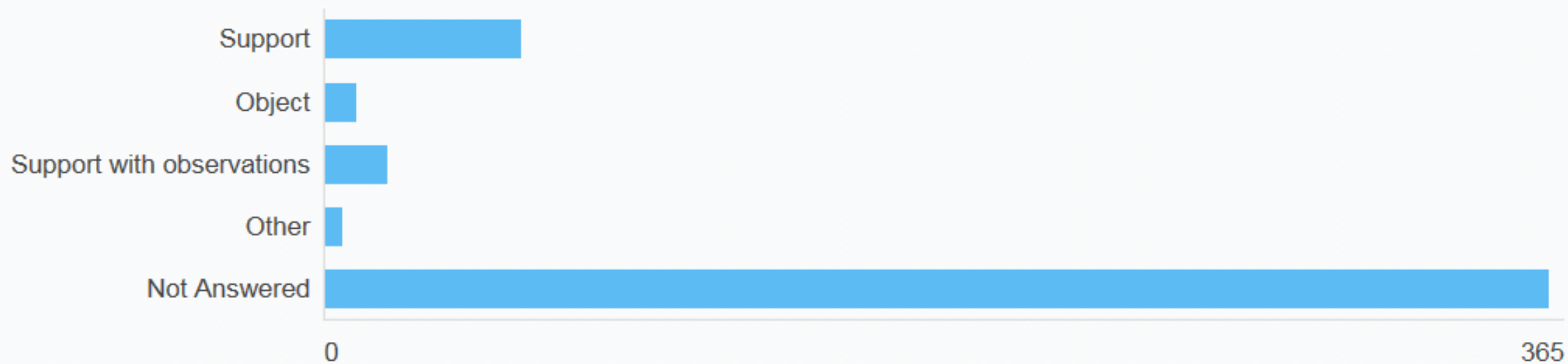


Policy EN4 – Areas of Separation



Option	Total	Percent of All
Support	<u>58</u>	12.75%
Object	<u>9</u>	1.978%
Support with observations	<u>18</u>	3.956%
Other	<u>5</u>	1.099%
Not Answered	365	80.22%

Chapter 7 – Melton’s Environment – Protected and Enhanced – **Policy EN4 – Areas of Separation**

Name	User ID	Issue or Comment	Officer Response	Proposed Amendment
Angus Smith	ANON-BHRP-4HZK-D	Kirby Bellars and Melton Mowbray should be clearly defined as a separation area otherwise Kirby Bellars could be engulfed in urban sprawl from the south side of industrial units or domestic.	The Issues and Options consultation put forward the Melton Mowbray-Kirby Bellars AoS. This was assessed by Influence Consultants in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015. It concluded it was not required but that an AoS should extend to the north of Kirby Bellars to protect the historic landscape setting from expansion of Asfordby Hill and Asfordby Valley rather than Melton Mowbray.	
Gordon Raper	ANON-BHRP-4H3N-9	Bottesford and Easthorpe is often seen as one village. I'm not sure that separation is such a strong need. Between Bottesford and Normanton, there is a 1.00 mile green separation which makes Normanton a distinctly different village. This latter should be preserved.	Policy EN4 identifies both the Bottesford –Easthorpe and the Bottesford-Normanton AoS.	
Mr John Brown	ANON-BHRP-4H4Z-P	There are a lot of other important sites throughout the Borough, not just those listed above. Every application should be considered on a case by case basis and VERY CAREFULLY.	Policy EN4 sets the general principle of avoiding the coalescence of settlements.	
Lesley Judith Twigg	ANON-BHRP-4HEH-N	essential	Noted.	
Mark Colin Marlow	ANON-BHRP-4HEJ-Q	excellent idea	Noted.	
Dr Jerzy A Schmidt	ANON-BHRP-4H4P-C	Why list settlements? The policy itself is worded to avoid coalescence in any location. Throughout history, settlements have merged, often to the benefit of all. Why should we restrict this so fully?	The Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015 provides the evidence for identifying the eight AoS in Policy EN4. Their purpose is to maintain the separation between settlements where the open countryside between is subject to particular development pressure.	
Susan Love	ANON-BHRP-4HZP-J	Excellent decision for Bottesford where these areas also coincide with flood zones and /or land which has flooded and is not shown on the EA map.	Noted.	
Mark & Kathryn Chapman	ANON-BHRP-4HFJ-R	Strongly support maintaining the areas of separation between Melton and Burton Lazars.	Noted.	
John Moore	ANON-BHRP-4HZS-N	Whilst I support the areas of separation identified I consider that the policy would be improved by also stating a minimum separation distance. (I believe that the withdrawn Core Strategy gave a	Minimum separation distances are an inflexible tool that cannot take account of every factor that could potentially	

Chapter 7 – Melton’s Environment – Protected and Enhanced – **Policy EN4 – Areas of Separation**

		minimum 1km separation distance.)	harm individual character and a sense of separateness.	
Elizabeth Anne Taylor	ANON-BHRP-4HMD-S	Policy EN4 should be encouraged to uphold the principle of safeguarding the individual character of these villages.	Noted.	
Dr Ian Chappell	ANON-BHRP-4HUA-X	The areas of separation between Melton and the surrounding villages are essential in maintaining the rural character of the Melton area.	Noted.	
CHRISTINE LARSON	ANON-BHRP-4HUU-J	There needs to be separation between Melton Mowbray and Potters Hill, Ab Kettleby, Scalford and Holwell. All of these areas are being threatened by the North Melton development. There needs to be separation between Long Clawson, Hose and Harby.	The Issues and Options consultation put forward the Melton Mowbray-Scalford AoS and the Long Clawson - Hose AoS. These were assessed by Influence Consultants in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015. This concluded that neither AoS was required. Between Melton Mowbray and Scalford the presence of an expansive rural landscape and considerable sense of separation negates the need for an AoS. The study concluded that the undeveloped, expansive landscape is sufficiently removed from the settlement patterns and is unlikely to come forward as a potential development location. An AoS between Melton Mowbray and Ab Kettleby/Potters Hill/Holwell and between Harby and Long Clawson/Hose was not put forward at the Issues and Options stage and was therefore not assessed as part of the Areas of Separation Study. However it is considered that the separation distance between the settlements is sufficient to negate the requirement for an AoS at these locations. In addition Policy EN4 sets the general principle of avoiding the coalescence of settlements.	
Elaine, Pete, Luke and Joe Etherington	BHLF-BHRP-4HBQ-U	It is very important to us that Burton Lazars is kept very separate from Melton with a clear divide between the two	Noted.	
Deborah Caroline Adams	ANON-BHRP-4H38-K	I object because so-called "areas of separation" are such narrow strips of land as to be worthless.	The AoS are effective at preventing the coalescence of individual settlements where the open countryside between is subject to particular development pressure.	
Anthony Paphiti	ANON-BHRP-4HBV-Z	There should be more areas of separation, for the same reasons articulated in the policy. There should therefore be a separation between Great Dalby and Melton Mowbray. It is puzzling as to why it has been omitted from the list.	The Issues and Options consultation put forward the Melton Mowbray-Great Dalby AoS which was assessed by Influence Consultants in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015. This concluded that the AoS was not required due to fact that the prominent topography and level of visual prominence would mean that the area would be inappropriate for development which would lead to coalescence.	

Chapter 7 – Melton’s Environment – Protected and Enhanced – **Policy EN4 – Areas of Separation**

Clair Ingham	ANON-BHRP-4HMZ-F	It is important to have these areas of separation to differentiate the villages	Noted.	
Bottesford Parish Neighbourhood Plan Steering Group	ANON-BHRP-4HUB-Y	Bottesford/ Normanton and Bottesford/Easthorpe areas of separation included in the Plan should be rigorously maintained.	Noted.	
James & Amanda Sparrow	ANON-BHRP-4H6U-K	The plan appears to show development to the south of the proposed relief road. The zig zag lines are ambiguous. If the plan is going to comply with the requirement to respect the need to prevent the coalescence of Melton Mowbray with Burton Lazars and Eye Kettleby, no development should be allowed south of the proposed relief road.	Noted.	
Richard Simon	ANON-BHRP-4HZC-5	Need a more definite area of separation than a green zig zag line. NP to do in conjunction with MBC. Bottesford/ Normanton and Bottesford/Easthorpe areas of separation included in the Plan should be rigorously maintained.	AoS do not have a defined boundary because their purpose is not to prevent any development within the AoS, but to prevent development which would result in coalescence and harm to individual settlement character.	
JOHN RUST	ANON-BHRP-4HUV-K	There needs to be separation between Melton Mowbray and Potters Hill, Ab Kettleby, Scalford and Holwell. All of these areas are being threatened by the North Melton development. There needs to be separation between Long Clawson, Hose and Harby.	The Issues and Options consultation put forward the Melton Mowbray-Scalford AoS and the Long Clawson - Hose AoS. These were assessed by Influence Consultants in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015. This concluded that neither AoS was required. Between Melton Mowbray and Scalford the presence of an expansive rural landscape and considerable sense of separation negates the need for an AoS. The study concluded that the undeveloped, expansive landscape is sufficiently removed from the settlement patterns and is unlikely to come forward as a potential development location. An AoS between Melton Mowbray and Ab Kettleby/Potters Hill/Holwell and between Harby and Long Clawson/Hose was not put forward at the Issues and Options stage and was therefore not assessed as part of the Areas of Separation Study. However it is considered that the separation distance between the settlements is sufficient to negate the requirement for an AoS at these locations. In addition Policy EN4 sets the general principle of avoiding the coalescence of settlements.	
G.E.Digby	ANON-BHRP-4H1A-T	Supporting in principle the areas of separation offers no assurances.	Noted, however the Council will use Policy EN4 in the determination of all future planning applications.	

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Colin Love	ANON-BHRP-4HBR-V	None - except that there may currently be a potential threat of Barratt's wanting to build from the existing Belvoir Road development towards Easthorpe - that MUST be refused if this policy is to have any meaning.	Noted. The purpose of Policy EN4 is not to prevent any development within the AoS, but to prevent development which would result in coalescence and harm to individual settlement character.	
Burton & Dalby Parish Council	ANON-BHRP-4HU6-K	Residents of Burton & Dalby strongly support Areas of Separation. This policy does little to protect the areas designated because of the way they are depicted on the Policies Maps. Whilst supporting text appears to wish to protect against coalescence and protecting the areas of landscape between settlements without a defined line it is not possible. A zig-zag offers no distinction. A minimum distance between settlements is not indicated.	AoS do not have a defined boundary because their purpose is not to prevent any development within the AoS, but to prevent development which would result in coalescence and harm to individual settlement character. Minimum separation distances are an inflexible tool that cannot take account of every factor that could potentially harm individual character and a sense of separateness.	
Michael Barrett	ANON-BHRP-4H1V-F	Areas of Separation appear to be built upon. This very short-sighted and plans to put housing into these areas should be removed.	The purpose of Policy EN4 is not to prevent any development within the AoS, but to prevent development which would result in coalescence and harm to individual settlement character.	
Rosemary Barrett	ANON-BHRP-4H16-F	I am very concerned that your maps show a proposed area of development which clearly compromises the area of separation (marked with the green zigzag line) between Melton Mowbray and Burton Lazars and also between Melton Mowbray and Eye Kettleby.	The purpose of Policy EN4 is not to prevent any development within the AoS, but to prevent development which would result in coalescence and harm to individual settlement character.	
Elizabeth Ann Johnson	ANON-BHRP-4HGR-1	Areas of Separation are important to protect the individual identity of settlements. The EN4 policy does little to protect the areas designated because of the way they are depicted on the Policies Maps. Whilst supporting text appears to wish to protect against coalescence and protecting areas of landscape between settlements without a defined line it is not possible. A zig-zag offers no distinction. A minimum distance between settlements is not indicated.	AoS do not have a defined boundary because their purpose is not to prevent any development within the AoS, but to prevent development which would result in coalescence and harm to individual settlement character. Minimum separation distances are an inflexible tool that cannot take account of every factor that could potentially harm individual character and a sense of separateness.	
Mary Anne Donovan	ANON-BHRP-4HUR-F	In the context of future development, these areas of separation are based on today and show no forward planning for a future without village envelopes. This is a serious omission.	The decision not to take village envelopes forward into the new Local Plan was made in order to reduce the development pressure on open areas within villages and allow sustainable growth. Outside of new allocations in villages, Policy SS3 allows for additional development subject to it meeting criteria which promote sustainability.	
Gavin Simpson	ANON-BHRP-4HHQ-1	All very important areas. Ensure that it respects existing landscape, wildlife and heritage assets and makes a positive contribution to the appearance of the settlement edge in this location. There should be a definite line to identify these areas as in the previous Local Plan and not squiggly lines which are subjective.	AoS do not have a defined boundary because their purpose is not to prevent any development within the AoS, but to prevent development which would result in coalescence and harm to individual settlement character.	
Stephen	ANON-BHRP-	Policy EN4 should be encouraged to uphold the principle of	Noted.	

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Jonathan Taylor	4HHE-N	safeguarding the individual character of these villages.		
CPRE Leicestershire	BHLF-BHRP- 4H2J-4	Whilst we normally strongly support Areas of Separation this policy does nothing to protect the areas detailed. It is controversial and we strongly object to the way in which this Policy has been designated on the Policies Maps Whilst supporting text appears to wish to protect against coalescence and protecting areas of landscape between settlements unless a defined line It is not possible to have undesignated areas, not clearly defined and without boundaries. A mere zig-zag offers no distinction, only confusion to the precise line. Almost anywhere could be construed as being permissible for development proposals. It is normal practice to define Areas of Separation, but it seems that the way this is shown there will be confusion allowing development to take place unregulated. The Policy is not defensible.	AoS do not have a defined boundary because their purpose is not to prevent any development within the AoS, but to prevent development which would result in coalescence and harm to individual settlement character.	
Yvonne Lesleina Rowe	BHLF-BHRP- 4HQP-9	Area of separation between individual character settlements such as Burton Lazars should be maintained and it's rural setting safeguarded	Noted.	
Ministry of Defence	BHLF-BHRP- 4H8W-Q	The MOD is concerned with this policy and the introduction of an Area of Separation designation for the area between Melton Mowbray and Asfordby Hill for the reason that it could potentially impact adversely on national Defence interests. It is considered that the policy wording "...development proposals will be supported where they respect the following areas of separation..." needs clarification as it is not clear how the term "respect" is defined and how planning applications will be assessed against this. The MOD would like confirmation from the Council that development required for national Defence purposes would not be unduly restricted by this policy.	The purpose of Areas of Separation is to maintain the separation between settlements where the open countryside between is subject to development pressure. They do not have a defined boundary or prevent appropriate development within them to allow flexibility regarding any future proposals.	
Mr. PJSR Hill, Mr M Lomas, MR A Lomas, Miss S Lomas, Mr G Lomas	BHLF-BHRP- 4H85-N	The options paper confirms that some development may be acceptable in areas identified, providing the principle of maintaining separation and tranquility are retained. The plan as attached was prepared taking this into account.	The purpose of Areas of Separation is to maintain the separation between settlements where the open countryside between is subject to development pressure. They do not have a defined boundary or prevent appropriate development within them to allow flexibility regarding any future proposals.	
Gladman Developments	BHLF-BHRP- 4H8J-A	Gladman object to Policy EN4 regarding Areas of Separation. Areas of Separation policies have been questioned by Inspectors in recent appeal decisions as to whether they are compliant with the Framework and the Presumption in Favour of Sustainable Development. It is unlikely that any Area of Separation policy will meet the tests of the Framework. Inspectors have dismissed similar policies as being inconsistent with the Framework in the determination of a number of recent Appeals. Gladman do not	The purpose of Areas of Separation is to maintain the separation between settlements where the open countryside between is subject to development pressure. They do not have a defined boundary or prevent appropriate development within them to allow flexibility regarding any future proposals. As such it is considered that the policy is in conformity with the NPPF.	

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		support the Areas of Separation policy approach due to its inconsistency with the Framework and it may prevent the Council from granting planning permissions in sustainable locations to meet its full objectively assessed need. The Council should not continue to promote this policy designation.		
Davidsons Developments and Melton Town Estate	BHLF-BHRP-4HAG-G	<p>Policy EN4 sets out proposals to safeguard Areas of Separation, including areas between Melton Mowbray and Burton Lazars and Eye Kettleby. The Options Paper confirms that some development may be acceptable in the areas identified providing that the principles of maintaining separation and tranquility are retained. The Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study, September 2015, prepared by Influence forms the basis for the assessment of the proposed Areas of Separation. In developing the Indicative Framework Plan that forms part of this submission, we have taken a landscape led approach to the establishment of the appropriate development area for the South Melton Sustainable Neighbourhood. This assessment has taken account of the potential impacts of development on the separate identity of adjoining settlements, in particular Burton Lazars. Following the proposal to identify an Area of Separation between small group of buildings at Eye Kettleby, consideration has also been given to the potential impacts on this proposed Area of Separation. The Landscape and Visual Appraisal Report prepared by Pegasus Landscape and submitted as part of these representations, provides a detailed assessment of the masterplan proposals and concludes that the proposals for a South Melton Sustainable Neighbourhood would not result in an unacceptable impact on the proposed Areas of Separation. For the land between Melton and Burton Lazars, landscaping to the south of the proposed development will provide a strongly defined southern edge to the development that will safeguard both the setting of the St Mary and St Lazarus Scheduled Monument and the separate identity of Burton Lazars. For the proposed Area of Separation between Eye Kettleby and Melton, the combination of distance between the proposed South Melton Sustainable Neighbourhood, presence of existing woodland blocks and new planting proposed, will help to maintain the separate identity of Eye Kettleby. It is noted that the proposed designation of an Area of Separation between Eye Kettleby and Melton followed a request made at the Issues and Options Stage. Whilst the indicative masterplan proposals ensure that the separate identity of Eye Kettleby would be safeguarded, we would question whether this area merits specific protection as an Area of Separation. Other Areas of Separation relate to areas of open land between relatively sizeable communities. The ‘settlement’ of Eye Kettleby consists of a limited</p>	<p>The Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study, September 2015 does not choose size of settlement as a criteria, but rather the cultural and historic pattern of the landscape which includes its settlements. The isolated character of Eye Kettleby is considered by the Study to be important to retain as well as its small-scale landscape setting, and as such any relevant development proposals will need to take Policy EN4 into consideration.</p>	

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		number of properties and farm buildings. A criteria that should form part of the assessment for designation is the scale of the settlement or community involved. It is considered that the proposals for a specific Area of Separation between Eye Kettleby and Melton should be reviewed, taking account of the scale of the settlement and the importance of separation between Melton Mowbray in this location.		
Natural England	BHLF-BHRP-4HA7-Z	We welcome Policy EN4 – Areas of Separation.	Noted.	
Somerby Parish Council	BHLF-BHRP-4HKH-U	It is also difficult to understand MBC's policy on Areas of Separation where it is quite clear from the accompanying maps in the Melton Local Plan that they overlap potential development areas that are classed as 'critical' e.g. between Melton and Eye Kettleby, and Melton and Burton Lazars. This needs precise clarification.	The purpose of Policy EN4 is not to prevent any development within the AoS, but to prevent development which would result in coalescence and harm to individual settlement character.	
Barratt Homes North Midlands	BHLF-BHRP-4H7A-Z	Concern is expressed over the application of Policies EN1 and EN4 and the depiction of the "Area of Separation" on the Bottesford & Easthorpe Policy Map. Notwithstanding the wording contained in Policies EN1 and EN4, clarification is sought over the extent of the Area of Separation on the southern side of Bottesford ie area between Belvior Road, Bottesford and Castle View Road, Easthorpe embracing land north of the A52. The depiction not only covers approved residential development currently under construction on SHLAA Site Reference MBC/115/13 but appears to rule out further development in the vicinity. There is potential for additional housing east of Belvior Road (SHLAA Site Reference MBC/012/13) which will have due regard to landscape and environmental considerations and maintain separation from Easthorpe. These important considerations can be addressed through the remaining LP process and, in parallel, via Development Management in preparing a masterplan and in seeking planning permission.	The purpose of Areas of Separation is to maintain the separation between settlements where the open countryside between is subject to development pressure. They do not have a defined boundary or prevent appropriate development within them to allow flexibility regarding any future proposals.	

Policy EN4: What changes would you like to see made to this policy?

Name	User ID	Issue or Comment	Officer Response	Proposed Amendment
Broughton and Dalby Parish Council	ANON-BHRP-4H4T-G	Please include the spaces between Old Dalby and Old Dalby Trading Estate and Queensway and Old Dalby Trading Estate.	This will be assessed by Influence Consultants, who carried out The Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015 and considered for inclusion in Policy EN4 of the Publication Plan.	
Alan Webster	ANON-BHRP-	The land adj 39 Melton Road Asfordby Hill should be shown as an area to be retained as a green belt to stop any development and to	The Asfordby Hill - Asfordby Valley AoS, as identified in the ADAS Areas of Separation Report 2006, was assessed in the	Policy amended:

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	4H4Y-N	retain the separation of the Hill and the Valley. Your maps show this on the other side of the road by sig sags but have omitted to do this on the above land. This land is very sensitive and it is a key proposal of the Asfordby Neighbourhood Plan . Please will you consider making this land with sig sags.	Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015. This recommended that the AoS is not required. It states that there is potential for the hamlets to have well-designed development with sensitive landscape edges to enhance the sense of separation and setting, which is currently eroded.	<u>“In addition, new development proposals will be supported where they respect any Areas of Separation identified in a Neighbourhood Plan.”</u>
Susan Love	ANON-BHRP-4HZP-J	Add an area of separation between 46 Belvoir Rd and Winterbeck Manor Farm /Stud. It contains many mature trees and these trees are usefully holding water in a flood zone.	Manor Farm is within the proposed Bottesford – Easthorpe AoS.	
Mark & Kathryn Chapman	ANON-BHRP-4HFJ-R	The existing map shows development areas on both sides of the southern relief road. Housing development should not be allowed to spill over to the south of the southern relief road. The zone of separation between Burton Lazars and the South Sustainable Neighbourhood should be more clearly defined with marked boundaries. The existing "green squiggle" on the map is far from clear.	The purpose of Policy EN4 is not to prevent any development within the AoS, but to prevent development which would result in coalescence and harm to individual settlement character.	
John Moore	ANON-BHRP-4HZS-N	Require a minimum separation distance of at least 1km.	Minimum separation distances are an inflexible tool that cannot take account of every factor that could potentially harm individual character and a sense of separateness.	
Nick Farrow	ANON-BHRP-4HUD-1	Include more areas	Any candidate AoS identified through the Emerging Options consultation will be assessed and if recommended will be considered for inclusion in Policy EN4 of the Publication Plan.	
Christine Larson	ANON-BHRP-4HUU-J	There needs to be separation between Melton Mowbray and Potters Hill, Ab Kettleby, Scalford and Holwell. All of these areas are being threatened by the North Melton development. There needs to be separation between Long Clawson, Hose and Harby.	The Issues and Options consultation put forward the Melton Mowbray-Scalford AoS and the Long Clawson - Hose AoS. These were assessed by Influence Consultants in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015. This concluded that neither AoS was required. Between Melton Mowbray and Scalford the presence of an expansive rural landscape and considerable sense of separation negates the need for an AoS. The study concluded that the undeveloped, expansive landscape is sufficiently removed from the settlement patterns and is unlikely to come forward as a potential development location. An AoS between Melton Mowbray and Ab Kettleby/Potters Hill/Holwell and between Harby and Long Clawson/Hose was not put forward at the Issues and Options stage and was therefore not assessed as part of the Areas of Separation Study. However it is considered that the separation distance between the settlements is sufficient to negate the requirement for an AoS at these locations. In	

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			addition Policy EN4 sets the general principle of avoiding the coalescence of settlements.	
Susan Herlihy	ANON-BHRP-4HE3-Z	There should be an area of separation between Melton and Scalford.	The Issues and Options consultation put forward the Melton Mowbray-Scalford AoS. These were assessed by Influence Consultants in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015. This concluded the AoS was not required. Between Melton Mowbray and Scalford the presence of an expansive rural landscape and considerable sense of separation negates the need for an AoS. The study concluded that the undeveloped, expansive landscape is sufficiently removed from the settlement patterns and is unlikely to come forward as a potential development location.	
Deborah Caroline Adams	ANON-BHRP-4H38-K	When it comes to the Town, areas of separation should be mandatory between the existing housing and the proposed north and south SUEs. No mention is made of this.	Policy EN4 identifies AoS between Melton Mowbray and the settlements where development pressure could result in coalescence. The proposed sustainable neighbourhoods to the North and South of the Town will form extensions to the town and should not be separated from it. Separation would result in new isolated settlements which would not benefit from the existing infrastructure which is already in place in the town.	
Anthony Paphiti	ANON-BHRP-4HBV-Z	Add Great Dalby to the list of those villages that should have an area of separation.	The Issues and Options consultation put forward the Melton Mowbray-Great Dalby AoS which was assessed by Influence Consultants in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015. This concluded that the AoS was not required due to fact that the prominent topography and level of visual prominence would mean that the area would be inappropriate for development which would lead to coalescence.	
James & Amanda Sparrow	ANON-BHRP-4H6U-K	The zig zag lines marked on the map would not appear to safeguard an area of separation between Eye Kettleby and Melton Mowbray as they are drawn over where residential and industrial building and a road are proposed. Does this mean that the building areas and road route will change. ? We would like to see the plan changed to ensure that there is no development south of the proposed relief road and that much greater protection should be provided by way of proper landscaping to reduce both the visual impact, noise and light pollution from the proposed road and development.	The extent of the proposed development and relief road will not change in response to the proposed AoS. The purpose of Policy EN4 is not to prevent any development within the AoS, but to prevent development which would result in coalescence and harm to individual settlement character. Visual impact, noise and light pollution will be considered at the detailed planning application stage and are also covered by Policies EN1 and D1.	
Bottesford Parish	ANON-BHRP-	Bottesford/ Normanton and Bottesford/Easthorpe areas of	Noted.	

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Council	4H1W-G	separation included in the Plan should be rigorously maintained.		
G.E.Digby	ANON-BHRP-4H1A-T	A guarantee of retention of these areas of separation.	Once adopted, Policy EN4 will be retained until the Local Plan is reviewed, at which point the effectiveness of the policy will be assessed and reviewed accordingly.	
Sharon Gustard	ANON-BHRP-4H6K-9	Bottesford and Orston	An AoS between Bottesford and Orston was not put forward at the Issues and Options stage and was therefore not assessed as part of the Areas of Separation Study. However it is considered that the separation distance between the two settlements is sufficient to negate the requirement for an AoS at this location. In addition Policy EN4 sets the general principle of avoiding the coalescence of settlements.	
Burton & Dalby Parish Council	ANON-BHRP-4HU6-K	The Areas of Separations should be clearly delineated with a minimum separation distance of at least 1km.	Minimum separation distances are an inflexible tool that cannot take account of every factor that could potentially harm individual character and a sense of separateness.	
Michael Barrett	ANON-BHRP-4H1V-F	We need to keep Areas of Separation as there originally drawn up.	The NPPF does not support local landscape designations and the Local Plan must be in conformity with national planning policy. The purpose of Areas of Separation is to maintain the separation between settlements where the open countryside between is subject to development pressure. They do not have a defined boundary or prevent appropriate development within them to allow flexibility regarding any future proposals.	
Rosemary Barrett	ANON-BHRP-4H16-F	In order to preserve the integrity of the villages as separate entities I would like to see the areas of separation strictly adhered to.	Noted.	
Asfordby Parish Council	ANON-BHRP-4HGY-8	Asfordby Parish Council has made good progress with the preparation of the Asfordby Parish Neighbourhood Plan. It has successfully applied to Melton Borough Council to be designated a Neighbourhood Area, and a Parish Profile and other evidence has been prepared. Local residents and school children have already had a chance to influence the Plan. Consultation on a Pre-Submission version of the Neighbourhood Plan has recently ended and the plan is due to be submitted very soon. National Planning Practice Guidance gives advice on the relationship between the Local Plan and Neighbourhood Plans (Paragraph: 013 Reference ID: 12-013-20140306). The Guidance states that 'where a neighbourhood plan has been made, the local planning authority should take it into account when preparing the Local Plan strategy and policies, and avoid duplicating the policies that are in the neighbourhood plan.' It	The Asfordby Hill - Asfordby Valley AoS, as identified in the ADAS Areas of Separation Report 2006, was assessed in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015. This recommended that the AoS is not required. It states that there is potential for the hamlets to have well-designed development with sensitive landscape edges to enhance the sense of separation and setting, which is currently eroded.	Policy amended: <u>“In addition, new development proposals will be supported where they respect any Areas of Separation identified in an adopted Neighbourhood Plan.”</u>

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		<p>is very likely that the Asfordby Neighbourhood Plan will be 'made' in advance of the adoption of the Melton Local Plan. Accordingly, the Parish Council expects the new Melton Local Plan to do more to recognise the status of the Asfordby Parish Neighborhood Plan and ensure that Local Plan Policies are consistent with it and do not duplicate its policies or proposals. When asked to identify the three most important issues for the Neighbourhood Plan, over 70% of households that responded to our survey wanted to see the countryside between settlements protected. This is because there are concerns that development may lead to the loss of community identity through the coalescence of settlements. We support the identification of Areas of Separation between Melton Mowbray and Asfordby Hill, and Asfordby and Asfordby Valley. However, the settlement of Asfordby Hill is distinctly separate from Asfordby Valley and is surrounded by open countryside. As the area between Asfordby Hill and The Valley slopes significantly and there are extensive views from the south, any development of this area would have an impact on the quality of the surrounding countryside and affect the existing relationship with the Valley. As a consequence, the area between Asfordby hill and Asfordby Valley should also be identified as an Area of Separation. The Melton Local Plan should be amended to reflect the Asfordby Parish Neighbourhood Plan so that Areas of Separation are defined between Asfordby and Asfordby Valley, Asfordby Valley and Asfordby Hill, and between Asfordby Hill and Melton Mowbray. The boundaries of the Areas of Separation should reflect the Neighbourhood Plan Policies Maps. The Areas of Separation, Settlement Fringe Sensitivity Study and Local Green Space Study has had no regard to the process of identifying areas of Separation through the Asfordby Parish Neighbourhood Plan and should be disregarded in this respect.</p>		
Elizabeth Ann Johnson	ANON-BHRP-4HGR-1	The Areas of Separations should be clearly delineated. A minimum separation distance should be stated, ideally at least 1km.	Minimum separation distances are an inflexible tool that cannot take account of every factor that could potentially harm individual character and a sense of separateness.	
Mary Anne Donovan	ANON-BHRP-4HUR-F	This policy is inadequate to protect areas of separation and should be re-written.	The NPPF does not support local landscape designations and the Local Plan must be in conformity with national planning policy.	
Robert Galij	BHLF-BHRP-4H7A-Z	Confirmation is necessary Policies EN1 and EN4, Paragraphs 7.1 and 7.4 and the Bottesford & Easthorpe Policy Map are all NOT preventing additional residential development on land east of Belvior Rad, Bottesford (SHLAA Site Reference MBC/012/13) at the beginning of the local plan process ie from the outset and through the misapplication and/or restrictive approach. It would be wrong to rule	The Bottesford – Easthorpe AoS as drawn on the Policies Map does not have a defined boundary or prevent appropriate development within it to allow flexibility regarding any future proposals.	

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		<p>out, in principle, development at this particular location without proper testing, including mitigation, through the planning process or to give the impression it is (automatically) ruled out. Regrettably, the (latter) perception is given out at the moment via the extent of the area of separation which is too large and misrepresentation and should be scaled back accordingly.</p>		
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