

Housing Site Selection Consultation

Background

One of the key issues for the Neighbourhood Plan concerns housing development in Tilton on the Hill. Between 2pm and 4pm on Saturday 3 June 2023, a consultation event was held in Tilton Village Hall concerning the allocation of potential housing sites. The event was advertised through social media and notice board posters, together with invitations to landowners. The event was attended by about 30 residents.

There were seven exhibition boards (Appendix 1) together with hardcopies of relevant documentation. This material was also made available on the Parish Council's website. The event was attended by parish councillors, the parish clerk and the council's appointed planning consultant.

Following the event representations were received from around a dozen residents and these are considered at Appendix 2. The consultation period ended on 16 June 2023.

Conclusions

The consultation event was well attended and well received. The only adverse comment regarding the management of the event concerned the publicity arrangements although this did not prevent the objector from making representations.

Broadly, there were three types of representation:



1. Detailed comments on the scoring. These have resulted in recommended changes to the scoring matrix but these do not affect the preferred site;
2. Objections to the proposed site (B) from the residents most affected. The main concerns being:
 - a. Loss of views and impact on property values;
 - b. Landscape impact;
 - c. Highways access;
 - d. Loss of wildlife;
 - e. Drainage.

Loss of views and property value are not material planning considerations. There are recommendations in place to mitigate landscape, ecology and drainage concerns. It is recommended that a highway consultant be appointed to check access arrangements.

3. Other comments on site preferences.

Recommendations

1. That Site B is endorsed for allocation in the Draft High Leicestershire Neighbourhood Plan; and
2. That the actions set out in Appendix 2 be approved.

Appendix 1: Exhibition Boards

HIGH LEICESTERSHIRE NEIGHBOURHOOD PLAN



WHAT IS A NEIGHBOURHOOD PLAN?

The 2011 Localism Act has given communities the right to draw up a Neighbourhood Plan. This right is aimed at giving local communities opportunities to influence the future of the places where they live.

The preparation of the High Leicestershire Neighbourhood Plan is intended to allow people who live, work and have a business in the area to have a say where they think new houses and businesses should be located and what they should look like. A Neighbourhood Plan can also identify and protect important Local Green Spaces, conserve local heritage and protect areas of nature conservation interest. The High Leicestershire Neighbourhood Plan will be a **statutory plan** which means that once it has been finalised, **decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan**, and any other material considerations.

The High Leicestershire Neighbourhood Plan includes the parishes of Tilton on the Hill and Halstead, Cold Newton, Lowesby, and Marefield. Tilton on the Hill and Halstead Parish Council is the Qualifying Body leading neighbourhood planning in the High Leicestershire area.

A neighbourhood plan must meet each of a set of basic conditions before it can be put to a referendum and be made. Importantly, in our case, the **Neighbourhood Plan must be in conformity with the Harborough Local Plan**.

WHAT IS THE PURPOSE OF THIS CONSULTATION?

One of the key issues for the Neighbourhood Plan concerns housing development in Tilton on the Hill and this is the focus of this consultation.

HOW MANY HOUSES DO WE NEED TO PLAN FOR?



The Harborough Local Plan was adopted in April 2019. Local Plan Policy H1 requires Tilton on the Hill village to provide for a minimum of 35 new homes over the period to 2031.

Taking account of development approved since April 2019, the residual requirement is reduced to a **minimum of 25 dwellings**. This residual housing requirement can be met by allocating housing site(s) and a policy for 'windfall'¹.

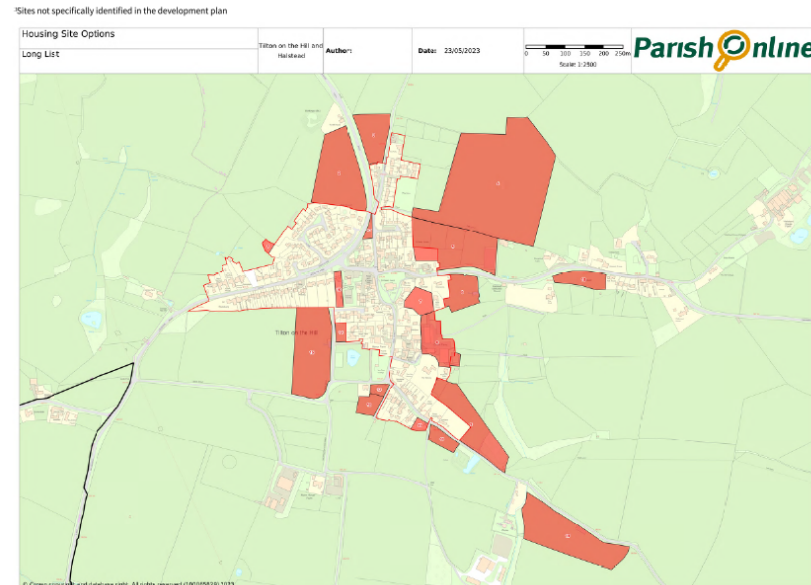
WHERE DID THE SITE SUGGESTIONS COME FROM?

The starting point for the identification of potential housing sites (and numbering) was a piece of work undertaken by the High Leicestershire Neighbourhood Plan Group in 2019. 19 potential housing sites at Tilton on the Hill were identified, although two of these - St Peter's churchyard and the Queen Elizabeth II Playing Field, have not been taken forward.

The initial work undertaken by the Neighbourhood Plan Group was updated in 2022. A local 'call for sites' was also undertaken, but no additional sites were identified.

In addition, Harborough District Council has prepared a Strategic Housing and Economic Land Availability Assessment (SHELAA) which represents the position on land availability within the district in 2021. The SHELAA identified two sites (18 and 19) that had not previously been considered by the Neighbourhood Plan Group.

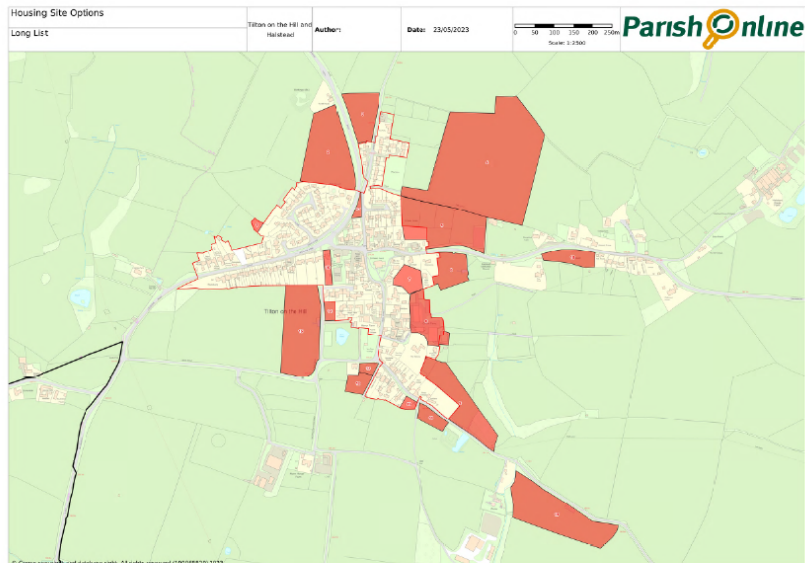
All 19 sites are shown here.



WINDFALL

The Harborough Local Plan identifies Tilton on the Hill as a settlement suitable for infill development. This refers to the development of vacant and under-developed land within the main built-up areas of the village.

Limits to Development for Tilton on the Hill have been used to guide development for many years but are no longer defined by the Harborough Local Plan. To clarify where development would be acceptable, our Neighbourhood Plan can define new Limits to Development which take account of the character of the village, recent and proposed developments. Outside the Tilton on the Hill Limits to Development, new build residential development will not normally be permitted.



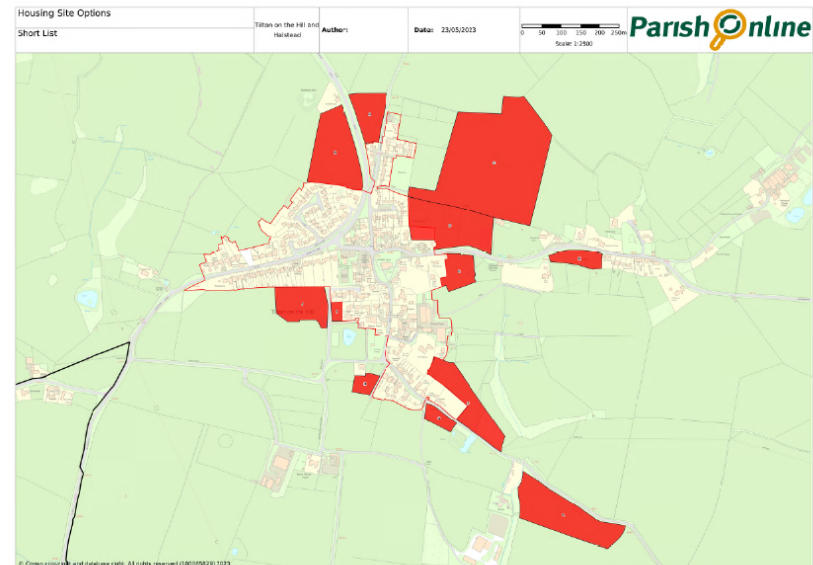
Sites 1, 7, 8, 11, 16 and 17 lie within draft Limits to Development and would be considered infill development. Therefore, there is no need to specifically allocate these sites for development. However, not all of these are available or suitable for development. For example, Site 11 does not have the owner's support for inclusion while site 8, Chard Farm, was the subject of an outline planning application (16/01481/OUT) for redevelopment to provide up to five new dwellings but was withdrawn following Highway Authority objections. Therefore, **only a modest allowance for windfall** can be made and **infill alone would not be sufficient to meet the housing requirement.**

HOUSING SITE OPTIONS

The Our 2018 Questionnaire Survey shows that many respondents would prefer Tilton on the Hill's housing requirement to be met by smaller-scale sites (less than 10), including infill sites. However, the **housing requirement cannot be met by small sites alone**. Further, small sites are not required to provide affordable housing or developer contributions to improved infrastructure. It is also more difficult to get the mix of housing types the community needs.



Our Neighbourhood Plan must identify specific, developable sites to meet the remaining requirement for around 20+ dwellings. There are 13 sites outside the draft Limits to Development, but not all are available for development - in particular, Site 13 does not have owner support. There are likely to be other sites where there are legal or ownership impediments to development. Notwithstanding, the remaining **12 housing site options (below) have been assessed**. All 12 sites are shown here.



HOUSING SITE PROFILES

Basic information about each of the 12 housing site options has been collected - address, site area, access, heritage and nature conservation constraints etc. This is set out in a set of Housing Site Profiles.



SITE ASSESSMENT CRITERIA

Harborough District Council assessed its plan against a set of sustainability objectives developed in consultation with key stakeholders. Site options were appraised using a site appraisal framework which provided a largely objective process for identifying the potential constraints and benefits associated with each site option.

The same site appraisal framework has formed the basis of the Site Assessment Criteria to be used in the allocation of housing site(s) for the Neighbourhood Plan. Some of the criteria have been deleted or adapted to reflect local circumstances. In particular, Tilton on the Hill has poor access to services and facilities, so there is little to differentiate sites in terms of accessibility to jobs, health services, education, leisure centre, Principal Road Network, Household Waste Recycling Centre, library and education.

In total 25 Site Assessment Criteria were applied to the 12 housing site options.

ASSESSMENT

The 12 sites were assessed by members of the Neighbourhood Plan Group, with support from our planning consultant. Each site was scored Green, Yellow, Orange or Red against the 25 criteria. A 'Green' score usually indicates that the site performed well against that particular criterion whereas a 'Red' score indicates that the site performed poorly, with 'Yellow' and 'Orange' scores somewhere in between.



Criteria	A	B	C	D	E	F	G	H	I	J	K	L
M01 Access to open space	0	0	0	0	0	0	0	0	0	0	0	0
M02 Access to community facilities (All age Male)	0	0	0	0	0	0	0	0	0	0	0	0
M03 Access to community facilities (All age Female)	0	0	0	0	0	0	0	0	0	0	0	0
M04 Access to community facilities (Playing Field)	0	0	0	0	0	0	0	0	0	0	0	0
M05 Could allocation of the site have a potential impact on a Site of Special Scientific Interest (SSSI)?	+	+	+	+	+	+	+	+	+	+	+	+
M06 Could allocation of the site have a potential adverse impact on designated sites (SSSI, SAC, Local Nature Reserve, "Natural Heritage Sites or any other SSSI or SAC) or any other Area of Outstanding Natural Beauty (AONB) or any other special area designated by any other authority)?	+	+	+	+	+	+	+	+	+	+	+	+
M07 Would allocation of the site result in the overlooking or partial overlooking of a wildlife corridor?	+	+	+	+	+	+	+	+	+	+	+	+
M08 What is the potential impact on Tree Preservation Orders (TPOs)?	+	+	+	+	+	+	+	+	+	+	+	+
M09 Could the site have an adverse effect on Areas of Special Scientific Interest (ASSI)?	+	+	+	+	+	+	+	+	+	+	+	+
M10 Could development of the site lead to the inundation of land presently either by contamination or be subject to land instability?	+	+	+	+	+	+	+	+	+	+	+	+
M11 Does the site fall within a Geographical Source Protection Zone, as identified by the Environment Agency?	+	+	+	+	+	+	+	+	+	+	+	+
M12 Would allocation of the site result in the loss of food and non-food agricultural land?	+	+	+	+	+	+	+	+	+	+	+	+
M13 Is the site (or part of) within an identified flood zone?	+	+	+	+	+	+	+	+	+	+	+	+
M14 Potential flood impacts upon designated heritage assets	+	+	+	+	+	+	+	+	+	+	+	+
M15 Potential flood impacts upon non-designated heritage assets	+	+	+	+	+	+	+	+	+	+	+	+
M16 Impacts on the setting of the built environment?	+	+	+	+	+	+	+	+	+	+	+	+
M17 Impact of the development on surrounding development, where applicable to the site?	+	+	+	+	+	+	+	+	+	+	+	+
M18 Would allocation of the site result in the use of previously developed land?	0	0	0	0	0	0	0	0	0	0	0	0
M19 Would the development lead to the loss of employment land?	+	+	+	+	+	+	+	+	+	+	+	+
M20 Will the site help meet local housing needs?	0	0	0	0	0	0	0	0	0	0	0	0
M21 Viability	+	+	+	+	+	+	+	+	+	+	+	+
M22 Increase community cohesion	+	+	+	+	+	+	+	+	+	+	+	+
M23 Is the site within 100m of high voltage power lines? (affected by overhead electricity cables)	0	0	0	0	0	0	0	0	0	0	0	0
M24 High voltage lines	0	0	0	0	0	0	0	0	0	0	0	0
M25 Pollution	0	0	0	0	0	0	0	0	0	0	0	0
Score	3	3	3	3	4	2	2	2	3	3	4	0
Green	13	15	11	11	11	11	12	11	15	12	9	12
Yellow	7	0	7	9	8	10	6	10	5	8	10	9
Orange	2	0	0	0	0	0	0	0	0	0	0	0
Red	0	0	0	0	0	0	0	0	0	0	0	0
Rank (best first)	9	1	9	10	3	9	12	1	3	9	3	8
Rank (best green)	3	3	3	3	3	10	3	3	3	3	3	12

CONCLUSIONS

There are two sites with just one 'Red' score - they are the least worst options:

Site B: Between Melton Road and Marefield Lane

Site H: Land to rear of Ratcliffe House, Main Street

Of these, Site B performs best.



NEXT STEPS

We are seeking your views on the way we have assessed these potential housing sites and whether you agree with our conclusions. All of the consultation material is on the Parish Council's website

<https://www.tiltonandhalsteadpc.org.uk/>

Please let us have your comments in writing by **Friday 16 June**. Comments may be returned:

Via e-mail to: clerk@tiltonandhalsteadpc.org.uk

By post to:

[Jenny Saville](#)
[Parish Clerk](#)
[Manor Cottage](#)
[Loddington Road](#)
[Tilton on the Hill](#)
[Leicestershire](#)
[LE7 9DE](#)

Once the Parish Council has reviewed any comments, it will confirm the preferred site(s) and finalise the Draft Neighbourhood Plan for consultation with residents and key stakeholders.

Appendix 2: Consideration of Representations

Representor	Site	Representation	Response	Action
Miriam Renner	General	Thanks for all you both did for Saturday - I think it went really well. I had some interesting conversations about the need for smaller, affordable housing, including for single people.	Noted	No change
Miriam Renner	B	Also the idea of traffic from site B going straight onto the Melton Road was preferable.	There was a general view that it was preferable for the highway access to site B to be from the Melton Road (B6047). Access to Marefield Lane could then be restricted to pedestrians/cyclists only. This would reduce the need for vehicular traffic through the village centre while reducing the impact of vehicles Marefield Lane.	Appoint highway consultant to check access arrangements for Site B.
Miriam Renner	E, F and I	In terms of the Site Appraisal Criteria if we want to be really consistent I think there needs to be the following changes: NE2 To be consistent with the Red appraisal of Sites G and J given they are within 50m of ponds, Sites F and I should	Criteria NE2 concerns the impact of development on designated Local Wildlife Sites (LWS), Local Nature Reserve, Potential Wildlife Sites or any	Modify Site Scoring Matrix (NE2) to show all sites scoring 'yellow' other than sites F, G and I which are scored 'orange'.

Representor	Site	Representation	Response	Action
		<p>also be Red given their proximity to ponds. Site E also contains a pond so should also change - to Orange or Red?</p>	<p>other site of wildlife value such as Ancient Woodland.</p> <p>The site scoring has been reviewed.</p> <p>No sites contain a site of wildlife value, but sites F, G and I are within 50m of such a site. The revised scoring has no impact on the preferred site.</p>	
Miriam Renner	E, I and J	<p>H1 To be consistent with the Orange appraisal for Sites N, H and K given they are within 50m of the Conservation Area, Sites E, I and J should also be Orange given their proximity to the Conservation Area.</p>	<p>Criteria H1 concerns the impact of development on designated heritage assets.</p> <p>The site scoring has been reviewed.</p> <p>Sites A, F and G lie within 50m of a Scheduled monument and score 'red'.</p> <p>Sites D, E, H, I, J and K are within 50m of the Conservation Area or a Grade</p>	<p>Modify Site Scoring Matrix (H1) to show sites A, F and G scoring 'red', sites D, E, H, I, J and K scoring 'orange' and sites B, C and L scoring 'yellow'.</p>

Representor	Site	Representation	Response	Action
			<p>II/II* Listed Building and score 'orange'.</p> <p>Sites B, C and L have no designated heritage assets within or adjacent (50m) and score 'yellow'.</p> <p>The revised scoring has no impact on the preferred site.</p>	
Edward A Davis	A, possibly B	<p>I am writing to put forward my views on the sites selected for possible new housing in the area.</p> <p>I do not consider that developments on land that is essentially outside the village or on its outskirts is the right way forward. Tilton and Halstead are surrounded by some of the finest countryside in the county. Building on sites that would impact adversely on the views available to local people and the numerous visitors to the area would, in my view, be a violation of the obligation on all of us to preserve such aspects of our surrounding landscape.</p>	<p>Many would prefer Tilton on the Hill's housing requirement to be met by smaller-scale infill sites (less than 10). However, the housing requirement cannot be met by small sites alone. Further, small sites are not required to provide affordable housing or developer contributions to improved infrastructure. It is also more difficult to get the mix of housing types the community needs.</p> <p>The impact of development on the landscape was an</p>	<p>Measures be taken to mitigate the impact of development on the landscape.</p>

Representor	Site	Representation	Response	Action
		<p>The site labelled A is a case in point. The views from the B6407 as one leaves the village to the north opposite The Mill House are unparalleled anywhere in the area as evidenced by the numerous people who pull into the nearby lay-bys daily to admire the scenery.</p> <p>Development on the designated field would undoubtedly adversely impact on the view which extends, for example, to Burrough-on-the-Hill and even as far as the Peak District in Derbyshire. It also provides a wonderful location for relatively dark-sky star gazing and for admiring sunsets.</p>	<p>important consideration. All shortlisted sites would have a significant adverse impact on the landscape.</p>	
Edward A Davis	A, possibly B	<p>There are other important negative aspects to developing land on the outskirts of the village. One of these is mentioned several times in the report, namely site creep.</p>	<p>Noted.</p>	<p>The site boundaries to be made clear in the Neighbourhood Plan.</p>
Edward A Davis	A, possibly B	<p>However, of even more concern is site access. Any development that requires access from roads outside the 30 mph restricted region would undoubtedly enhance the risk of traffic accidents. I</p>	<p>There was a general view that it was preferable for the highway access to site B to be from the Melton Road (B6047). Access to Marefield</p>	<p>Appoint highway consultant to check access arrangements for Site B.</p>

Representor	Site	Representation	Response	Action
		<p>have in mind again the B6047 which has a 50 mph limit north of the village. Very few drivers obey this speed limit and the volume of traffic is very heavy indeed. It is particularly popular with motorcycle riders, especially in the evenings and weekends. The road is in fact advertised in motorcycle magazines as ideal for users of such vehicles (I recall one which advertised the paucity of police monitoring!) and the speed at which many riders travel must be close to 100 mph to say nothing of the noise. I can hardly imagine the risks that motorists and, for example, young cyclists would be taking when emerging from housing onto this road. For safety reasons, access to housing on ANY site should be restricted to roads within the village boundary.</p>	<p>Lane could then be restricted to pedestrians/cyclists only. This would reduce the need for vehicular traffic through the village centre while reducing the impact of vehicles Marefield Lane.</p> <p>It is likely that the 30mph limit would need to be extended and speed reduction measures included as part of the access design.</p>	
Edward A Davis	A, possibly B	<p>A case against the building of houses on the more northerly portion of site A is the existence of badger sets opposite The Mill House. These sets have not been active recently, but a few years ago they</p>	<p>The Leicestershire and Rutland Environmental Records Centre has no such record which, in any event, is outside the proposed site.</p>	No change

Representor	Site	Representation	Response	Action
		certainly were and no doubt could be active again in the future. Finally. the verge is frequently used by horse riders, providing an additional risk of accidents.		
Edward ADavis	A, possibly B	Having put the case against development of this site, I concede that it might not be unreasonable to suggest building a few, say four, houses at the top of the field as an extension to the present development. There the land is relatively flat, and use could be made of the existing access on Marefield Lane, rather than contemplating the creation of one on the B6407.	Noted	Appoint highway consultant to check access arrangements for Site B.
Edward ADavis	A, possibly B	Without wishing to comment in detail on the other sites selected for future housing, I would only add a suggestion that it would be preferable to ‘spread the load’, i.e. to build a small number of houses in as many locations as possible rather than looking for one large site, development of which could change the nature of the village irrevocably.	Many would prefer Tilton on the Hill’s housing requirement to be met by smaller-scale infill sites (less than 10). However, the housing requirement cannot be met by small sites alone. Further, small sites are not required to provide affordable housing or developer contributions to improved infrastructure. It is	No change

Representor	Site	Representation	Response	Action
			also more difficult to get the mix of housing types the community needs.	
Helen Farnsworth	I	I would like to confirm that although I do not wish to develop my 'plot of land' at Tilton on the Hill immediately, it is my wish for it to be included in the current High Leicestershire Neighbourhood Plan.	Site I has been assessed.	No change
Mr & Mrs East	A, K	<p>Thank you for the information , don't know I its to late to comment on the plan however we think that Options A and K are far more suitable choices for building especially "K" as this is just scrub land and is of no other commercial or ascetic use is within the building line and needs tidying as at present its just derelict land , would look far better with houses and the access is ideal.</p> <p>"A" would be our 2nd choice as its away from the village heart with excellent access onto the B6047 thus reducing the traffic within the Village.</p>	<p>The development of site K would have an adverse impact on landscape and result in the loss of hedgerow for access.</p> <p>Site K is detached from Tilton on the Hill and has a planning history of refusals. On its own, it is not of sufficient size to meet the local housing requirement so another site(s) would be needed.</p> <p>Site A would also adversely impact on the landscape.</p> <p>There is an</p>	No change

Representor	Site	Representation	Response	Action
			adjoining Scheduled Monument. Site A is larger than needed. Loss of hedgerow for access.	
Mr & Mrs East	B	If it's too late for our comments to count and the plan has to be presented with "B" the first choice then it must be made clear that the access HAS to be from the B6047 and NOT from Marefield Lane as the traffic and narrowness of the road already make it dangerous to use especially with large agricultural vehicles needing access to the farms and fields down the lane not to mention the pedestrians and dogs in the middle of the lane. Hope we are in time for these comments to be entered in the record	There was a general view that it was preferable for the highway access to site B to be from the Melton Road (B6047). Access to Marefield Lane could then be restricted to pedestrians/cyclists only. This would reduce the need for vehicular traffic through the village centre while reducing the impact of vehicles Marefield Lane.	Appoint highway consultant to check access arrangements for Site B.
Diana and Bert Thurston	13	We are writing to confirm that we do not want the front paddock to be included for housing development.	This site was not shortlisted.	No change
Antony Spilner	General	Please note the following objections to Site B being obtained for new residential dwellings in Tilton on the Hill.	One of the key issues for the Neighbourhood Plan concerns housing development in Tilton on the	No change

Representor	Site	Representation	Response	Action
		<p>I'd like to start off by mentioning that as a resident of the village and one of the occupiers who would be affected from future development on Site B, that I am deeply disheartened that I had not heard about any planning of residential properties in the village until two days ago, when I was informed by another villager. To say I am let down by the Parish Council is an understatement. Important village news should not be restricted to being a member of the village WhatsApp group or coming along to a Parish Council meeting, again something I knew nothing about. It seems as those who would be affected most by development on Site B have been kept in the dark in order for the Parish Council to avoid objections, as it is evident that you have chosen a site without allowing full input from the residents of the village. I appreciate that the deadline for comments for the proposed developments for sites is June 16th, but you can also appreciate that it is difficult for residents to submit their views when they are uninformed. As</p>	<p>Hill. Between 2pm and 4pm on Saturday 3 June 2023, a consultation event was held in Tilton Village Hall concerning the allocation of potential housing sites. The event was advertised through social media and notice board posters, together with invitations to landowners. The event was attended by about 30 residents.</p> <p>As the Neighbourhood Plan progresses, there will be further opportunities for local people to have their say.</p>	

Representor	Site	Representation	Response	Action
		<p>soon as I was informed of this I went straight to my neighbour who was also unaware of the proposed development, so I have full confidence in assuming that the residents in the village who would be affected by some of the proposed sites have not been informed.</p>		
Antony Spilner		<p>Firstly, as a resident of one of the affordable homes on Marefield Lane overlooking the valley, the main selling point was the view of the valley and that the land beyond our property would not have any residential buildings erected on the land for 90 years, effectively obstructing that view. You can appreciate that this will not only cause an eyesore, taking away from the main decision to purchase our property, but will also cause our property to decrease in value. While the residential dwellings being built there would have access to the view of the valley due to the drop in the land, our view at ground level would be immediately obstructed.</p>	<p>Loss of view and loss of property value are not material planning considerations.</p>	<p>No change</p>

Representor	Site	Representation	Response	Action
Antony Spilner		<p>Secondly, the access to Site B is questionable. The B6047 operates a 50mph limit until entering the village at 30mph. You may well be aware that the majority of vehicle users ignore this speed limit. Access to the site from the B6047 would mean that further speed restrictions and speed restriction equipment need to be installed, thus incurring further costs.</p> <p>Marefield Lane is a dual-car road until it reaches the end of the current residential buildings where it turns into a single-track road. This lane is used daily by agricultural vehicles, horses and their riders, regular vehicles, and pedestrians. Considering this lane leads to public footpaths with no adequate parking, the fact that there is no pedestrian pathway leading down to these footpaths needs to be taken into consideration, if the flow of traffic is to be increased. There is already congestion on this lane caused by vehicles parked on the side of the road, and from the aforementioned pedestrians, horses and vehicles etc., or</p>	<p>There was a general view that it was preferable for the highway access to site B to be from the Melton Road (B6047). Access to Marefield Lane could then be restricted to pedestrians/cyclists only. This would reduce the need for vehicular traffic through the village centre while reducing the impact of vehicles Marefield Lane.</p> <p>It is likely that the 30mph limit would need to be extended and speed reduction measures included as part of the access design.</p>	<p>Appoint highway consultant to check access arrangements for Site B.</p>

Representor	Site	Representation	Response	Action
		<p>simply meeting another vehicle on the single-track road. With no passing places on the lane leads to either vehicles disrupting wildlife by driving onto the verges, or reversing up or down the lane, causing risks to any other users of the lane. With an increase in traffic flow to Site B, this problems would only worsen.</p>		
Antony Spilner		<p>Thirdly, wildlife would be severely disrupted with the hedgerows being taken out. Owls reside in the trees in the fields opposite the proposed site. Every spring, flocks of birds layover in the proposed site and feed, while swallows take the mud created from the surface water of the site. There are badger sets in the nearby spinney. The disruption caused from the building vehicles and ultimately, the residential buildings, would be detrimental to this ecosystem.</p>	<p>Biodiversity net gain (BNG) is a way to contribute to the recovery of nature while developing land. It is making sure the habitat for wildlife is in a better state than it was before development.</p> <p>The development must avoid loss of habitat to a piece of land and if this cannot be done, habitat must be created either on-site or off-site.</p> <p>The Leicestershire and Rutland Environmental Records Centre has no records of active badger setts</p>	<p>That the allocated site is subject to Biodiversity net gain principles and that hedgerow boundaries are retained as much as possible.</p>

Representor	Site	Representation	Response	Action
			near the site which, in any event, is outside the proposed site.	
Antony Spilner		Following this, the surface water causes drainage issues for the affordable houses currently erected. The houses adjacent to the site have flood pipes in the garden, and the bungalow has had a grid installed to catch the water which previously entered their dwelling. The issue with the bungalow was not addressed when the dwelling was being built and this installation caused disruption to the occupier, and similar issues may occur with the erection of new residential dwellings, at a location where the surface water run-off is more severe.	Sustainable Drainage Systems (SuDS) are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. By mimicking natural drainage regimes, SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. SuDS achieve this by increasing infiltration to the ground, lowering flow rates, increasing water storage capacity and reducing the transport of pollution to the water environment. Provision for SuDS and the national standards required	Sustainable Drainage Systems (SuDS) be a requirement of development.

Representor	Site	Representation	Response	Action
			for their design, construction, maintenance and operation is included in the Flood and Water Management Act 2010.	
Antony Spilner		To summarise, the impact of development on Site B would impact the current occupiers of the affordable homes, especially as it was stated that no residential dwellings would be built on this land in their lifetime. Access issues to this site need to be heavily addressed, as from either side of the site the access is not safely feasible. Also, you can appreciate that since the industrial era, the human race has been destroying the habitats of not only wildlife, but plants that are essential to keep our planet comfortably habitable. I am not opposed to new residential properties being built in the village, but the homes of the other occupants of this planet should not be destroyed to satisfy the human agenda.	The landowner has confirmed that there are no restrictions preventing the development of site B. Access issues will be addressed. The Harborough Local Plan was adopted in April 2019. Local Plan Policy H1 requires Tilton on the Hill village to provide for a minimum of 35 new homes over the period to 2031.	No change
Nathan Rowell	K	I think this is a very good point something which is very dear to my	Noted	No change

Representor	Site	Representation	Response	Action
		heart, through the planning process we would like to work with the authority and design a scheme which will have a minimum impact on the landscape and try to maintain as much of the hedgerow as possible.		
Nathan Rowell	K	<p>The recent outline planning application April 2017 and Nov 2018 was withdrawn by us in order to work with authority to find the right proposal for the site.</p> <p>The site has now been listed in the Harborough District Council – Strategic Housing and Economic Land Availability Assessment published September 2022. The application date May 2001 was submitted under an option to purchase agreement, the company who submitted the application fell on difficult trading times and failed to submit the application with the required supporting document. Hence, the refused.</p>	Noted	No change
Nathan Rowell	K	Archaeology, Ecological (including Protected Species) and Tree Surveys have been carried out and have been	These were reviewed as part of the preparation of the Site Profile.	No change

Representor	Site	Representation	Response	Action
		submitted with the previous planning application.		
Nathan Rowell	K	I2 Should be marked Yellow and not orange highways have agreed on previous planning application there is a safe vehicular are access to a public highway	Criteria I2 concerns the Highway access. A safe vehicular access onto the public highway does not currently exist- it needs to be created, so an 'orange' score is appropriate.	No change
Nathan Rowell	K	I3 Should be marked Yellow and not Orange, I believe this has been marked unfairly as there is an existing footpath / pavement opposite the site which provides links to the settlement center, within our proposed plan we would be working directly with the highways to ensure the requirement are met with the permitted development.	Criteria I3 concerns the availability of footpaths/ pavements between the site and village centre. While there is an existing footway to the village centre, Parish Councillors are concerned that it was narrow and unsafe.	No change
Nathan Rowell	K	CC1 You have marked the site Red, when we believe the site should be marked Yellow at the minimum like the majority of the other sites, or even marked Green as the site provides opportunities to integrate with the rest	The site is isolated and some distance from the built-up area of Tilton on the Hill. A 'red' score is appropriate.	No change

Representor	Site	Representation	Response	Action
		by providing new footpath across the site and/or along the outside of the site.		
Jane Ball	B	The field on the plan looks ideal, topographically however it is less than ideal. It is steeply sloping in several directions resulting in sloping roads within the development, lack of salting will lead to dangerous surfaces through the winter months. Water run-off will be extreme.	Highway gradients will generally be no more than 1:10.	No change
Jane Ball	B	The sewer system for the village is up and over, an interesting proposition for the developers.	A developer has a right to connect to the public sewerage network at a point of its choosing and Severn Trent Water has a duty to carry out any works necessary to accommodate associated foul water flows (s106 and s94 of the WIA1991). The Neighbourhood Plan process provides sufficient time for Severn	No change

Representor	Site	Representation	Response	Action
			Trent Water to take any action it deems necessary to ensure its systems can accommodate this development.	
Jane Ball	B	Where is the proposed access? The single-track Marefield road is totally unsuitable for multiple reasons . The access from the main Tilton /Melton road is somewhat dangerous, although introducing a new speed restriction further out of the village, may help solve the speeding problem.	There was a general view that it was preferable for the highway access to site B to be from the Melton Road (B6047). Access to Marefield Lane could then be restricted to pedestrians/cyclists only. This would reduce the need for vehicular traffic through the village centre while reducing the impact of vehicles Marefield Lane. It is likely that the 30mph limit would need to be extended and speed reduction measures included as part of the access design.	Appoint highway consultant to check access arrangements for Site B.
J and E Auterson	General	It is good to have clearly defined sites for us to comment on.	Noted	No change

Representor	Site	Representation	Response	Action
		<p>Sites B-E-J-I seem good. All these sites have road access and no doubt the needed facilities to be readily considered for development.</p>		
Nora Spilner	B	<p>Please note the following objections to Site B being obtained for new residential dwellings in Tilton on the Hill.</p> <p>Firstly, as a resident of one of the affordable homes on Marefield Lane overlooking the valley, the main selling point was the view of the valley and that the land beyond our property would not have any residential buildings erected on the land for 90 years, effectively obstructing that view. You can appreciate that this will not only cause an eyesore, taking away from the main decision to purchase our property, but will also cause our property to decrease in value. While the residential dwellings being built there would have access to the view of the valley due to the drop in the land, our view at ground level would be immediately obstructed</p>	<p>Loss of view and loss of property value are not material planning considerations.</p> <p>It is important that the development does not adversely affect the amenities enjoyed by existing residents in terms of privacy and natural light.</p>	<p>The development of site B should protect the amenities of existing residents, particularly in terms of privacy and natural light.</p>

Representor	Site	Representation	Response	Action
Nora Spilner	B	<p>Secondly, the access to Site B is questionable. The B6047 operates a 50mph limit until entering the village at 30mph. You may well be aware that the majority of vehicle users ignore this speed limit. Access to the site from the B6047 would mean that further speed restrictions and speed restriction equipment need to be installed, thus incurring further costs.</p> <p>Marefield Lane is a dual-car road until it reaches the end of the current residential buildings where it turns into a single-track road. This lane is used daily by agricultural vehicles, horses and their riders, regular vehicles, and pedestrians. Considering this lane leads to public footpaths with no adequate parking, the fact that there is no pedestrian pathway leading down to these footpaths needs to be taken into consideration, if the flow of traffic is to be increased. There is already congestion on this lane caused by vehicles parked on the side of the road, and from the aforementioned pedestrians, horses and vehicles etc., or</p>	<p>There was a general view that it was preferable for the highway access to site B to be from the Melton Road (B6047). Access to Marefield Lane could then be restricted to pedestrians/cyclists only. This would reduce the need for vehicular traffic through the village centre while reducing the impact of vehicles Marefield Lane.</p> <p>It is likely that the 30mph limit would need to be extended and speed reduction measures included as part of the access design.</p>	<p>Appoint highway consultant to check access arrangements for Site B.</p>

Representor	Site	Representation	Response	Action
		<p>simply meeting another vehicle on the single-track road. With no passing places on the lane leads to either vehicles disrupting wildlife by driving onto the verges, or reversing up or down the lane, causing risks to any other users of the lane. With an increase in traffic flow to Site B, this problems would only worsen.</p>		
Nora Spilner	B	<p>Thirdly, wildlife would be severely disrupted with the hedgerows being taken out. Owls reside in the trees in the fields opposite the proposed site. Every spring, flocks of birds layover in the proposed site and feed, while swallows take the mud created from the surface water of the site. There are badger sets in the nearby spinney. The disruption caused from the building vehicles and ultimately, the residential buildings, would be detrimental to this ecosystem.</p>	<p>Biodiversity net gain (BNG) is a way to contribute to the recovery of nature while developing land. It is making sure the habitat for wildlife is in a better state than it was before development.</p> <p>The development must avoid loss of habitat to a piece of land and if this cannot be done, habitat must be created either on-site or off-site.</p> <p>The Leicestershire and Rutland Environmental Records Centre has no records of active badger setts</p>	<p>That the allocated site is subject to Biodiversity net gain principles and that hedgerow boundaries are retained as much as possible.</p>

Representor	Site	Representation	Response	Action
			near the site which, in any event, is outside the proposed site.	
Nora Spilner	B	Following this, the surface water causes drainage issues for the affordable houses currently erected. The houses adjacent to the site have flood pipes in the garden, and the bungalow has had a grid installed to catch the water which previously entered their dwelling. The issue with the bungalow was not addressed when the dwelling was being built and this installation caused disruption to the occupier, and similar issues may occur with the erection of new residential dwellings, at a location where the surface water run-off is more severe.	<p>Sustainable Drainage Systems (SuDS) are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. By mimicking natural drainage regimes, SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. SuDS achieve this by increasing infiltration to the ground, lowering flow rates, increasing water storage capacity and reducing the transport of pollution to the water environment.</p> <p>Provision for SuDS and the national standards required</p>	Sustainable Drainage Systems (SuDS) be a requirement of development.

Representor	Site	Representation	Response	Action
			for their design, construction, maintenance and operation is included in the Flood and Water Management Act 2010.	
Nora Spilner	B	To summarise, the impact of development on Site B would impact the current occupiers of the affordable homes, especially as it was stated that no residential dwellings would be built on this land in their lifetime. Access issues to this site need to be heavily addressed, as from either side of the site the access is not safely feasible. Also, you can appreciate that since the industrial era, the human race has been destroying the habitats of not only wildlife, but plants that are essential to keep our planet comfortably habitable. I am not opposed to new residential properties being built in the village, but the homes of the other occupants of this planet should not be destroyed to satisfy the human agenda.	The landowner has confirmed that there are no restrictions preventing the development of site B. Access issues will be addressed. The Harborough Local Plan was adopted in April 2019. Local Plan Policy H1 requires Tilton on the Hill village to provide for a minimum of 35 new homes over the period to 2031.	No change
Nora Spilner	B	Finally, I write this objection on behalf of my family and myself. If it is not allowed	The number of objections to a proposal is not important. It is	No change

Representor	Site	Representation	Response	Action
		to be counted as three objections, please do let me know and separate objections from the other residents of my property shall be composed.	the substantial material planning grounds.	
Ann Robson	B	While I understand the need for new homes in the village, and can understand why site B has been chosen as the least worst option, I do have concerns. I would like to put forward my concerns about the possible access for the estate being off Marefield Lane.	Noted	No change
	B	Removing valuable hedgerows which is teeming with birds, and is a safe corridor for numerous other animals to move more safely around the landscape.	Biodiversity net gain (BNG) is a way to contribute to the recovery of nature while developing land. It is making sure the habitat for wildlife is in a better state than it was before development. The development must avoid loss of habitat to a piece of land and if this cannot be done, habitat must be created either on-site or off-site.	That the allocated site is subject to Biodiversity net gain principles and that hedgerow boundaries are retained as much as possible.
	B	It was not mentioned that the road narrows to a single car width at roughly the point, in fact possibly before any point that a developer may want to place	There was a general view that it was preferable for the highway access to site B to be from the Melton Road	Appoint highway consultant to check access arrangements for Site B.

Representor	Site	Representation	Response	Action
		access. Also down the road, there is no footpath pass the houses built on the school site.	(B6047). Access to Marefield Lane could then be restricted to pedestrians/cyclists only. This would reduce the need for vehicular traffic through the village centre while reducing the impact of vehicles Marefield Lane.	
	B	The road is also used by farmers to access their fields, which means that a lot of heavy/large machinery goes up and down the road all year round.	There was a general view that it was preferable for the highway access to site B to be from the Melton Road (B6047). Access to Marefield Lane could then be restricted to pedestrians/cyclists only. This would reduce the need for vehicular traffic through the village centre while reducing the impact of vehicles Marefield Lane.	Appoint highway consultant to check access arrangements for Site B.
	B	It is the only safe (relatively) road for walkers and dog walkers to use to get to tracks and public footpaths- it is very well used by both.	There was a general view that it was preferable for the highway access to site B to be from the Melton Road (B6047). Access to Marefield Lane could then be restricted to pedestrians/cyclists only. This would reduce the need	Appoint highway consultant to check access arrangements for Site B.

Representor	Site	Representation	Response	Action
			for vehicular traffic through the village centre while reducing the impact of vehicles Marefield Lane.	
	B	Alot of horse rider use the road, to access off road riding and bridleways- it is certainly the safest road at the moment.	There was a general view that it was preferable for the highway access to site B to be from the Melton Road (B6047). Access to Marefield Lane could then be restricted to pedestrians/cyclists only. This would reduce the need for vehicular traffic through the village centre while reducing the impact of vehicles Marefield Lane.	Appoint highway consultant to check access arrangements for Site B.
	B	The junction at the top of the road (Main Street/Oakham Road) is an accident waiting to happen- at all times of the day- and I don't think an extra 50 cars a day would improve the situation.	Most of the housing site options would have the same impact.	No change