

Appendix B – Consultee Responses

Amended Consultation responses

Burton and Dalby Parish Council – Object

-Initial comments objected to the proposal on the grounds that the Parish Council is very concerned that in its present (originally submitted) form this proposal retains none of the heritage and landscape mitigation measures that made the original 15/00537/OUT application acceptable to both the local community and the parish council. An assessment of the proposal has also been provided showing its location in relation to the surrounding area to set out its impact on heritage assets alongside the character and appearance of the area.

-Lack of screening between the site and the adjacent SAM;

-Visitor and heritage centre not shown on the submitted plans;

-Removal of existing landscaping resulting in the scheme being more open to the surrounding area;

-Ecological impact of the development through the lost landscaping and proposed building;

-Lack of linkages between the development and surrounding area;

-Omission of self-build provision within the scheme;

-Failure to comply with provisions of outline decision notice;

-Inaccurate information provided as part of the submission re the visibility of the site from a public right of way;

-No play provision on the site;

-Different from that shown on the drawings submitted as part of the outline approval; and

-Conflict with policies.

Leicestershire County Council Lead Local Flood Authority – No objection

The previous LLFA response stated that evidence of developer control over the land on which the surface water outfall is to be located or an alternative outfall for which the developer has control needed to be submitted. Although it confirmed that the outfall is located outside of the development boundary, the outfall is located within the ditch/verge of a public highway and as such, access is possible for maintenance. It is acknowledged that the on-site ditch appears to drain to this point downstream and as such, a new connection here at greenfield rates, should not increase flows at the headwall location and to the downstream catchment. The LLFA advises the Local Planning Authority (LPA) that the application documents as submitted are sufficient for the LLFA to support the approval of the reserved matters.

Leicestershire County Council Highway Authority - No objections;

The Local Highway Authority Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not

conflict with paragraph 111 of the National Planning Policy Framework (2021) subject to conditions.

Leicestershire County Council Ecology – No objection;

A number of up-dated surveys have been received that provided up-dated information in respect of protected species known to be on site. The content of these have been found to be satisfactory however conditions will be required in respect of mitigation measures for these being submitted to and approved by the Local Planning Authority then implemented in accordance with the agreed details.

Leicestershire County Council Archaeology – No objection;

We agree with this conclusion of the trial trenching report. In accordance with the NPPF (Section 16, paragraph 205), the Local Planning Authority should require a developer to record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance.

To ensure that any archaeological remains present are dealt with appropriately, the applicant should provide professional Archaeological Attendance for inspection and recording during the groundworks for the proposed development. A contingency provision for emergency recording and detailed excavation should be made, to the satisfaction of your authority in conjunction with your archaeological advisors in this Department's Historic & Natural Environment Team (HNET). HNET will provide a formal Brief for the work at the applicant's request.

Historic England – No objections

Historic England acknowledges the positive steps taken in the latest iteration of this scheme, which have reduced the level of harm that would be caused to the significance of the scheduled monument. On this basis, Historic England no longer objects to the application on heritage grounds, however we request that safeguards are put in place to secure mitigating elements, as outlined in our advice below.

Notwithstanding this, we consider that some harm would still be caused and we maintain our concerns in this regard. Your authority should ensure that you are satisfied that any harm is clearly and convincingly justified and outweighed by the public benefits of the proposal in accordance with National Planning Policy Framework (NPPF) paragraphs 200 and 202.

The re-instatement of dense planting to the boundaries with the scheduled monument, will, in the long term, help to limit the visual impact of the proposal on the scheduled monument. Although the screening benefits will be limited before the planting has matured, ultimately the changes made in this latest proposal reduce the level of harm from that of previous versions.

Historic England remains of the view that even when the planting matures, glimpsed views are likely to be possibly. In particular, this is likely when moving through the landscape, in winter, and in areas where the band of planting is thinner. Together with the increased activity and associated sensory effects associated with residential use, this will lessen the sense of the monument's isolation from society, causing a degree of harm.

Environment Agency – No objections

Previous consultation replies can be found at <https://pa.melton.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q8X8PXKO0GY00>