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7th December 2016

Planning Policy
Melton Borough Council
Parkside
Station Approach
Burton Street
Melton Mowbray
Leicestershire
LE13 1GH

Dear Sir/Madam

Asfordby Parish Neighbourhood Plan 2016-2036 – Submission Consultation

The Asfordby Neighbourhood Plan has been prepared under the neighbourhood planning regime established through the Localism Act and the National Planning Policy Framework (the Framework). The Plan will inform and guide planning decision making in Asfordby Parish for the period 2016 to 2036.

Asfordby Parish Council has been working on the Neighbourhood Plan for almost four years, and the Plan has been the subject of extensive public consultation. The policies contained in the Plan reflect the views of the local community and are based on a sound evidence base.

The work that has gone into the Neighbourhood Plan is evident and the community engagement that has been undertaken to date will provide a good foundation for future community support and consensus should the plan reach referendum stage. It is a requirement that the Neighbourhood Plan must pass the Basic Conditions as set out in the Localism Act 2011, including:

- Have regard to the national policies and advice contained in guidance issued by the Secretary of State;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the development plan for the area (Melton Local Plan); and
- Be compatible with the European Union and European Convention on Human Rights obligations.

Policy A25 of the Submission Version Neighbourhood Plan proposes to allocate land at Asfordby Business Park and Old Dalby Test Track for business, general industrial and storage and distribution.

Pegasus Group act on behalf of Harworth who own and manage Asfordby Business Park and Old Dalby Test Track. The identification of the site under Policy A25 of the Submission Version Neighbourhood Plan for employment development is supported. There are no constraints that would make development of the site undeliverable, and similarly there are no reasons why the development would not be viable.

Harworth has a proven track record of planning and delivering large scale employment developments with associated infrastructure, which includes some of the most advanced industrial space across the UK. These include Waverley (the former Orgreave coking works in Rotherham) that has been transformed over the past decade into Yorkshire's leading mixed-use development that includes the UK's premier Advanced Manufacturing Park. In addition, Harworth is developing "Logistics North" in Bolton. Logistics North is one of the largest employment developments being brought forward in the North of England. It will act as a hub for both manufacturing and logistics operations and the scheme will deliver over 4 million square feet of bespoke industrial buildings in a range of sizes.

Asfordby Business Park has the potential to deliver a substantial amount of employment land. **Appendix 1** shows the current availability of plots and shows that there are only four plots available, and Harworth are in discussions with an interested party in relation to the two larger plots (plots 12 and 13). The site is located only 1.5km from the edge of Melton Mowbray and close to Asfordby which is identified as a Primary Rural Service Centre under Policy SS2 of the Melton Local Plan. It is necessary to provide jobs near to where people live and it is important to ensure there is a range of available sites to facilitate a broad range of economic development. Asfordby Business Park is a significant brownfield site which would help this key strategic objective. In addition, Asfordby Business Park has two major assets:

- Large power supply, providing tenants with 7-40MVA;
- A rail connection, which could be used for distribution.

Asfordby Business Park is a significant brownfield redevelopment opportunity for the Neighbourhood Plan area. The emerging proposals on this site are consistent with Policy A25 of the Neighbourhood Plan. A Land Use Plan has been prepared showing how the site could be further developed. A copy is attached at **Appendix 2**.

Harworth has plans in place to expand Asfordby Business Park, as shown on the attached Land Use Plan, which would deliver approximately 160,000 sq. m. of new industrial floor space. The expansion proposals will also deliver starter offices to complement the industrial floor space on the site. Development at the northern end of the site will have regard to the impact on the setting of St Bartholomew's Church, the masterplan has been amended to ensure no development will take place which would adversely effect the setting of this heritage asset. Built development will not take place over or within influencing distance of the two mine entries.

The development of the Old Dalby Test Track for the testing of rails/railway equipment would be supported by a Noise Assessment to demonstrate how this part of the site can be developed to ensure that there is no significant adverse impacts on health and quality of life.

In summary, it is considered that Asfordby Business Park and Dalby Test Track is a significant brownfield redevelopment opportunity for the Neighbourhood Plan area. The proposed allocation at Policy A25 is supported. Asfordby Business Park should be retained and expanded for employment uses as shown at **Appendix 2**.

For these reasons, the Neighbourhood Plan is considered to be sound, and Policy A25 Asfordby Business Park and Dalby Test Track should be allocated and expanded for further employment uses as generally shown on the attached Land Use Plan.

I would be grateful to receive confirmation of receipt of this letter and to be kept informed of future stages of the Neighbourhood Plan.

Yours sincerely



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Director

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Enc.