action South Leicestershire | Carers Support |
| Sapcote Parish Council | Parish Clerk |

(Table 4 continued...)

| Organisation | Department / Role |
|-------------------------------|-------------------|
| Stoney Stanton Parish Council | Chairman |
| Croft Parish Council | Chairman |
| Dunton Bassett Parish Council | Vice Chairman |
| St Mary's Church | Religious Group |
| Jelsons | Developer |
| William Davis | Developer |
| Sworders | Developer |
| David Wilson | Developer |
| Westleigh | Developer |

HOW PEOPLE WERE CONSULTED

- 4.5 A presentation, outlining the Neighbourhood Planning process, what it is, what it can achieve, why it is important, and the steps required to produce a plan was provided by the RCC.
- 4.6 A series of information boards were displayed, highlighting the development targets for the parish, local sites identified as available for development, and the results of a 'Leisure and Recreation' survey completed within the village.
- 4.7 **Workshops** – Attendees were split into 4 table based workshop groups to complete facilitated discussion around the following questions:
- What facilities, services, and infrastructure are lacking or under pressure in the area?*
 - What facilities, services and infrastructure are under used in the area?*
 - What are the local, district wide, and cross border issues and priorities relevant to the plan?*
 - What existing plans are there to improve, change or reduce any services, facilities or infrastructure within the area?*
 - What are the likely impacts of future development on services, facilities and infrastructure in the area?*
 - What additions, improvements, or changes to local services, facilities, and infrastructure are required alongside future development and how best can these be provided?*

ISSUES, PRIORITIES AND CONCERNS RAISED

- 4.8 The following key themes arose from the discussion among key stakeholders:

Traffic & Transport:

- Poor public transport links are leading to under use and withdrawal of services.*
- Limited village centre parking provision forcing consideration of restrictions and charges.*
- Volume of traffic (including HGV's) putting pressure of local highways infrastructure.*
- Planned local authority highway improvements not focussed on Broughton Astley.*
- New development must enhance cycle ways, footpaths, and public transport provision.*
- Traffic, access, and parking issues must be mitigated against within any new development.*

Housing:

- Older persons properties currently under used due to type of property provided.*
- Shortage of bungalows and housing adapted to assist independent living.*
- Lack of affordable / starter homes leading to migration of younger residents.*

Employment:

- *Limited local employment opportunities.*
- *Lack of office / shared office space.*
- *New development must enhance local employment / business provision.*

Community / Leisure Facilities:

- *Lack of local facilities and services for young people.*
- *Need for indoor leisure & sports facilities within parish.*
- *Current community facilities over capacity and will not meet demands of new development.*

Healthcare:

- *Existing healthcare services under pressure / at capacity.*
- *Need for additional / expanded services to meet demands of new development.*

Education:

- *Limited capacity within local primary and secondary schools.*
- *Local schools likely to apply for / have academy status.*

Environment:

- *Lack of renewable energy & water sources on new build houses.*
- *Existing recycling facilities over capacity.*
- *Need to improve and enhance open spaces, paths and green areas.*

General:

- *Increase in population has not been matched by enhancement of / additions to facilities, services and infrastructure.*
- *Changes / cuts in public funding likely to impact on facilities and services across the board*

HOW THE ISSUES, PRIORITIES AND CONCERNS HAVE BEEN CONSIDERED

4.9 All issues, priorities, concerns and comments raised within each discussion group were collated and presented in the form of a report (see Appendix 1) and were used by Broughton Astley Parish Council to:

- Build on information collected at the 'Public Information Evening' to further inform the development of the overall vision and objectives of the plan.*
- Further define the key issues and priorities for consideration and further exploration throughout the plan process.*
- Fine tune the content and focus of subsequent community consultation and engagement.*
- Help to define the contents and guide the development of the core evidence base required to back up and inform the Neighbourhood Plan.*

SECTION 5: COMMUNITY CONSULTATION ROADSHOW

5.1 An overview of this event is provided in table 6.

Table 6 – Overview of Community Consultation Roadshow Event

| | |
|---------------------|--|
| Date | 31 st July 2012 (plus consultation for 7 days up to 8 th August) |
| Venue | Broughton Astley Village Hall |
| Facilitator | RCC (Leicestershire & Rutland) |
| Format | Drop In Event / Roadshow. |
| Publicity | Flyers (all premises); Posters; Parish Website; |
| Participants | 277 |

5.2 This event was held to enable to community to:

- *Rank a set of standard site assessment criteria for determining the suitability of proposed development sites.*
- *Review the suitability of potential sites for development.*
- *Prioritise THREE potential sites considered most suitable for development.*
- *Identify green spaces, heritage sites, and important buildings that should be preserved.*

WHO WAS CONSULTED

5.3 The aim of this event was to engage and consult with as many members of the local community as possible. All display and consultation material was made available on the Broughton Astley Parish Council website, at the all-day interactive event and in the village hall for a period of 7 days following the event. The event was publicised widely via flyers distributed to all premises; posters on notice boards, within the village centre, residential areas, and community buildings; and within articles and updates on the Broughton Astley Parish Council website.

5.4 A total of 277 people participated, the majority of who were residents of Broughton Astley, although representatives from neighbouring parishes, local businesses, developers, and service providers also took part.

HOW WERE PEOPLE CONSULTED

5.5 The community were invited to assess and compare the suitability of all potential development sites listed in the SHLAA 2011 and the Call for sites 2012.

5.6 Prior to the event a desk-top study and independent assessment of all potential development sites was undertaken by a RTPI Qualified Consultant (appointed via Planning Aid). The key findings from each assessment were used to produce a detailed profile of each site which was displayed at the event alongside a location map and any other information relevant to each site.

5.7 A guidance document was provided to all participants outlining some of the key terminology used within the site assessments, profiles, and within the standard assessment criteria.

5.8 **Site Assessment Criteria Ranking** – Participants were asked to rank a series of 12 criteria based on which they consider to be most important when assessing a site for a new development. Consultation was completed using a paper based survey, listing the 12 criteria and asking participants to rank each from 1 (least important) to 12 (most important).

- 5.9 **Site Suitability** – Using the site profiles, location maps, and assessment criteria as a guide, participants were asked to use post it notes to comment on the benefits and drawbacks of each of the potential sites.
- 5.10 **Site Prioritisation** - Having reviewed the suitability of each of the 24 sites, participants were then invited to place coloured dots on a large scale map of the parish to indicate the three sites they considered most appropriate for development. Selections were prioritised using red dots for 1st choice, orange for 2nd, and yellow for 3rd.
- 5.11 **Green Spaces and Important Buildings / Heritage Sites** – Finally, participants were asked to use a second large scale map of Broughton Astley to highlight important green spaces (green dots) and buildings / heritages sites (blue dots) that should be preserved / protected from development.

ISSUES, PRIORITIES AND CONCERNS RAISED

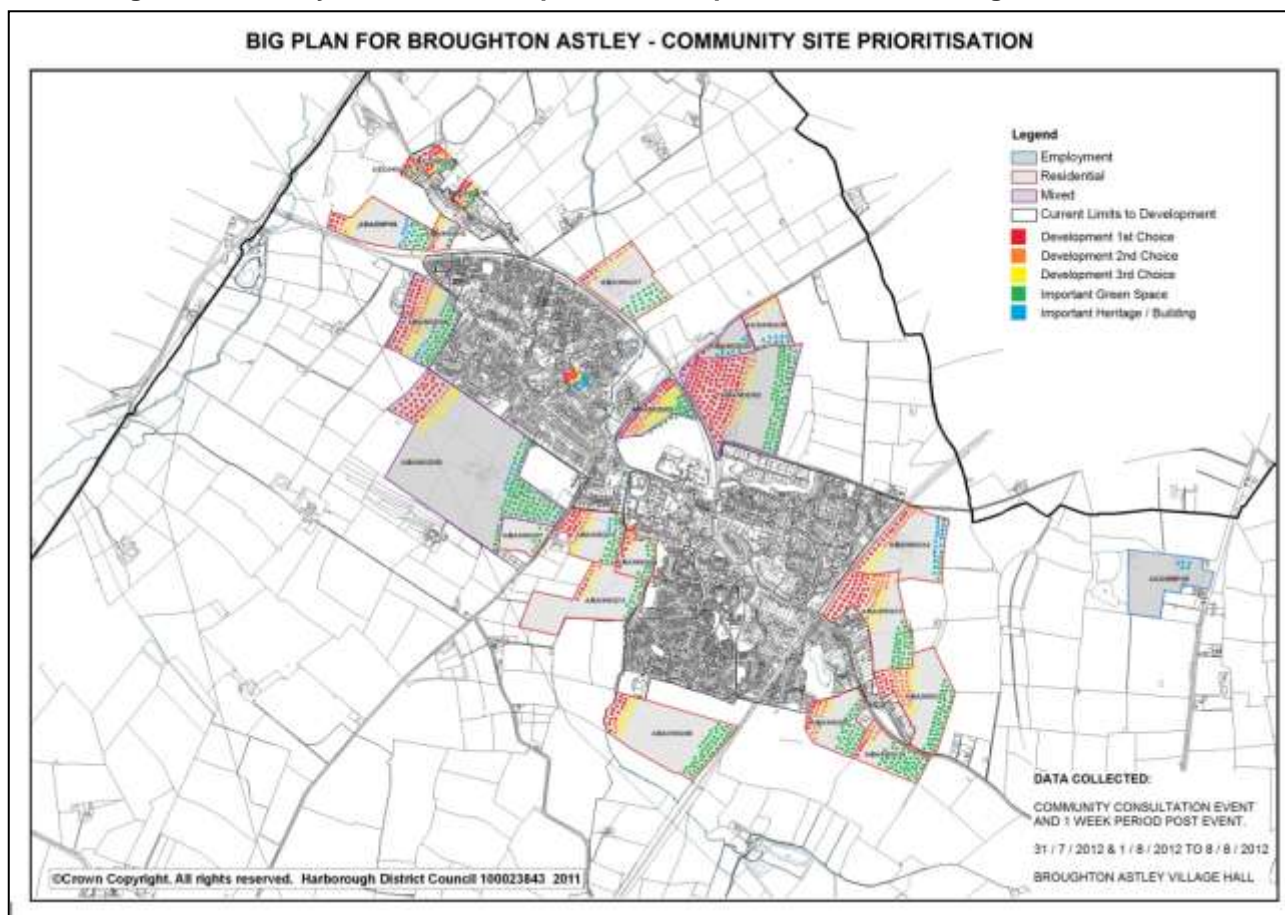
- 5.12 **Site Assessment Criteria Ranking** – The results of the ranking exercise are outlined in table 7.

Table 7 – Site Assessment Criteria – Results of Community Ranking Exercise:

| Rank | Criteria | Total Score | Average Rank |
|------|---|-------------|--------------|
| 1 | The impact on the visual landscape of the site | 476 | 7.68 |
| 2 | The community view on the development of the site | 463 | 7.47 |
| 3 | The Highways / Public Rights of Way affected by the site | 457 | 7.37 |
| 4 | The risk of flooding on the site | 436 | 7.03 |
| 5 | The Biodiversity contained within the site | 434 | 7.00 |
| 6 | The history and heritage of the site | 430 | 6.94 |
| 7 | How the site conforms with Policy CS16 for Broughton Astley | 391 | 6.31 |
| 8 | S106 benefits which can be gained from the site | 384 | 6.19 |
| 9 | The number of dwellings which can be provided on the site | 357 | 5.76 |
| 10 | The independent review completed on the site | 337 | 5.44 |
| 10 | The present use of the site | 337 | 5.44 |
| 12 | The topography and previous contamination of the site | 334 | 5.39 |

- 5.13 **Site Suitability** – In summary, the comments raised by participants identified that the most suitable sites for development in Broughton Astley will:
- Have a low flood risk and have minimal impact on / mitigate against flooding in existing developed areas.*
 - Have good highways access and have minimal impact on / mitigate against issues on the existing highways network.*
 - Be central to and enhance existing, or provide additional core infrastructure (especially schools, health services and leisure facilities).*
 - Not adversely impact the character of surrounding countryside, or encroach onto important open spaces within and around the settlement.*
 - Maintain the individual identity of Sutton in the Elms and limit encroachment of settlement towards Cosby, Leire and Dunton Bassett.*
 - Provide opportunities for employment and business development (including additional retail and office space).*

- 5.14 **Site Prioritisation & Identification of Important Green Spaces, Buildings and Heritage Sites –** Figure 3 illustrates the distribution of coloured dots placed by participants to identify the most suitable sites for development as well as important green spaces, buildings and heritage sites.
Figure 3 – Priority Sites for Development and Important Sites / Buildings for Preservation:



HOW THE ISSUES, PRIORITIES AND CONCERNS HAVE BEEN CONSIDERED

- 5.15 All issues, priorities, concerns and comments raised were collated and presented in the form of a report (see Appendix 1) and were used by Broughton Astley Parish Council to:
- Set the weight given to each of the 12 site assessment criteria used to identify and prioritise preferred sites for development within the options appraisal process.*
 - Complete an initial ranking of all proposed sites for development based on the review of site suitability and site prioritisation exercise.*
 - Begin the process of mapping and prioritising important buildings, heritage assets, and open spaces to be protected from development.*
 - Build on data collected through previous community and stakeholder consultation, and the developing core evidence base to finalise the key issues and topic areas for detailed consultation within the subsequent Neighbourhood Plan surveys.*

SECTION 6: NEIGHBOURHOOD PLAN SURVEYS

6.1 An overview of the Neighbourhood Plan Surveys completed are provided in tables 8 and 9.

Table 8 – Overview of Neighbourhood Plan Residents Survey:

| | |
|----------------------------|---|
| Consultation Period | 17th September – 19th October 2012 |
| Format | Hard Copy / Online |
| Publicity | Covering Letter; Posters; Parish Website; Press Releases. |
| Responses | 486 |

Table 9 – Overview of Neighbourhood Plan Business Survey:

| | |
|----------------------------|-----------------------------------|
| Consultation Period | 29th October – 23rd November 2012 |
| Format | Hard Copy / Online |
| Publicity | Covering Letter; Parish Website. |
| Responses | 4 |

6.2 Surveys were circulated to enable all that live, work, or do business in the parish to:

- *Prioritise up to FIVE sites considered most suitable for future development.*
- *Identify green spaces, heritage sites, and important buildings that should be preserved.*
- *Define the type(s) of development most needed within the parish.*
- *Identify the improvements / additions to local infrastructure, services and facilities required alongside any future development.*

WHO WAS CONSULTED

6.3 **Residents Survey** – Hard copies of the residents survey were delivered to all households within the parish. A total of 486 responses were received representing the views of 14.2% of the 3422 households within the parish (source: 2011 Census).

6.4 **Business Survey** – Hard copies of the business survey were delivered to all dedicated business premises within the parish. A total of 4 local businesses responded to the survey including a private health provider, a retail outlet, a financial services provider, and an office based professional.

HOW WERE PEOPLE CONSULTED

6.5 Working with professional support from the RCC (Leicestershire & Rutland), Broughton Astley Parish Council used the issues, priorities and data gathered through all previous consultation activity, along with the data from the developing core evidence base to design and produce surveys for circulation to all households (Residents Survey) and business (Business Survey).

6.6 Both surveys were available to complete in hard copy, as well as online via the Broughton Astley Parish Council website over a 4 week period.

6.7 A total of 20 residents attended a surgery at Broughton Astley Village Hall organised by Broughton Astley Parish Council to provide support and further information to aid completion of the Neighbourhood Plan Residents Survey.

ISSUES, PRIORITIES AND CONCERNS RAISED

6.8 Housing:

- *Concerns that additional housing development will put pressure on already stretched amenities such as the local Doctors surgery and the Primary Schools.*
- *Any new housing should be supported by adequate infrastructure (medical centre, schools, leisure, etc).*
- *Need for family homes, starter homes, and homes designed for older people (including bungalows).*
- *Affordable housing is needed for young families and older people.*
- *Priority to mitigate flood risk to both new and existing properties.*

6.9 Shopping / Retail Facilities:

- *Need for a larger supermarket within the parish.*
- *Majority of residents travel outside the parish to shop and rely on private vehicles.*
- *The existing village centre should be more attractive with a wider variety of shops.*
- *Any new development should enhance access to and use of the existing village centre.*

6.10 Employment / Business:

- *More employment opportunities are required within the parish.*
- *New employment areas should be on the edge of the village with good highways access.*
- *Site EMP/09 considered appropriate for development of employment / business premises.*
- *Office premises for small and medium size businesses and small to medium size retail space is a priority.*

6.11 Traffic & Transport:

- *Concerns that new housing development will exacerbate traffic and transport issues.*
- *Speed and volume of traffic through the village a major issue (especially HGV's).*
- *Lack of adequate off-street parking in the village centre.*
- *Public transport services to nearby population centres and facilities are poor and as a result the vast majority of journeys have to be made by private vehicle.*

6.12 Leisure Facilities:

- *Lack of both formal and informal leisure facilities within the village, resulting in the need to travel elsewhere to access facilities.*
- *Lack of facilities and services for young people.*
- *Need for more outdoor and indoor leisure facilities in a central, easily accessible location.*
- *Leisure centre should include a swimming pool.*

6.13 Healthcare:

- *Long waiting times for Healthcare appointments.*
- *Existing medical facilities need improvement*

- Existing facilities are remote and difficult to access from the eastern side of the parish.
- No NHS Dentist within the village.

6.14 Environment:

- The use of renewable energy solutions as part of new developments is a priority.
- Concerns over the building on the flood plain which runs through the parish.
- Priority to protect and improve existing habitats for wildlife within and around the village.

6.15 Important Open Spaces and Heritage Sites:

- Priority to preserve existing publicly accessible open spaces and green spaces in and around the parish.
- Need to improve and enhance public rights of way and access to the surrounding countryside.
- Important to preserve areas of separation between villages (especially between Broughton Astley and Sutton in the Elms).
- Key green spaces identified for protection included: Frolesworth Road Recreation Ground, Memorial Gardens, Cottage Lane, Old Railway Line and Clump Hill.
- Old Railway Line should be made publically accessible for cycling and walking.
- Key buildings / structures identified for protection included: St Marys Church, Sutton in the Elms Baptist Church, Quaker Cottage, the Stone House, War Memorial, the Old Bakehouse, and the Red Admiral.

6.16 Site Prioritisation – The potential sites for development were prioritised by respondents as outlined in table 10.

Table 10 – Results of site prioritisation within resident and business surveys:

| Rank | Site | Rank | Site |
|------|----------------|------|----------------|
| 1 | A/BA/MXD/02 | 11 | A/CD/HSG/31 |
| 2 | A/BA/MXD/06 | 12 | A/CD/HSG/10(b) |
| 3 | A/BA/HSG/13 | 13 | A/BA/MXD/20 |
| 4 | A/BA/MXD/03 | 14 | A/BA/HSG/17 |
| 5 | A/BA/MXD/05 | 15 | A/BA/HSG/04 |
| 6 | A/BA/HSG/01 | 16 | A/CD/HSG/39 |
| 7 | A/BA/HSG/10(a) | 17 | A/BA/HSG/11 |
| 8 | A/BA/HSG/14 | 18 | A/BA/HSG/18 |
| 9 | A/CD/HSG/30 | 19 | A/BA/HSG/07 |
| 10 | A/BA/HSG/08 | | |

HOW THE ISSUES, PRIORITIES AND CONCERNS HAVE BEEN CONSIDERED

6.17 All issues, priorities, concerns and comments raised within each survey were collated and presented in report format (see Appendix 1). Both reports were utilised by Broughton Astley Parish Council along with all other consultation data, and the completed core evidence base to:

- a) Rank of all the proposed sites for development according to the priorities of the community.
- b) Support and inform the options appraisal process and prioritise 3 preferred sites and 4 reserve sites for future development.
- c) Map and prioritising important buildings, heritage assets, and open spaces to be protected from development.
- d) Develop and justify a series of Neighbourhood Plan policy statements focussing on key local issues and priorities.

SECTION 7: PRE-SUBMISSION CONSULTATION

- 7.1 As required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, Broughton Astley Parish Council completed a 6 week Pre-Submission Consultation on the Draft Neighbourhood Plan between 7th February and 25th March 2013.

Within this period Broughton Astley Parish Council:

- a) *Publicised the draft neighbourhood development plan to all that live, work, or do business within the parish.*
- b) *Outlined where and when the draft neighbourhood development plan could be inspected.*
- c) *Detailed how to make representations, and the date by which these should be received.*
- d) *Consulted any statutory consultation body (referred to in Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012) whose interests may be affected by the proposals within the draft neighbourhood development plan.*
- e) *Sent a copy of the proposed neighbourhood development plan to the local planning authority.*

- 7.2 An overview of the Neighbourhood Plan Pre-Submission Consultation is provided in table 11.

Table 11 – Overview of Pre-Submission Consultation:

| | |
|----------------------------|---|
| Consultation Period | 7th February – 25 th March 2013 |
| Format | Hard Copy / Online / Public Exhibitions |
| Publicity | Letters; E-mails; Posters; Parish Website; Newsletters; Press Releases. |
| Respondents | 90 |

WHO WAS CONSULTED

- 7.3 Broughton Astley Parish Council publicised the draft neighbourhood plan to all those that live, work, or do business within the parish and provided a variety of mechanisms to both view the plan and to make representations.
- 7.4 Broughton Astley Parish Council formally consulted all consultation bodies identified within Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012. A list of all consultation bodies and local organisations and groups consulted is attached at Appendix 2.
- 7.5 Representations were received from a total of
- 69 residents
 - 14 public bodies / organisations
 - 7 developers

HOW WERE PEOPLE CONSULTED

- 7.6 Consultation bodies were contacted individually by e-mail and / or letter, sent a copy of the draft neighbourhood plan, and invited to make representations via e-mail or by returning a standard written comments form.

7.7 The draft neighbourhood plan was published on the Broughton Astley Parish Council website on 7th February 2013 was available for a 6-week period up to 25th March. Limited supplies of paper copies were also available at the Parish Office, Village Hall and at Broughton Astley Library.

Representations were invited via standard written comments forms available from the Parish Office, Village Hall and Broughton Astley Library or via e-mail to the Parish Manager.

7.8 A total of 120 residents attended 2 public exhibitions at Broughton Astley Village Hall organised by Broughton Astley Parish Council to display the draft neighbourhood plan, provide an opportunity to discuss proposals with representatives of Broughton Astley Parish Council, and enable attendees to make representation via standard written comments forms.

ISSUES, PRIORITIES AND CONCERNS RAISED

7.9 Traffic:

- *Concerns over the increased flow of traffic through neighbouring parishes caused by additional development proposed within the plan area.*
- *Potential impact of proposed development on junctions with main arterial roads including B4114 and A426, and need for plan to set out necessary improvements.*
- *Issues with vehicular / pedestrian / cycle access to and from specific development sites, and regarding safe links with local schools.*
- *Volume of traffic, speeding, crossing by-pass and general road safety concerns raised regarding proposed development.*
- *Increasing capacity of car parks and provision of off road parking must be a priority.*

7.10 Flooding:

- *Fluvial flood zones should be documented / mapped within the plan in addition to areas identified locally as having surface water flooding / drainage issues.*
- *Consideration should be given to water resources, quality and ground water protection.*
- *Risk of flooding on parts of proposed development sites and need to consider impact on existing built up areas.*

7.11 Employment / Retail:

- *Plan needs to identify / map existing key employment areas and more clearly determine what type of additional development should be provided and where (scale, design, location).*
- *No mention within the plan as to how Broughton Astley does, and will continue to act as a retail / employment hub for surrounding rural settlements.*
- *Concerns that the planned provision of a supermarket and dedicated employment area on the edge of the settlement will have a detrimental impact on the sustainability and future development of businesses within the existing village centre area.*
- *Clarification required as to how provision of supermarket will be planned to reduce private car usage and encourage use other forms of transport (both from within Broughton Astley and from surrounding rural settlements).*

7.12 Medical Centre / Health Care:

- *Plan should be clear on what additional / new healthcare facilities should be provided, as well as when, where, and how they should be developed.*

- *Issues with capacity of existing surgery and clarity required as to how plan will mitigate against the exacerbation of this problem by proposed development.*
- *Need to plan provision of an NHS Dentist.*

7.13 **Housing:**

- *If leisure facilities are to be provided centrally, rather than within key development sites the allocated housing capacity of these sites should be increased accordingly.*
- *Need to clearly determine the number of deliverable units per site.*
- *Priority to include provision of affordable housing.*

7.14 **Facilities & Leisure:**

- *No mention within the plan as to how Broughton Astley will act as a leisure hub for surrounding rural settlements.*
- *Plan should be clear on what sport / leisure facilities should be provided, as well as when, where, and how they should be developed.*
- *Need to include detail of how schools will expand / develop to increase capacity and mitigate against issues of increased population.*
- *Need to set out and confirm commitment required from developers with regards to the provision of / contribution towards key facilities and infrastructure (on and off site), including how and when these contributions should be received.*

7.15 **Open Spaces & Areas of Separation:**

- *Important open spaces and green areas should be more clearly mapped and policies established designating them for protection.*
- *Draft plan does not include policies relating to the natural environment and key green infrastructure.*
- *Map required of proposed areas of separation along with detail as to what development, if any, will be acceptable on these sites (green infrastructure, recreation space etc).*
- *No mention of maintaining separation between Broughton Astley and Dunton Bassett.*
- *More focus required on conserving the environment, public rights of way, and the designation of important green spaces and locally significant wildlife habitats.*

7.16 **Site Specific:**

- *Built development or alteration of ground levels should not be planned immediately below high voltage power lines, e.g. site MXD 05.*
- *Sites MXD 02 and MXD 03 should be amalgamated to form 1 site allocation.*
- *DUNTON ROAD - Specific concerns raised regarding the impact of traffic and vehicular access to proposed development sites in this area.*
- *FROLESWORTH ROAD – Concerns regarding the potential flood risk, increased traffic volume, and loss of wildlife habitat that would result from the development of sites in this area.*

7.17 Process / Policies:

- *Need for clarity and clearer justification of policies, to amend wording that is ambiguous or subjective and ensure that all policies are locally distinctive and add value to those within the Harborough District Council Core Strategy.*
- *Clear proposals map(s) required illustrating boundaries of site allocations and areas where specific policies apply.*
- *Plan needs to more clearly identify core infrastructure priorities that are costed and time determined.*
- *Plan does not include a clear framework setting out how policies will be achieved and how progress will be monitored.*
- *Clarification required on how public consultation was used alongside professional assessments an evidence base to rank sites and criteria, determine site allocations, and identify types of development required within the Neighbourhood Area.*
- *Clarity required regarding the interpretation and use of public survey and community consultation event results, and measures taken to balance these appropriately against the core evidence base.*
- *Reserve and excluded sites should not be included within the plan document, but outlined in an appendix along with detail as to when, and how they will be brought forward if required.*
- *Concerns that results of community consultation are merely public opinion and are not robust enough to be utilised as evidence to inform the development of core policies and site allocations.*

7.18 No Additional Development:

- *Despite extensive publicity, community engagement, and consultation throughout the Neighbourhood Planning process, a number of comments were received objecting to any development at all within the Neighbourhood Area or suggesting that no housing should be planned until additional facilities and infrastructure are in place.*

HOW THE ISSUES, PRIORITIES AND CONCERNS HAVE BEEN CONSIDERED

- 7.19 All representations received were assessed by Broughton Astley Parish Council, filtered to determine positive / supportive comments, objections, and general observations, and grouped according to subject i.e. traffic / flooding / housing etc. An analysis grid was then produced to determine the most common issues, concerns and priorities raised by each group of consultees (see Appendix 1).
- 7.20 Members of the project Steering Group, the Broughton Astley Parish Manager, and an officer from the RCC independently reviewed the comments received to ensure that the analysis was subjective, fair and not subject to personal perception.
- 7.21 Once reviewed and categorised Broughton Astley Parish Council utilised the comments received to inform and guide a series of amendments and additions to the Draft Neighbourhood Plan:
- **Traffic:**
A more positive strategy incorporated to reduce the reliance on private cars and reduce the impact of traffic in and around the Neighbourhood Area (including the addition of site specific policies relating to access and mitigating the impact of traffic).
 - **Flooding:**
A map of fluvial flood zones added as well as site specific policies to mitigate against the impacts of flooding on both new and existing development.
 - **Employment / Retail:**

A multi-agency strategy added, along with specific policies designed to create a wider range of employment, as well as to protect, and enhance existing key employment areas.

Plan made more specific about the types of retail provision which will be accepted and a strategy added to improve and enhance the existing village centre.

- **Medical Centre / Healthcare:**

A centrally located site identified and a clear statement added outlining what additional facilities should be included within the centre.

- **Housing:**

Plan made more specific about the amount of housing to be allocated on each site.

Clear policy statements added detailing what can and cannot be provided on each development site.

The number of sites to be developed reduced to 2 and a phasing policy introduced to prevent unwanted applications from developers on unsuitable sites.

Number of reserve development sites reduced to 1.

The 2 sites which have a direct effect on one another were combined – i.e. the housing and supermarket on site 1A will fund the creation of leisure facilities on site 1B

- **Facilities & Leisure:**

Central site allocated for community leisure use.

A list of required facilities incorporated and policy added to ensure that new development contributes appropriately towards the facilities required.

- **Open spaces & Areas of Separation:**

Plan made more specific with regards to the acceptable development and use of identified areas of separation.

Stronger policy statements added to ensure the preservation of important open spaces, heritage assets, and habitats.

- **Site specific:**

Frolesworth Road site removed from the plan and Dunton Road made reserve site 1 (should the 2 preferred sites not be developed for any reason).

- **Process / Policies:**

Policies and site allocations made more specific – stating more clearly what types of development should take place, when, and where within the Neighbourhood Area.

An overall proposals map added to clarify the boundaries of site allocations and areas where specific policies apply.

The objective of each policy statement made clearer, including adding detail of how and when each should be delivered.

A 'site specific' policy was added for each planned development site.

Consultation Statement developed to set out how public consultation was used alongside professional assessments and evidence base throughout the development of the Neighbourhood Plan.

A schedule of major amendments made as a result of the consultation is attached at Appendix 3.

SECTION 8: CONCLUSION

- 8.1 The publicity, engagement and consultation completed throughout the production of 'The Big Plan for Broughton Astley' has been open and transparent, with many opportunities provided for those that live, work, and do business within the Neighbourhood Area to feed into the process, make comment, and to raise issues, priorities and concerns.
- 8.2 All statutory requirements have been met and a significant level of additional consultation, engagement, and research has been completed throughout the Neighbourhood Area.
- 8.3 This Consultation Statement and the supporting consultation reports (detailed in Appendix 1) have been produced to document the consultation and engagement process undertaken and are considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012.

Appendix 1: Consultation Results / Reports

Full copies of all of the consultation results and reports referred to within this Consultation Statement are available as follows:

PUBLIC INFORMATION EVENING - PRESENTATION & COMMENTS

Online: <http://broughtonastley.leicestershireparishcouncils.org/evidence-base.html>
Evidence Base: Section 4, Items C - E
Hard Copy: Broughton Astley Parish Council Offices

STAKEHOLDER MEETING – ATTENDANCE LIST, PRESENTATION & REPORT

Online: <http://broughtonastley.leicestershireparishcouncils.org/evidence-base.html>
Evidence Base: Section 4, Items F - G
Hard Copy: Broughton Astley Parish Council Offices

COMMUNITY CONSULTATION ROADSHOW EVENT – REPORT & SITE PRIORITISATION MAP

Online: <http://broughtonastley.leicestershireparishcouncils.org/evidence-base.html>
Evidence Base: Section 4, Items J - K
Hard Copy: Broughton Astley Parish Council Offices

NEIGHBOURHOOD PLAN RESIDENTS SURVEY - RESULTS

Online: <http://broughtonastley.leicestershireparishcouncils.org/evidence-base.html>
Evidence Base: Section 4, Item L
Hard Copy: Broughton Astley Parish Council Offices

NEIGHBOURHOOD PLAN RESIDENTS SURVEY - RESULTS

Online: <http://broughtonastley.leicestershireparishcouncils.org/evidence-base.html>
Evidence Base: Section 4, Item L
Hard Copy: Broughton Astley Parish Council Offices

PRE-SUBMISSION CONSULTATION – COMMENTS & REPRESENTATIONS

Hard Copy: Broughton Astley Parish Council Offices

PRE-SUBMISSION CONSULTATION – ANALYSIS GRIDS

Online: <http://broughtonastley.leicestershireparishcouncils.org/evidence-base.html>
Hard Copy: Broughton Astley Parish Council Offices

Appendix 2: - Consultation bodies and Local Organisations and Groups

| | | | |
|--|----------------------------------|--|--|
| ANGLIAN WATER APT | Planning & Equivalence Team | planningliaison@anglianwater.co.uk Ash House. Blenheim Pak, Oakley Hay | Thorpe Wood House Peterborough PE3 6WT Corby NN18 9NF |
| BLABY DISTRICT COUNCIL | Phil Clarke | p.clarke@blaby.gov.uk Avairy Court Wade Road | Basingstoke RG24 8GZ |
| BRITISH GAS | | | Nottingham NG1 1BZ |
| BRITISH TELECOMMUNICATIONS PLC | Customer Wideband Planning Group | Post Point BSTE 0301 Bath Street ATE, kerry.stoker@leics.gov.uk | |
| BROUGHTON ASTLEY LIBRARY | Kerry Stoker | 200 Charles Street Leicester | |
| BT PLC | | | |
| BT RADION GROUP MIDLANDS | | Post Point BSTE 0301 Bath Street ATE, john-horsburgh@sky.com | Nottingham NG1 1BZ |
| COSBY PARISH COUNCIL | John Horsburgh (Clerk) | croftparishclerk@yahoo.co.uk | |
| CROFT PARISH COUNCIL | Phillip Jennings (Clerk) | Katherine.Salter@communities.gsi.gov.uk | |
| DCLG | Katherine Salter | | |
| DOLPHIN COMMUNICATIONS LTD | | The Crescent, Jays Close | Basingstoke Hants |
| EAST LEICESTERSHIRE & RUTLAND CCG | | Octavia House, Bostocks Lane Sandiacre | Nottingham NG10 5QG |
| EAST MIDLANDS STRATEGIC HEALTH AUTHORITY | | Suite 2&£ Bridge Park Plaza Thurmaston claire.searson@english-heritage.org.uk | Leicester LE4 8BL |
| ENGLISH HERITAGE | Claire Searson | Kazi.Hussain@Environment-Agency.gov.uk | |
| ENVIRONMENT AGENCY | Kazi Hussain | Level 9 The Cube 199 Wharfedale Street | Birmingham B1 1RN |
| HIGHWAYS AGENCY | Aoife O'Toole | irene.szlanda@hca.gsi.gov.uk | |
| HOMES AND COMMUNITIES AGENCY | Irene Szlanda | Mill House, Elmsfield, Worcester Road | Chipping Norton OX7 5XS |
| HUTCHINSON 3G UK LTD | | St Johns House, 30 East Street sophie.davies@leics.gov.uk | Leicester LE1 6NB |
| LEICESTER CITY CCG | Sophie Davies | Kingsley.Cook@leics.gov.uk | |
| LEICESTERSHIRE COUNTY COUNCIL | Kingsley Cook - Highways | Technology Drive, Beeston | Nottingham NG9 1 LA |
| LEICESTERSHIRE COUNTY COUNCIL | | | |
| MARCONI APT | | | |
| MERCURY PERSONAL COMMUNICATION LRD | | Imperial Place Maxwell Road | Borehamwood WD6 1EA |
| MOBILE OPERATORS ASSOCIATION | Ginny Hall MRTPI | Mono Consultants Ltd, 48 St Vincent Street | Glasgow G2 5TS |
| NATIONAL COMMUNICATIONS LTD | | Crawley Court n.grid@amec.com | Winchester S021 2QA |
| NATIONAL GRID | Julian Auston (Amec) | david.hammond@naturalengland.org.uk | |
| NATURAL ENGLAND | David Hammond | Margaret.Lake@networkrail.co.uk | |
| NETWORK RAIL | Margaret Lake | | |

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|---|---|--|---|
| NHS (PCT) NHS LEICESTERSHIRE COUNTY & RUTLAND ONE2ONE PERSONAL COMMUNICATIONS ORANGE PERSONAL COMMUNICATIONS LTD OS (UK)LTD SEVERN TRENT WATER STONEY STANTON PARISH COUNCIL T MOBILE UK LTD TELECOM SECURIOR CELLULAR RADIO LTD VODAFONE LIMITED WEST LEICESTERSHIRE CCG | Amanda Anderson Peter Davies Penny Butler (Clerk) | amanda.anderson@lcr.nhs.uk Fosse House 6 Smith Way Grove Park Imperial Place, Maxwell Road 3143 Park Square, Solihull Parkway Unit 4A Sovereign Court 2 STWA, Hucknall Road clerk@stoneystanton.org.uk Unit 4 Sovereign Court 2 1 Brunel Way Slough SL1 1XL The Courtyard 2-4 London Road 55 Woodgate, Loughborough LE11 2TZ | Lakeside House, Grove Park Enderby LE19 1RS Enderby LE19 1SX Borehamwood Herts. Solihull B37 7YN Sir William Lyons Road Coventry CV4 7EZ Nottingham NG5 1FH Sir William Lyons Road Coventry CV4 7EZ Newbury RG14 1JX |
|---|---|--|---|

LOCAL ORGANISATIONS / GROUPS

| | | |
|--|---|--|
| THOMAS ESTLEY COMMUNITY COLLEGE OLD MILL PRIMARY SCHOOL ORCHARD PRIMARY SCHOOL HALLBROOK PRIMARY SCHOOL ST MARY CHURCH SUTTON IN THE ELMS BAPTIST CHURCH ORCHARD MEDICAL PRACTICE DUNTON BASSETT PARISH COUNCIL LEIRE PARISH COUNCIL FROLESWORTH PARISH MEETING BROUGHTON ASTLEY HERITAGE SOCIETY | PRINCIPAL Darren Bramley (Chair of Governors) HEADTEACHER HEADTEACHER PRACTICE MANAGER CLERK CLERK CHAIRMAN Cynthia Thomas (Chairman) | tmoralee@thomasestley.org.uk admin@oldmill.leics.sch.uk admina5@orchardcofe.leics.sch.uk office@hallbrook.leics.sch.uk trevor@thursmith.co.uk revandyburnham@btconnect.com kaye.heath@gp-c82093.nhs.uk clerk@duntonbassettparishcouncil.org.uk leire.parish@hotmail.com caswell-law@talktalk.net zen103599@zen.co.uk |
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Appendix 3: Schedule of major amendments made as a result of pre-submission consultation

| | ISSUE / COMMENT | DRAFT PLAN | AMENDMENT MADE | EXAMINATION PLAN |
|---|---|-----------------------------|---|--|
| 1 | Confusion expressed by developers and residents during consultation over the boundaries between employment area (EMP09) and area of separation, and the need for an overall map suggested. | | Inclusion of Proposals Map (Figure 1) | Proposals Map |
| 2 | <i>LPA COMMENT</i> The assessment sheets would be more appropriate in an accompanying document. Reference to reserve and excluded sites should be removed from plan as they complicate it unnecessarily. They could be included in a background paper. | Pages 30-35 | Removal of site assessment sheets. | |
| 3 | <i>LPA COMMENT</i> The Plan, through the identification and prioritisation of the 7 sites with a yield of almost 1500 dwellings which is well in excess of the requirement set out in the Core Strategy, does not reflect Core Strategy policy and the settlement hierarchy set out in it. Also having looked at the consultation results, it would appear that most people were against excessive development so the figure is unlikely to be supported locally suggest a more appropriate approach would be to identify (allocate) the preferred sites to deliver 400-500 dwellings with a couple of sites identified as reserve sites in case delivery of the preferred sites does not happen for some reason or other. This would give certainty and at the same time some flexibility. | Pages 30-33 | Reduction in the number of preferred sites from three to two; and the reserve sites from four to one. | Sites BANP 1A & 1B, 2, Reserve Site 1 |
| 4 | Public consultation indicated concerns in relation to increased traffic and flooding potential and loss of privacy for existing homes on this site (10 specific residents' objections) – also see 3 above. | Overall Ranking 3 (page 32) | Site 3 demoted to reserve site. | Reserve Site 1 |
| 5 | Public consultation indicated concerns in relation to increased traffic, flooding potential and preservation of wildlife on this site (7 specific residents' objections).see 3 above. | Reserve site (page 33) | Reserve Site 7 removed from plan. | |
| 6 | <i>LPA COMMENT</i> It is unclear what is meant by the ranking or prioritisation of the 3 sites. Does it refer to their popularity when consulted upon or to the order in which the sites should be developed? | | Renaming of preferred sites as allocated sites. | Sites BANP 1A & 1B, 2, Reserve Site 1 and EMP1 |

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| 7 | <i>LPA COMMENT</i> MXD/02 and MXD/03 should be shown as a single site as they are essentially linked dependent on each other. | Sites MXD 02 & 03 | Combining of sites MXD 02 & 03. | Sites BANP1A & 1B |
| 8 | <i>LPA COMMENT</i> Windfall and back land development: this section should be included in a policy. This would allow criteria to be set out relating to acceptable windfall sites. | Page 34 | Creation of a policy for windfall and back land development. | Policy H3 |
| 9 | <i>LPA COMMENT</i> Need to show the shopping and business area on a plan. It would be helpful to include the strategy referred to in the policy so that it can be given weight and ensure that it is delivered through the determination of planning applications. Be explicit about where you want new retail development to take place where you have that detail. | BANP2 | Inclusion of plan of principal shopping and business area. | Policy S1 Figure 3 |
| 10 | <i>LPA COMMENT</i> The policy needs to refer to the allocation of sites and some consideration needs to be given to the phasing of the 3 sites identified. Do all 3 sites need to be brought forward at once or is there a case for holding one back until later in the plan period or to provide flexibility if delivery on one of the other sites is hindered?. | Banp1A | Introduction of phasing policy. | Policy P1 |
| 11 | <i>LPA COMMENT</i> Figure 2 referred to in BANP.1A needs to show EA flood zones 2 and 3 not anecdotal flooding incidents as currently shown. It is important that the EA comments on the plan given the extent of the flood zones affecting Broughton Astley and the aspiration of the plan to locate community facilities in the central area. | Figure 2 | Replacement of areas prone to flooding plan with Environment Agency Flood Plan. | Policy H1 Figure 2 |
| 12 | <i>LPA COMMENT</i> Area of Separation map needs to be included in policy where it is referenced. What development if any is going to be allowed? Green infrastructure uses? Recreation? Or is any development which affects the open, undeveloped character of the area going to be resisted. | Figure 5 | Policy for area of separation. | Policy EH2 Figure 5 |
| 13 | <i>LPA COMMENT</i> Where possible be explicit about where the community and leisure facility should be located and what it should provide as long as it can be justified and is realistic. This will form the basis for the determination of applications. Public consultation demonstrated support for the Broughton Way site to be | BANP5A | Allocation of land for community and leisure facilities. | Policy L1 Figure 4 |

| | | | | |
|----|--|------------------------|--|---------------------------------------|
| | allocated for use as the Leisure Centre | | | |
| 14 | <p><i>LPA COMMENT</i> Medical Centre - State where this facility should be located and what it needs to provide. Ensure that you have a clear understanding about what the PCT requires.</p> | BANP5B | Allocation of land for Medical Centre. | Policy WI |
| 15 | <p><i>LPA COMMENT</i> For each of the 3 allocated housing sites and the allocated employment site, suggest including information focussing on what it is that the site is expected to deliver, any sensitive boundaries with neighbouring uses, any parts of the sites which shouldn't be developed, any particular features which need to be preserved, any particular infrastructure requirements associated with the site.</p> <p>It should also provide clear, detailed guidance to site developers/promoters on what you are expecting them to contribute to in terms of additional services and facilities either through onsite provision or through developer contributions. Expressing policy requirements clearly will give developers and the community certainty about what is sought.</p> | Pages 30-33 | Site specific policies for each area allocated for development. | Policy 1B, 2, Reserve Site 1 and EMP1 |
| 16 | <p><i>LPA COMMENT</i> Employment. Need to show existing KEA on plan for clarity and say what uses will be. Re: EMP09 – If this is an allocation it needs to be explicitly stated and a plan included in the policy. The policy needs to be explicit about what types of uses will be acceptable and any restrictions on the scale of development, design of buildings, relationship to neighbouring uses and any specific requirements developers will need to meet (i.e. links to cycle ways, pedestrian access etc.). There may be some confusion over what is to be allowed on the site given that the assessment sheet mentions A1 retail. Need to be clear about what is to be allowed on the site as it should not undermine the existing shopping centre or aspirations for retail elsewhere in the village.</p> | BANP3 EMP09 Page 35 | Key employment area status given to existing site and more explicit policy for uses of employments site. | EMP1 |
| 17 | Comments from developers and residents concerning the need to be clear about what the community needs in relation to supporting facilities and infrastructure to guide potential developers. | | Policy for the delivery of community infrastructure requirements | Policy BA.8 |