

Consolidation v1

Ref	Type	Done	Area	Community Objective	Policy Group	Proposed Policy	Evidence/Justification	Notes/Comment	Ref1	Ref2	Ref3	Ref4	Ref5	Ref6	Ref7	Ref8	Ref9	Ref10	Ref11	Ref12	Ref13	Ref14	Ref15
V1	B	x		Maintain and enhancing the attractiveness of Ashby Town Centre.		Retail units, shopfronts and signs within the Primary Shopping Area are to conform to the local design statement.	Consistency in design will lead to a more attractive town centre	A retail design statement is needed															
V2	B	x				All new development will provide for new trees and landscaping where possible to enhance the natural environment and will protect existing trees. The removal of trees will only be allowed if sufficient alternative provision is made.																	
V3	B	x				Non-retail units will not be allowed within the Town Centre unless they are integrated into a retail development																	
V4	B	x				New developments should incorporate tree planting, open spaces and seats wherever possible																	
V5	B	x				New development should encourage the creation of open spaces or areas where events can take place, on the basis that the town centre will become a more vibrant place for people to enjoy																	
V9	B	x		Ensure Ashby Town Centre is accessible		Development proposals resulting in a loss of parking will not be permitted unless capacity is provided elsewhere. All new developments must ensure that adequate car parking is made available on site.																	
V10	B	x				New proposals which make provision for additional parking will be welcome																	
V11	B	x				New development must address the need to improve walking and cycle routes																	
V12	B	x				New development must have regard for the needs of people with disabilities.																	
V13	B	x				Any development likely to result in a discernible increase in traffic shall not be permitted unless mitigated. New development should always limit the impact of traffic congestion rather than contribute to it.																	
V19	B	x		Offer increased diversity within the Town Centre		New retail units will be supported if they complement the a broad retail mix expected of a historic market town.																	
V20	B	x				Within the primary shopping area the balance of retail to nonretail development should be predominantly retail. Outside the primary shopping area more nonretail is unacceptable.		Need to define the primary shopping area															
V21	B	x				Development proposals that provide additional hotel accommodation or improve the quality of existing accommodation will be supported.																	
V22	B	x				New development that reinforces the hierarchy of businesses (retail units within the Primary Shopping Area; Secondary uses outside of the Primary Shopping Area) will be supported if otherwise in compliance with the Neighbourhood Plan.																	
V29	B	x		Provide a sustainable Town Centre into the future		The construction methods for any new development must minimise energy and water usage.																	
V30	B	x				Inappropriate uses of sites which conflict with the uses in the locality will be discouraged.		Sites such as Wainwrights haulage conflict with local housing and retail beads															
V31	B	x				The change of use for redundant sites to non-retail use will only be supported if the current use is no longer economically viable.																	
V32	B	x				New development must support the existing town centre and not create an alternative centre. Out of town retail development will only be supported if it is not possible to develop the same provision within the town centre and similar provision does not already exist.																	
V39	B	x		Provide a safe, attractive, and secure environment		Club closing times are to be phased to maintain a safe night time environment.																	
V40	B	x				Developments must contribute to not be in conflict with a pedestrian friendly environment in the Town centre. Cycleways and walkways should be numerous and give easy access to key areas of trade and social interaction.																	
V41	B	x				Any new development should take into account the need for CCTV coverage in all areas of trade in the Town.																	
V42	B	x				Traffic and congestion must be kept to a minimum to provide an attractive environment for people visiting the town centre. . . . Options which increase pedestrian access will be welcomed.																	
V46	B	x		Promote increased levels of economic activity		New development that provides for staff-intensive businesses will be supported.																	
V47	B	x				Previously developed sites (brownfield) or redundant sites are preferred locations for development.																	
V50	B	x		Raise awareness of the strengths of Ashby Town Centre		New developments must have regard for the need to improve town centre signage, particularly with regard to town centre parking.																	
V51	B	x				Tourist facilities will be supported where they conserve the quality of the built and natural environment.																	
V52	B	x				The loss of tourist facilities will not be supported unless they are no longer viable or alternative provision is provided.																	
V58	B	x		Develop a sense of community		Any development that seeks to remove community facilities will not be supported unless it is no longer needed and alternative provision is provided.																	
V59	B	x				Housing development within the Town Centre will be supported if it provides a self-contained mix including retail and on-site car parking.																	
V60	B	x				Footfall is an essential ingredient of the health & prosperity of any town centre. To encourage greater footfall, community facilities should be as close as possible to the centre of the town.																	
V66	B	x		Support appropriate levels of housing within the Town Centre		The conversion of empty space above retail outlets into residential units will be supported if there is no adverse impact on the surrounding area.																	
V67	B	x				Any new housing must provide a balance of accommodation which meets the needs of people of all ages.																	
H1	H	x	Housing Strategy	Ashby de la Zouch is a small market town at the centre of the National Forest. According to the 2011 census Ashby has a population of 12530 and 5422 homes. North West Leicestershire District Council (Growth Plan 2014-18) envisage a population growth of 20% over the plan period for the District as a whole and it is reasonable to expect that Ashby's population will grow by a similar proportion providing this expansion can be sustained by adequate new and improved infrastructure. The Housing and Environment sections of this Plan set out the strategy and policies by which Ashby's housing needs over the plan period will be met in a sustainable manner with proper attention to good design, appropriate mix, preservation and improvement of the environment and sensitivity to the wider needs of the Community. Provision of a high proportion of good quality affordable housing targeted to local demand is a priority.				20% growth in homes is 1084. Unbuilt new and outstanding planning permissions and allocations for Ashby at April 2014 were 802. New permissions or allocations during 2014 have been 138. This indicates a need for 144 more homes by 2031. The Dairy can support 154 new homes.															
H3	B	x		To provide new housing to meet the identified needs of Ashby as a Market Town at the centre of the National Forest and which promotes the balanced and sustainable growth of the Town.	Sustainable Housing	A sufficient supply of suitable land will be designated for new housing to ensure an adequate provision and mix of high quality sustainable homes is available to meet the needs of the community as its size, economic activity and aspirations grow during the period of this Plan.																	
H6	H	x	Where to Build	Since 2006, planning permissions and allocations have been granted for a large number of new homes in and around Ashby. Current estimates (2014 Leicester and Leicestershire SHMA) indicate that these are sufficient to meet Ashby's sustainable growth till 2031. Nevertheless, it is important to ensure that at least one reasonably large new site is designated for future housing in order to allow for non delivery, additional growth and inaccuracies in current estimates. This will also cater for the discrepancy between the 2014 SHMA and the District Council's 2014 Growth Plan. The concept of "Limits to Housing Development" has been adopted in this																			

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H8	B		x	To ensure that sufficient sites for new homes are available in appropriate locations that will avoid overloading the transport infrastructure and impinging into the local countryside	Limits of Housing Development.	Housing development will be permitted on allocated sites and other land within the Limits of Housing Development as identified in Figure DB2 where it complies with the policies of this Neighbourhood Plan. The new homes should be well integrated and safely connected (especially by foot and cycle) with the Town Centre and, where practical, other major facilities in the wider area such as Hicks Lodge.	The Rejected Core Strategy stated that the District required at least 9700 new homes over the period 2006 to 2031 (388 pa) (CS1) and that Ashby would provide for at least 1400 (14.4%) of these (CS37). This is comparable with the 2011 census population, which showed that Ashby comprised 13.4% of households in NW Leicestershire. The latest (2014) SHMA indicates that the District needs between 5700 and 7000 new homes over the period 2011 to 2031. Taking the higher figure and the same 14.4% proportion for Ashby, indicates a need for 1008 homes for Ashby between 2011 and 2031. Net building in 2011/12 to 2013/14 was 112 homes. Unbuilt new and outstanding planning permissions and allocations for Ashby at April 2014 were 802. New permissions or allocations during 2014 have been 138 (Soap factory and Leicester Road). According to this approach, 44 more homes have already been built or allocated compared to the apparent requirement (1008-112-802-138). An alternative approach is to consider permissions and allocations since 2006 against the need for at least 1400 new homes identified in the rejected core strategy (CS37). This indicates 14 more homes have already been built, permitted or allocated than the minimum needed. Finally as calculated above 20% population growth (2014 – 20131) would require an additional 144 homes in Ashby. The Limits of Housing Development identified in Figure DB2 includes the Arla Dairy brownfield site on Smisby Road which, according to the 2014 SHLAA (site A22), could accommodate an additional 154 homes (see Policy H3 below). It is therefore considered that there is strong evidence to justify Policy H2.	Note: The Policy does not preclude industrial and commercial development outside the Limits of Housing Development.															
H17	B		x		Suitable Sites for New Housing Development.	Site A22 as identified in the 2014 SHLAA is allocated for housing. This has an estimated capacity of 154 sustainable homes. Development on this site will only be permitted if: (a) A satisfactory scheme to prevent flooding is implemented; (b) A water vole survey is undertaken and its findings and recommendations are adequately incorporated into the design (c) The stream corridor through the site is retained as natural public open space with a 10m buffer either side. This should be managed as open space, to ensure habitat continuity and retain connectivity. (d) A scheme to provide a shared use footway/cycle track from the site to the Town centre via Hood Park is provided; and (e) Adequate formal play area(s), informal open space and broad leaved tree planting are provided according to Policy E3.	Flood Risk: The centre of this site lies within Flood zones 2 and 3 and so a satisfactory flood prevention scheme will be required. Ecology: There is the potential for water vole to inhabit the site. The stream represents a potential Biodiversity Action Plan habitat. A scheme to provide a shared use footway/cycle track from Northfields (Smisby Road near the site) to the Town centre via Hood Park has been identified as feasible, low cost and priority 1 by Leicestershire County Council in its draft Ashby Cycling strategy	As the former dairy site, existing buildings are unlikely to be re-used for other commercial purposes, due to its highly specialised nature [as per comment from Ian Nelson at our previous meeting]															
H24	B		x		New Housing Developments within the Limits of Housing Development.	Within the defined Limits to Housing Development shown in Plan DB2, new housing developments will be considered, provided that they would not have a severe impact upon the amenity of neighbouring properties or the traffic conditions on the main road network serving the town and that provision is made for good, safe connections by foot and cycle to the Town centre. Where practical, they should also have foot and cycle connections to other major facilities in the wider area such as Hicks Lodge.	See draft LCC Cycle Strategy for Ashby Also see current NWLDC Development Guidelines. Are they still in force?																
H27	B		x	To ensure that additional housing capacity can be provided from within the curtilage of current dwellings provided that it is not overbearing	Home Extensions and Small Developments within Gardens of Existing Dwellings.	Within the Limits of Housing Development shown in Plan DB2, extensions to dwellings and new house building within the back gardens of current dwellings will be permitted, except where the development proposed would: (a) Have a significantly detrimental effect on the amenities enjoyed by the occupiers of adjoining residential properties by reason of height, mass, overshadowing, oppressiveness or proximity, or result in loss of privacy; (b) Detract from the character and appearance of the existing dwelling itself or of the street scene or locality generally by reason of its design, massing, visual prominence, materials of construction or proportions; (c) Change the scale and character of the existing property to the detriment of the appearance of countryside worthy of protection in its own right. (d) Result in an inadequate provision of private garden area within the curtilage of the existing or new dwelling; and/or (e) Result in an inadequate provision of off-street car parking provision within the curtilage of the property or obstruct the visibility of car drivers entering or leaving the site;		Adapted from 2002 Local Plan Policy H17 (not saved)															
H35	B		x	To protect the countryside around Ashby from housing development. Such development would risk ribbon development and the merging of hamlets to the detriment of the community and visual amenity of the Ashby's surroundings	New Housing Development outside the Limits of Housing Development.	New housing development outside the Limits of Housing Development as identified in Plan DB2 will only be permitted where it: (b) Involves the re-use, adaptation or conversion of rural buildings, in accordance with Policy H7 of this Neighbourhood Plan. (a) Can be shown to be essential for the efficient long-term operation and viability of agriculture or forestry (marked by the granting of an agricultural occupancy condition); or	This proposed policy is a subset of the 2002 Local Plan Policy H2 (not saved) and provides the framework for proposed policy H7.																

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H39	B		x		Reuse and Adaptation of Rural Buildings.	Outside the Limits of Housing Development as identified in Plan DB2, the conversion of existing buildings to a residential use will be permitted only if: Either: (a) It can be demonstrated that every reasonable attempt has already been made to secure suitable employment, tourism or recreational re-use for the building; or (b) The proposed residential conversion is a subordinate part of a scheme for employment, tourism or recreational re-use. In addition, the conversion of existing buildings, outside the Limits to Housing Development, to anynew use will only be permitted if: (a) The building to be converted is of a permanent and substantial construction, and is structurally sound; (b) The proposed converted dwelling is not more than 10 per cent larger than the original building; (c) The building is capable of conversion without major or complete reconstruction, or significant alteration or extension; (d) The form, bulk and general design of the building is in keeping with its surroundings; (e) Any necessary extensions of or alterations to the building would not be detrimental to the character and appearance of the building itself, or to that of the surrounding countryside; (f) Where the building is or was an agricultural building, it can be demonstrated that it was originally constructed for an agricultural purpose and that it has been so used; (g) The building is reasonably accessible for the public highway; and (h) Satisfactory parking provision can be made within the curtilage of the building, and providing services to the building would not give rise to unacceptable visual intrusion.	This proposed policy is a subset of the 2002 Local Plan saved policy E24 as it affects housing development. This proposed policy reflects the 2002 Local Plan saved policy H11.	N.B. Barn conversions can be done as permitted development, so only need planning permission in relation to change of external appearance and highways approval. The purpose of this clause is to avoid attempted "conversions" of insubstantial structures															
H59	B		x		Replacement of Dwellings Outside the Limits of Housing Development.	Applications for replacement dwellings outside the Limits of Housing Development, identified on Plan DB2, will be considered in terms of the countryside policies of this Neighbourhood Plan. Where the Planning Authority is satisfied that there is special justification, development of a replacement dwelling may be permitted provided that: (a) The proposed replacement dwelling is not more than 10 per cent larger than that which it replaces; (b) The form, bulk and general design of the building is in keeping with its surroundings; (c) The proposed dwelling is built on the same base, or, where appropriate and less detrimental, elsewhere within the curtilage of the original dwelling house subject to the latter being demolished; and (d) The development satisfies other environmental and traffic policies of this Plan.																	
H65	B		x		Agricultural Occupancy Conditions.	Applications for the removal of an agricultural occupancy condition will only be permitted where it can be demonstrated to the satisfaction of the Planning Authority that: (a) The dwelling is no longer needed to serve an agricultural or forestry need in the locality; and (b) Every possible effort has been made to rent or sell the property at a price that reflects the existence of the occupancy condition, for an adequate period of time.	This proposed policy reflects the 2002 Local Plan saved policy H10.	Converse to H6															
H70	B		x		Mobile Homes.	The use of land outside the Limits of Housing Development, as identified on Plan DB2, for mobile homes parks will only be permitted where: (a) It can be demonstrated to the satisfaction of the Local Plan Authority that the proposal is to meet a genuine need that cannot be met either on an existing or proposed site or other site within the Limits of Housing Development; (b) It is not located in an Area of Particularly Attractive Countryside, or any other area afforded special protection in this Plan; (c) It is well related to an existing settlement;(d) It would not be detrimental to the character and appearance of either the countryside or the settlement concerned; (e) It incorporates a satisfactory means of vehicular access; and (f) It incorporates substantial peripheral landscaping. Conditions will be imposed on any planning permission granted in accordance with this policy to secure the restoration of the site in the event of the cessation of the use of the site.	This proposed policy reflects the 2002 Local Plan saved policy H13.																
H80	H		x	Affordable Housing	This Plan seeks to achieve a sufficient supply of affordable and social housing in Ashby to meet the significant current and forecast need for such accommodation. It is important that the mix of affordable housing provided matches the demand for smaller sized units from the elderly and young people, that it is suited to the different needs of these and other groups and that it is well integrated into new developments. As it will not be possible to satisfy the high demand for affordable housing in Ashby, much of which is from elsewhere in the District, the Plan incorporates policies for prioritising allocation to those with strong connections to the Town. The Plan also seeks to ensure that funds provided for affordable housing from developments in Ashby are used to build affordable housing in Ashby rather than elsewhere in the District.																		
H83	B		x	New Affordable Housing.	To offer more, and a greater range of, affordable housing that meets the present and future needs of Ashby and prioritises the needs of the Town and its residents.	To support the provision of mixed, sustainable communities and meet an identified need within the community: (a) At least 40% of homes on developments comprising 5 or more dwellings shall be high quality affordable homes. Only in highly exceptional circumstances will commuted sums be acceptable and any such commuted sums shall be used to provide suitable affordable housing in Ashby; (b) At least 50% of the affordable homes provided shall be 1 bedroom properties; and (c) Developments will be expected to contribute to the provision of affordable homes that are suited to the needs of older people and those with disabilities.	The 2014 SHMA indicates a potential need for 60% of the new housing required in the District to be affordable. The current District Policy is for 30% of new homes in Ashby in developments of 15 or more to be affordable but the SHMA identifies other districts within the County as applying a higher requirement (eg. Melton 40%). Also current District Council policy provides a precedent for requiring affordable homes on developments of 5 or more homes, this being the policy for Measham, Ibstock and Kegworth. The SHMA indicates that, for the District as a whole, 30-35% of affordable housing need will be for 1 bedroom properties. However for Ashby, there are currently 171 households on the affordable homes waiting list, 86 (50%) of which require 1 bedroom. Of 141 affordable homes currently negotiated on Ashby sites with planning permission only 21 are 1 bedroom. It can therefore be expected that there will be a large shortfall in affordable 1 bedroom homes in Ashby over the plan period. This reflects current District Council Policy for a housing site developed "purely to meet an identified local housing need" and has been applied recently in Ashby for Discounted Open Market Properties.	Specification of 1-bedroomed properties is based on evidence provided by Sue Hallam on the distribution of need.															

Consolidation vi

[illegible]

Consolidation vi

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H134	B	x		To encourage quality sustainable housing design		Developers of sites containing 5 or more properties shall provide site-specific sustainable construction plans to address: (a) Site layout to ensure the avoidance of over-shadowing of neighbouring properties; (b) Orientation of properties to optimise use of passive solar gains; (c) Energy efficiency, with a focus on a 'fabric first' approach (i.e. prioritising insulation and air-tightness); (d) Provision of appropriate on-site renewable generation; (e) Build quality; (f) Use of environmentally sustainable materials, including reclaimed or recycled materials; and (g) Locally-sourced materials in designs that reflect Ashby's context in the National Forest.	Many of these issues are covered in the Sustainability Appraisal of the Core Strategy (2012)	See policy H15, above. Note 1: This area of policy was 'not saved' in NWL Local Plan. Note 2: Environment 'sub-group' suggested that the NP should present Ashby as a community that wished to 'raise the bar' in this matter, in the context of the National Forest. Note 3: There is potential for this to be addressed in greater detail in a design guide, with functional design being considered alongside aesthetic issues. Note 4: Focus on 'Fabric first' (rather than the wide ranging criteria of the Code for Sustainable Homes) will have the greatest impact, since insulation is in place for the entire lifetime of a home and is not something over-ridden by resident behaviour.
H143	B	x		To provide quality low energy housing across the entire range of housing types and including affordable housing		Developments of 5 or more properties to satisfy either the AECB Silver Standard or Passivhaus standard for energy efficient housing. There are to be no exemptions to energy efficiency criteria for new affordable homes or social housing, because their occupants are those most in need of reduced energy bills.	The AECB Silver Standard focuses on creating high-performance buildings utilising mainstream technology at little or no extra cost. This low-risk approach is estimated to reduce CO ₂ emissions by 70% compared to the UK average. Passivhaus standard has more exacting targets, requiring an annual heating demand of less than 15kW/m ² , compared to the value for a typical UK home of 200kW/m ²	Note 1: The key criticism of low-energy housing is that it leads to an increased build cost which will deter developers from uptake, despite saving home-owners money in running costs. However, Eric Pickles speech at Grand Designs Live, highlighted 'affordable Passivhaus' (see reference on H19, footnote 2). Note 2: Resident behaviour has significant impact on household energy use; any improvement in building standards would need to be coupled with education.
H150	B	x		To encourage the retro-fitting of energy efficient measures to existing properties		External Wall Insulation to be permitted development on all properties provided that it is not detrimental to conservation area policy. In practice, this may mean permitting it only on the rear of a building.	Typical annual savings following the insulation of solid walls are: Mid terrace are £180 (700kg CO ₂) End of terrace/Semi detached £270 (1100kg CO ₂)	EWI can be installed in a conservation area, if it is applied to the rear of the building. See Kate Watson's video:

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H155	B	x		To ensure effective use of solar electricity panels, without compromising conservation area criteria		Photo Voltaic panels to be permitted development on all properties , provided that: a) The panels are free of overshadowing from chimneys, neighbouring properties and trees; b) The orientation is appropriate; This does not always mean south-facing; there are merits in an east-west orientation (see Evidence) c) Conservation area restrictions are adequately considered. This might mean permitting them only on the rear of a building, bearing in mind a) and b) above.	Note on item: b) While in the northern hemisphere, south-facing PV will generate the most electricity, this does not currently match times of high demand. As the percentage of PV in the UK energy mix increases, an east-west orientation can be favourable in providing electricity at other times of day, to better match demand (BBC Radio 4 interview with Ralph Gottschalg: See also recent German policy on east-west orientation:	Note: such projects are dependent upon funding schemes and so are subject to the vagaries of central government policy.	http://www.ssa.fr/au/nh/over.d/ener/publi/callio/08/08/roeffe/nitich/unge/n-pdf-datei/en-avis/udien-und-konz/epba/paer/rece/t-facts-about-photo-voltaic-in-germ/any.p														
H159	B	x		To use the opportunity provided by new development, whether large or small in scale; to reduce surface water flood risk; to improve water quality; and promote environmental improvement		Proposals for new development, including alterations and extensions that do not constitute 'permitted development', shall reduce surface water flood risk by means of:(a) The attenuation of surface water runoff on the site so that it does not put pressure on the existing drainage system or increase runoff into watercourses via the sewer network;(b) The use of surface level, vegetative systems for conveyance and temporary storage of runoff such as 'swales', basins and ponds, where possible;(c) Maximising the use of permeable surfaces for parking and paved areas;(d) The use of green roofs, where appropriate to the setting, rainwater storage and rain water harvesting.	The Gilwiskaw Brook runs through Ashby and while this presents few problems, in living memory, there have been instances of localised flooding. Environment Agency maps indicate the level of probability of flooding along the line of the Brook in extreme circumstances. The wider risks are of sufficient concern for County and District policy to seek to regulate any new development which might increase flooding further downstream, in accordance with national policy. NPPF (and PPS25) requires development to be 'safe, without increasing flood risk elsewhere' and, where possible, to 'reduce flood risk overall'. Even where a new development meets the current requirements for acceptable surface water drainage, there is the issue of 'urban creep', which can result in an increase in runoff over time. Subsequent extensions, garages, sheds and hard surfaces can gradually lead to a 10% increase in impermeability on a site.Sustainable drainage systems (SuDS) are the preferred approach to managing flood risk resulting from surface water runoff from development sites. The same basic principles can also be applied to individual premises and homes. There is scope for practical good sense, such as the use of permeable surfaces for parking and water butts, as well as innovative approaches involving the use of green roofs. Planning permission for buildings which promote high levels of sustainability should not be refused because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (NPPF 65). In addition, SuDS also ensures water quality improvements and amenity benefits as well as achieving compliance with criteria for reducing flood risk. Research by the Environment Agency (with DEFRA) supports the use of best practice in achieving water quality protection. This brings wider benefits, by replicating natural systems and using cost effective solutions to	This is already covered under the NPPF Sequential and Exception Test. Specific flood risk issue for the Dairy site are included in proposed policy H3 Note 1: This is a technical matter with limited land likely to flood. Larger housing schemes might 'share' their detention areas and integrate as part of ecological / amenity open space / footpath network. Note 2: There is no standing water in town or NP area other than Willesey Lake or nearby Hicks Lodge! Is it safe or desirable to promote a modest water area in parkland within or closer in to the town? (There are historic precedents!).															
H164	B					The location and design of water storage areas should make positive use of their visual impact and potential to contribute to and link with the wider 'green infrastructure'.		There is a pond in Bullen's Field which could be landscaped and made accessible when it is designated as Local Green space. Also see suggestion of opening up brook in Brook Street															
H169	B			Build ers and their contr ibutio ns to '		New housing development will increase the demands on local facilities such as healthcare, education and leisure; and also on infrastructure such as public utilities, libraries, policing, waste services and the highways network. It is essential that developer contributions are secured for improved infrastructure and services to ensure the sustainability of the new developments in Ashby. There are 2 types of facilities to which any new housing development must make financial contribution: <ul style="list-style-type: none">on site provision – for example children's play areasoff-site provision - for example community and leisure facilities Also smaller builders and self-build groups will be encouraged to contribute to the housing need.																	
H175	B			To ensure that new housing developments adequately contribute towards provision of the improved infrastructure and additional community facility requirements they create and to ensure that existing infrastructure is safeguarded.	Contributions to new infrastructure and facilities	Financial contributions will be required, as appropriate, from each developer: (a) To mitigate the impact of the development on essential infrastructure such as public utilities, libraries, policing, waste services and the highways, cycle and footpath networks; and (b) To fund additional healthcare, community, education and leisure services within Ashby.	Need survey evidence of the community desire for the community facility wish list. LCC existing draft strategy for feasible cycle routes/network.	Other groups can add to or amend wish list. Is there a District Leisure Services strategy which we can call on for evidence? Maybe need to add reference to Community Infrastructure Levy here															

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H179	B					Community priorities in terms of additional local facilities to be provided as a result of new development are: i. A centrally located community building, with a café and associated parking spaces, suitable for use as an arts centre, adult education, club activities, exhibitions and concerts ; ii. An integrated, safe cycle network through and around Ashby; iii. Centrally located one stop shop medical centre and outpatient clinic; iv. Two adult size Football Pitches with associated parking, changing and storage facilities; v. Additional allotment provision on land with adequate soil quality and aspect for growing vegetables, within 1 mile (?) of the town centre; vi. Community acquisition of the Bath Grounds freehold.vii. A passenger rail link between Leicester and Burton-on-Trent served by a station in Ashby; viii. Replacement of Ivanhoe school, provision of inner bypass and pedestrianisation of Market Street; ix. Opening Giliwiskaw Brook through Brook Street.	Evidence needed from principal providers / managers of key facilities, e.g. NHS, education sector, Town Council, others.	Ivanhoe School site would provide a potential Community Centre site																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
H191	B			To achieve good quality buildings, designed to meet community needs, encourage self-reliance through use of self-build groups and benefit the local economy by encouraging local, small builders	Self-build and small builders	New house building and housing restoration projects by self-build groups and/or small builders will be encouraged where they comply with the policies of this NP.	There is a need for local authorities to satisfy the requirements of the Localism Act, in the provision of sites for self-builders. 9% of new homes were self-build in 2007[1] and there were 10,000 self-builds in 2013[2]. A self-build home may be more cost-effective than buying an existing property, offers opportunities for sustainable design and gives the option of a customised home. Community Right to Build is a key aspect of the Localism Act and Neighbourhood Planning. It goes beyond individual self-build sites to consider larger scale housing and community developments: while the community will need to secure suitable land, financing and legal agreements, there is central government funding available to help community groups with the costs of using that right:	Environment 'sub-group' raised the issue of broadening diversity of builders to reflect local knowledge / employment and add to quality. Similarly, custom-build, where an individual contracts a builder to construct a home to their specification, might be a more desirable route to 'self-build' in Ashby.Further evidence is needed on:a) The level of demand for self-build sites in Ashby;b) Whether it is realistic for community self-build projects to be set up in Ashby during the plan period. Availability of plots may be an issue, unless provision is made on developers' sites;c) What impact higher land and property prices might have;d) Whether existing residents will be well disposed to self-build schemes taking place close by. However, they may cause fewer complaints, since it would probably be a smaller scale site and be constructed by those who will live there, so perhaps more willing to compromise to achieve good neighbourly relations. Note 1: Could this best be dealt with in a broad statement of NP strategic intent? Note 2: If Ashby were faced with a very large site, then a mix of builders would be essential to achieve delivery and ensure variety. Note 3: 'Windfall' sites and change of use will provide some smaller sites. Affordable housing provision could be seen as offering smaller sites, if 'self-build' is supported. Note: Should this be a District wide policy, endorsed by the NP? Teignmouth Council in Devon is leading the way. The NP might be able to pioneer a policy in conjunction with NWLDC.Note: For larger schemes, a set of house types and range of materials can be approved by planning authority ahead of construction. This saves on costs for planning and regs approval and fits well with the localism agenda.Note: serviced plots might be a potential solution, whereby a % of plots in a conventional development might be provided with mains drainage and electricity connections for self-build to complete in line with planning restrictions for the site. Self-build may lead to improved energy efficiency, given that the individuals investing in the build will be those benefitting from the reduced energy bills.	The custo m. build indus trv contri hutes d4 billion per year the comf 3l pdf to: their: neigh bourh ood's upost ling: pate s/co mmu nity: right- to: build	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/303822/2014-04-16-ashby-self-build-policy-consultation-response.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/303822/2014-04-16-ashby-self-build-policy-consultation-response.pdf	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/303822/2014-04-16-ashby-self-build-policy-consultation-response.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/303822/2014-04-16-ashby-self-build-policy-consultation-response.pdf	http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/303822/2014-04-16-ashby-self-build-policy-consultation-response.pdf">http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/303822/2014-04-16-ashby-self-build-policy-consultation-response.pdf	⁽¹⁾ OFF, 2008, s, 2014, 2012.	⁽²⁾ Pickle DCL G,	⁽³⁾ Hom Spea 'ncre buildi ng in the 'Gran numb UK: d er of A Desig availa ns ble et Live' home study '[onlin s' e]. 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H245	B						For every house built, developers should include a defined number of broad leaved trees in the communal spaces																
H246	B																						
H247	B					To ensure that the existing allotment site is preserved and that suitable land is identified and acquired where there is evidence of additional demand	Allotment provision to be either incorporated in new housing developments or section 106 funds to be used to provide land of adequate soil quality and aspect for growing vegetables.	Under the Small Holdings and Allotment Act of 1908, a town council has duty to provide sufficient allotments where there is evidence of demand. There are currently 100 allotment plots in Ashby. Current allotment provision is under-resourced by 29 plots (personal communication, A. Rollason, Chairman, Ashby Allotment Association, 07/10/14). Despite efforts to match supply with demand by splitting existing plots as they become available, the waiting list has remained stable at 3 to 4 years	Note: See Project 6 for more information on potential site allocation. Land for allotment use has to meet certain criteria, in terms of suitability for cultivation, convenient access, availability of basic services and potential to be secure against theft or vandalism. Such criteria are best met by identifying suitable locations rather than relying on piecemeal use of residual or unsatisfactory corners of larger development sites. Sufficient plots should be available on any site to make site acquisition and management viable.														
H255	H			Historic Environment		Ashby de la Zouch is a market town of great antiquity with the greatest concentration of listed buildings in North West Leicestershire. The significance of its historic town centre was recognised early on when, along with Castle Donington, it was designated a 'provisional' conservation area prior to formal designation in 1972. Only 33 buildings were listed in 1969 and the County Council's 'A Study in Conservation' of 1971 took a surprising but perhaps objective view that the town was "not rich in architectural gems". Its main contribution was to record the key characteristics of a largely intact late Georgian town which, at the start of the nineteenth century, had contained all the essential requirements of its population of 4000. By 2001, when the Conservation Area Appraisal was compiled, over 130 buildings and structures were on the statutory list with a further 47 on the 'local list'. This increase was evidence of the substantial value of the hidden 'gems' of standing archaeology in the form of earlier timber structures on Market Street, concealed behind later facades. Describing the "interesting and lively" visual character found in the town centre, the authors of the 1971 Study asserted that this was "a heritage which must not be squandered". The threats to the integrity of the Conservation Area that existed in the 60s and 70s have largely been overcome or diverted, most notably through removing non essential traffic to the A42 and A511 bypasses. However, the responsibility still remains "to preserve and enhance" Ashby's heritage assets and its Conservation Area. Clear policies are required to sustain the achievements of the past forty years and guide change over the next two decades.																	
H257	B					To reaffirm the special architectural and historic interest of the Conservation Area in Ashby as: contributing to its identity as an historic market town; providing the setting for business and other essential local services; and offering an attractive destination for visitors.	Action and initiatives to preserve and enhance the character and appearance of the Conservation Area in Ashby will be encouraged and supported, having regard to: (a) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring to the community; (b) the opportunity for and the desirability of sustaining and enhancing the significance of individual heritage assets and putting them to viable use consistent with their conservation; (c) the case for intervening when a heritage asset is most at risk through neglect, decay or other threat; and (d) the desirability of any new development making a positive contribution to local character and distinctiveness. and set out: (a) How the impacts might be mitigated, such as: with sympathetic design; through foundation design; through preservation of archaeological remains (possibly in open space); through Green Infrastructure plans; by archaeological excavation through to publication; or through a watching brief during development or building to record structures of historic value that will be lost; and (b) The positive opportunities that arise through development, such as: a positive influence on design and sense of place; using archaeology or the archaeological story within the development (e.g. through place naming, open space, interpretation panels); making available archaeological knowledge for the local community; the potential role of local heritage in green infrastructure, or even influence street naming or choice and design of public art. It should ensure that a satisfactory archive record is prepared and stored where any building, structure or archaeological evidence is substantially affected by (or lost through) approved development. In certain cases a pre-determination evaluation, involving site work, may be necessary to establish the extent and nature of archaeological significance and provide guidance on how to handle the application and recording or conservation of the heritage asset.	As part of its responsibility to keep conservation areas under review, the District Council approved a Conservation Area Appraisal in 2001 and adopted it as supplementary planning guidance. The content of the appraisal stands largely intact, to be taken into account in determining planning decisions. However, a number of properties identified in 2001 as being of concern and sites requiring improvement have since been attended to through repair, investment or development in accordance with a planning consent. (A further site, the former County Council Depot on Kilwardby Street, is currently the subject of a planning application.)	This objective is based on an untested hypothesis that appreciation of the value of the Conservation Area and of conservation in general has diminished in Ashby and society in general. (This premise needs testing in discussion with NWLDC, ATC, the Civic Society and Ashby Museum.) If there has been a diminution of public regard for conservation it may well be because it is seen as being separate from other aspects of daily life. Conservation "is certainly not a stand-alone exercise satisfied by stand-alone policies" (EH Advice). The policies for local housing, retail, tourism, transport (inc. parking) and open spaces ('green infrastructure') also need to be tailored to achieve positive improvements in the historic environment. NPPF recognises that some heritage assets are either not fully understood or possibly not yet known about. Recent projects and applications viz. The Cottage, St Helens Church, Oakfields Hotels application on Bath Grounds and for the former County Council depot in Kilwardby Street each indicate the need for and value of archaeological investigation. A study by EH shows the extent of ground works associated with the Castle gardens and 'Little Park' within the 2002 'sensitive area' and proposed Green Space 1. The text of the draft policy is substantially that of Hampshire County Council's 'Archaeology and Planning: Guidance for Planners' and should either be acknowledged as such or revised to include or reflect Leicestershire Museums Service policy. The actual extent of the ALERT zone should be determined in discussion with local experts. The suggestion here is that it comprise the Conservation Area and open land north of the railway embankment. The approach put forward in policy HE2 may be excessive in the local context and a more general statement may be sufficient. Note: This policy does not preclude development, but rather ensures that a rigorous process is followed before it may take place.														
H262	B						(a) The Neighbourhood Plan defines an ALERT zone to identify re where archaeology is likely to present a concern for any development proposals. All major developments should consider their impact upon archaeology, regardless, but where any proposal falls within the boundaries of the zone (shown on the Policies Map) developers or their agents should seek guidance at the pre-application stage and where necessary, engage in discussions about what material should be submitted with a planning application in the 'Heritage Statement'. The archaeological potential of the site which might constitute: known archaeology (above and below ground); any remains that might exist; or evidence that past land use may have destroyed or compromised archaeological survival; and																
H263	B						(b) The impact of the development, including ground works, such as impact on water table (which could have an impact upon preservation in situ), impact on the setting of archaeological sites, or increased pressure on a site's management through adjacent land use change (e.g. recreational pressure).																
H269	B					Proposals for development within (and immediately adjoining) the Conservation Area must provide a demonstrable understanding of the historic and contemporary context of the site by taking account of: (a) The archaeological significance of the site and any buildings or structures on it; (b) The historical record of former use of the land and its surroundings; (c) The scale, built form and layout, building height, roof form including parapets, impact on skyline and any other predominant characteristics of the part of the Conservation Area in which it will sit; (d) The significance of any heritage assets (where listed) on and adjoining the site; (e) Its impact on views within and from outside the Conservation Area; (f) The nature of its contribution to the wider street scene, in terms of the degree of dominance / deference, conformity / contrast and capacity to enhance or remediate an existing 'neutral' or unsatisfactory facade or building; and (g) The appropriate choice of materials, method of construction, architectural details, boundary definition and hard and soft landscape details. Guidance on the above is provided in the approved Ashby Conservation Area Appraisal	The CA Appraisal and earlier 'A Study in Conservation' acknowledge the prevailing character within the Conservation Area as deriving essentially from the nineteenth century - late Georgian from the Spa era with later Victorian additions - and being noticeably residential in character, there being only a few purpose built civic, religious or commercial buildings prior to the twentieth century. The Appraisal (and the 1971 Study) examines the component parts of the Conservation Area to elaborate distinctiveness of spatial qualities, building form and definition of spaces, as well as predominant architectural characteristics. The attached diagram* and description provides a concise summary of the three distinct phases of town growth to guide decisions on planning applications. While the focus of these decisions is on the heritage assets in the Conservation Area, past and recent studies also acknowledge that some buildings of the twentieth century fall below the quality that is now expected within a conservation area. Where opportunities to enhance or remediate these situations through development,	*The diagram is indicative only and would not be part of the Policy Map.															

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H278	B		To encourage creative or innovative approaches to architectural and landscape design within the Conservation Area and elsewhere in Ashby.		Innovative and creative approaches to site-specific design will be supported in proposals for the adaptation of existing buildings and for new development in Ashby and its Conservation Area where this would: (a) Draw on a clear understanding of the context in which development is to take place; (b) "Enhance or better reveal" the significance of the Conservation Area and the individual heritage asset to which it relates; (c) Not result in substantial harm to (or loss of) a heritage asset within or adjoining the site of the proposal; (d) Provide an informed justification for: i. the approach to design, based on local knowledge and evidence of best practice or successful interventions in historic environments elsewhere, and ii. substantiate the grounds for using materials or construction techniques not normally used in Ashby and its Conservation Area; and (e) Preferably, be guided by an appropriately qualified and experienced design advisor or design team.	Ashby has examples of honest efforts to enhance the Conservation Area through new buildings and adaptation. Individual contributions include the office extension to the rear of the Market Hall on South Street, Castlegate House (in response to a development brief resulting from the CA Appraisal and recipient of a Civic Society award) and the Royal Mews apartment building opposite the II* listed Royal Hotel. The opening up of former courts off Market Street, initiated by the Europa Nostra award winning Mill Mews, has made a positive contribution to activity in the town centre by utilising restrained additions and interventions without resorting to pastiche. The NPPF encourages innovative approaches to design in conservation areas and recognises that such approaches can bring benefits, if handled sensitively, without consequent harm or loss. Evidence of success can be found easily and decision makers and the community at large should be prepared to countenance such approaches. Failure to do so might easily lead to a gradual diminution in the "interesting and lively" visual character of the town centre, noted in the 1971 Study and which the authors asserted then was "a heritage which must not be squandered"	The dislike of a modern style of development does not, in itself, constitute grounds for refusing planning permission and is unlikely to be appropriate as the basis for NP policy. Government planning policy clearly states, "planning policies and decisions should not attempt to impose architectural styles or particular tastes" (NPPF para. 60). Some of Ashby's more distinctive buildings of the past have derived from the hands of designers from outside the town with an experience of building elsewhere, in fashionable styles and using rail-borne materials not traditionally used locally. There is an ever present danger of decision makers being risk averse in matters of taste and design. This arises partly through limited awareness of innovation elsewhere in historic market towns but also through a wish to preserve 'the familiar'. At best, this approach leads to mediocrity, bland facades and poor detailing.														
H286	B		To accord with National Policy and guidelines on good practice when determining applications for planning permission, listed building consent or conservation area consent and proposals to undertake work on trees in the Conservation Area where not covered by a TPO.		Proposals for development that will impact on and might cause harm to an identified heritage asset, whether scheduled or not, within the application site or immediately adjoining it will be determined against the following criteria: (a) The significance of the heritage assets affected, including any contribution made by their setting, taking a view proportionate to the assets' importance but no more than is sufficient to understand the potential impact of the proposal on their significance; (b) The particular significance of the heritage asset that may be affected by development including the effect on the setting of a heritage asset based on the available evidence and any necessary expertise; (c) The weight to be attached to the significance of the asset (or assets); (d) The desirability of sustaining and enhancing the significance of the heritage asset and putting it to a viable use consistent with its conservation; (e) The positive contribution (to a sustainable community) that conservation of the heritage asset might make including economic vitality; and (f) The desirability of new development making a positive contribution to local character and distinctiveness. Where the loss of the whole or part of a heritage asset might be justified, consent will not be granted without taking all reasonable steps to ensure the new development will proceed after the loss has occurred. In the event of evidence of deliberate neglect of or damage to a heritage asset, its deteriorated state will not be taken into account in the planning decision.	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. NPPF Policy 132 states that "Substantial harm to or loss of a grade II listed building should be exceptional".	This policy has a wider application than just the Conservation Area. The suggested 'projects' listed below identify some areas where heritage assets may be identified outside the built up area of Ashby.														
H294	B		To consolidate achievements made in securing and maintaining a high standard of shop front design within the Conservation Area.		Proposals to alter or replace existing shop fronts within or immediately adjoining the Conservation Area must demonstrate that: (a) The existing shop front is of insufficient quality to warrant its retention; (b) The structural condition is unsafe or incapable of repair; and (c) The replacement or alteration is of a design which is appropriate to the character and appearance of the Conservation Area. Proposals to install or reinstate a shop front, where none currently exists must demonstrate that the design is appropriate to the character and appearance of the part of the Conservation Area in which it is to be located.For the purpose of these policies, appropriateness of design will be determined in terms of: (a) The relationship of the shopfront to the overall facade of the building or buildings of which it is to form a part; (b) The degree of recognition of Ashby as a distinct place, particularly where a national chain or standard corporate design or logo is proposed (c) The degree of deference to the immediate surroundings in overall style and appearance, having regard to the need to attract attention to and signal the particular services offered within; (d) The scale, proportion and detailing of its component parts in relation to the area of glazing and door aperture proposed; (e) The choice of materials, form of construction and finish (painted or self-coloured) to be used; and, (f) Where external or back lit illumination is proposed, there is justification for such an approach and there would be no adverse effect on other interests, namely road safety and the amenity of local residents.	The District Council has endeavoured to maintain a consistent policy on shop fronts and has produced helpful and instructive guidance on the matter (indicate status of this). In recent mews and close developments off Market Street, a consistency of shop front design and signing has emerged and been maintained, principally through the unifying effect of a single project promoter or landlord. Elsewhere, local businesses have recognised the value of adhering to a set of shared standards and this is evident as individual premises or groups along Market Street, Kilwarby Street, Brook Street and Bath Street. In any town centre, problems can arise from two directions. National chains with an institutional approach and restricted budget might show a 'low tolerance' to the cause of local distinctiveness. Smaller traders, for whom high impact is vital to their businesses, may also favour a low cost solution. In both instances, there is a drive to compete in the market but an inability to adapt to the context of a conservation area. Awareness that less demanding standards are accepted as the norm elsewhere is not helpful to the case in a conservation area.	A short exercise to check the situation in Ashby would not go amiss! Is the problem as bad as the Group thinks? The case for this policy needs sharing with the town centre group. The achievement of a consistent standard in shopfront design can only arise through the dissemination of guidelines and encouragement to accept improvement in the approach of business people and also landlords, their agents and the manufacturers and installers of shopfronts, glazing and signs. This policy endorses the principles set out in the 2002 Local Plan in seeking "to retain shop fronts within the Conservation Area where they are attractive, of historic importance or architectural interest or contribute to the general character of the area" and "to encourage the replacement of inappropriate shop fronts within the Conservation Area, or where they would affect the setting of the Conservation Area."														
E3	B		Develop marketing campaigns and economic interventions that build on the assets and strengths of Ashby in particular its history and distinctive character as a market town, and central and strategically well located position			Ashby's image is a strong asset which could be developed on and promoted more thereby creating jobs, economic growth and wider benefits.	Some finance may be available to support this														
E4	B		Design and develop a high quality business environment that facilitates businesses to form, grow and remain in Ashby, especially manufacturing and service sectors			Ashby's image, central location and other assets mean that it is well placed to support and nurture businesses.	Focus on attracting businesses which can grow then relocate in Ashby and encouraging local business to grow including through the provision of sites														
E5	B																				
E6	B		Maximise the economic benefit from Ashby's relationship with other key economic drivers especially the National Forest, motorway network, East Midlands Airport, Donnington and Moira industrial estates			Ashby has an entrepreneurial spirit as reflected in the number of business starts-ups and business inquiries Ashby is well positioned to benefit from these schemes that offer significant opportunities to generate jobs and growth	This also includes support for homeworking Need to consider local transport linkages to these projects by car and public transport														

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E8	B			Protect and retain existing employment areas - within employment areas non employment uses will not be acceptable except where they are ancillary to the main use			Ashby provides important job opportunities with a relatively high number of no. of jobs per head of population	Different size units to be developed – various sizes, not just top of the range															
E9	B						Provision of sites is important to provide employment and for a successful economy	Focus on flexible units of a range of sizes															
E10	B							Surveys suggest that the main employment and business growth will be warehousing															
E11	B			Develop interventions that ensure that local people fully benefit from the economic growth and employment generation in Ashby through for example improved training, public transport provision, promotion of homeworking and 'buy local' campaigns			Important for sustainable and cohesive communities	Investigate good practice NP policies that require the employment of local people															
E12	B						It is important that local people have the skills needed to access jobs and meet the needs of employers	Encourage apprenticeships															
E13	B						High levels of commuting esp by car - 73% of people travel to work by car vs. 57% nationally	Look at working with schools and schools working with businesses															
E14	B			Resolve traffic and parking problems that discourage economic growth and employment creation in Ashby, including innovative solutions such as underground car parking			High levels of commuting	Crosses over with work of Transport Group															
E15	B						Transport bottlenecks/congestion can act as a barrier to economic growth	Promote environmentally friendly transport solutions?															
E16	B			Strengthen the promotion of tourism in Ashby and the surrounding area, including the provision of new facilities, such as overnight accommodation both in Ashby Town Centre and the surrounding area			Evidence suggests that car journeys will continue to grow	Need to consider competition from nearby Hotels outside of Ashby and emerging proposals															
E17	B						Important for job growth and diversifying the economy																
E18	B						Historic and popular Parish	Scope to link with National Forest															
E19	B						Some evidence there is some under provision of some types of overnight accommodation																
E20	B			Support the development of an outside market in Ashby Town Centre			Important for job growth and diversifying the economy	Need to consider how this relates to the work of the Town Centre Group															
E21	B						Historic and popular Town Centre	Issue quality vs. quantity															
L1	B			Important green spaces to be protected			Ashby has a number of important green spaces																
L2	B						The district wide NWDC study shows a shortfall in green space esp. open space, recreation ground and children's play areas	Group to indicate which open spaces are most important to the community															
L3	B						Important to health, quality of life and biodiversity etc.	Refer to Community Asset list/Map/Open Space document.															
L4	B							See also NWDC open space study http://www.nweics.gov.uk/files/documents/ppg17_open_space_audit_july_20082/PPG17%20Open%20Space%20Audit%20-%20July%202008.pdf															
L6	B			All major new development to include adequate green space provision. Major new housing schemes to include adult fitness/community garden/ facility for all ages not just children as part of open space requirements			The district wide NWDC study shows a shortfall in green space esp. recreation in Ashby	Can we justify a specific requirement for allotments?															
L7	B						The Parish has an ageing population and important that green space provision and facilities caters for changing population and health needs	Need to avoid 'Pepperpot' provision															
L8	B							Is there are a 'Trim Trail Standard' – BS – see example given by Rob Bartholamew															
L9	B			Development or change of use of important community buildings/assets will not be permitted unless there is a proven benefit to the community			Important to the well-being and cohesion	Group to indicate those Community Assets that are most important to the community															
L10	B						Ashby has a number of such assets that are important to the community																
L11	B						Some evidence that Ashby has an under provision in some key community assets e.g. community centres, doctor surgeries																
L12	B			Support for a new multifunctional community centre with a focus on the arts			There is a deficiency in such provision	Further work required to demonstrate viability and need															
L13	B						Important to the wellbeing of the Parish	Not to be provided on designated greenspace															
L14	B						May be wider benefits in terms of promoting tourism and reducing car journeys	Cross Group work underway to develop this proposal															
L15	B			Protect and enhance Ashby-de-la-Zouch Town Centre and Ashby Canal Conservation Areas			Important to the distinctive and attractive character of the Parish	Duplicating Local Plan policies?															
L16	B						Wider benefits in terms of the tourism, pride and the economy																
L17	B			Protect and enhance the character and/or appearance of a building of architectural or historic value			Important to the distinct and attractive character of Ashby	There is scope to expand on local 'listed' building below national designations															
L18	B						The Parish has numerous buildings of local and national importance, including over 150 Listed Buildings, (incl. 2 Grade ones) and an ancient monument (Ashby Castle), together with some 'local' listed buildings	See ADLZ Conservation Area Appraisal and Study http://www.nweics.gov.uk/files/documents/ashby_de_la_zouch_conservation_area_appraisal_and_study/Ashby%20de%20la%20Zouch%20Conservation%20Ar															

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L19	B			Protect and enhance sites ecological importance. This will include specific policies in relation to the protection of the natural environment, flora and fauna. For example, 'bees'			Relevant studies and designations show that the Parish has a number of sites of local and national importance	There is scope to introduce local designations below national ones.															
L20	B			Existing public right of ways, cycleways or bridle paths protect and new provision encouraged. This includes a cycle path that circumnavigates the Parish			Important to wellbeing, diversity and biodiversity	Need to ensure that we cater for both human and wildlife needs															
L21	B						Population of bees declining – bee charity resource																
L22	B						Need to address high levels of local journeys esp. by car	Needs to further consider the resource implications of any future provision															
L23	B			Important trees, woodlands and hedges will be protected and enhanced			Important to health and well being																
L24	B						Potential in Ashby supported and highlighted by NW Leicestershire Cyclina Strategy																
L25	B						Important to wellbeing, diversity and biodiversity	Need to define 'important'															
L26	B			Need for more community centres e.g. new medical centre, leisure centre and community centres			The parish contains many good examples	Just those protected by Tree Preservation Orders?															
L27	B						Important to health and well being	Need to identify the key deficiencies															
L28	B						Ashby has an under provision in some key community assets e.g. community centres, doctor surgeries	Need to be in locations that are sustainable and there is an identified deficiency															
L29	B			Need for new medical centres that take into account the community need i.e. accessible health centres/community OPD/IP health facility/end of life facility				Just in new housing developments?															
L30	B						Important to healthy and cohesive communities																
L31	B						Ashby has a growing and ageing populations																
L32	B			Need to monitor school provision esp. in response to new housing and ensure that provision reflects changing needs and population profile of the Parish to ensure that schools are fit for purpose and of a modern standard			Provision of such services locally is under developed																
L33	B						Report by Group looking at educational resources in Ashby.	The group considered that the report led by the Group should be undertaken on an annual basis															
L34	B						Need to look at population trends and school catchment studies																
L35	B			New development should contain a mixture of housing types that maintain the broad range of the community			Important for wellbeing and balanced and sustainable communities	Need to be in locations that are sustainable and there is an identified deficiency															
L36	B						School capacity varies across the Parish																
L37	B						Population trends																
L38	B						Important for a balanced and sustainable community	Cross overs with the working of the Housing Group															
L39	B																						
L40	B			Need to maximise the opportunities presented by the National Forest			Supported by the findings from Housing needs studies	Need to define in more detail scope															
L41	B						Important and well used asset	Further work required to identify key opportunities and how the Plan can best support these															
L42	B						Potential to create jobs and improve health and image																
T1	B			We will improve movement and accessibility in the Parish by: Ensuring new development takes place in the most accessible locations such as Ashby Town Centre and/ or key bus corridors			Congestion	How do we judge the most accessible locations?															
T2	B																						
T3	B						Supports economic growth and sustainable development	The objective will be supported by a detailed policy that will specify what is meant by sustainable, i.e. proximity to shops, schools etc. walking 400m to bus route															
T4	B			Promoting alternatives such as walking, cycling, public transport and home working as an alternative to the use of cars for journeys, including the integration of such alternatives into new major developments			Most journeys by car often for short journeys	Local standards to be developed															
T5	B						Improved provision will promote greater use of cycling																
T6	B						Some indications that walking, cycling and homeworking are becoming increasingly popular	Maintenance issues need to be considered															
T7	B			Reviewing car parking in the Town Centre including developing a car parking strategy			Important for health	Marketing and promoting initiatives also to be considered															
T8	B						Car ownership is high and above average with 84% of households having access to a car	Bespoke travel plans are required for the individual estates.															
T9	B							An integrated view of the town is also needed so developments do not just stand in isolation															
T10	B						Use of car continues to rise	The strategy also needs to look at parking enforcement															
T11	B			Adopting local specific policies and standards for vehicles and bicycles			The amount and arrangement of car parking can have a significant impact on the retail offer and the built and natural environment																
T12	B						Congestion	Do we want higher standards than existing county or national ones															
T13	B						Increased car usage	Should also consider the location, design and style of cycle parking.															
T14	B						Good for health																

Consolidation v1

Ref	Type	Done	Area	Community Objective	Policy Group	Proposed Policy	Evidence/Justification	Notes/Comment	Ref1	Ref2	Ref3	Ref4	Ref5	Ref6	Ref7	Ref8	Ref9	Ref10	Ref11	Ref12	Ref13	Ref14	Ref15
T15	B						Cycling and walking becomes more popular, but some indications that usage is below the national average																
T16	B			Adopting standards, including financial contributions, where all new major developments, including employment will need to adopt and provide advanced and locally tailored Travel Plans			Promotes the uptake of	Define for Ashby – discrete travel plan for the town of Ashby and each development feeds into this.															
T17	B						sustainable travel modes such as car sharing, public transport, walking and cycling	Need to consider the extent which developers through S.106 will contribute to this.															
T18	B						Car dominant mode to travel to work 73% compared to 57% nationally																
T19	B			Maximising the use of the public rights of way network and other routes, including protecting the route of the Ivanhoe railway line as a potential cycle/footpath should the line close			Reduces reliance on the car for journeys	Local designations?															
T20	B						Good for health and sustainable development																
T21	B						Some indications that journeys by foot and by bicycle are below national average																
T22	B			Promoting and improving School Travel Plans to manage demand for travel to and from schools and colleges			Will improve air quality and reduced congestion, especially by reducing the number of cars	Need to consider the discrete local angle to this															
T23	B						Helps to improve road safety																
T24	B			Developing a 'legible' signage policy in particular in the Town Centre			Signage confusing	Need to build on best practice e.g. legible Leicester project															
							Some clutter	Need to cover all signage, e.g. tourist information															
T27	B			Develop a Transport Plan for Ashby			Important to promoting walking and cycling																
							Provides a framework for an integrated approach to promote accessibility and manage demand for travel	Need to consider relationship, both in scope and timing with NP															
T28	B			Maximising and promoting the use of public transport			Most efficient use and least polluting form of vehicular travel																
T29	B						Reduces deprivation																
T30	B						Usage below national average e.g. only 1% of employees in the Parish travel to work by bus compared to 7% nationally																
T31	B			Support the opening up of the Ivanhoe Line to passenger transport			Reduce congestion	More aspirational in nature															
							Key to sustainable development																
							Supports economic growth																