

Melton Core Strategy (Preferred Options) DPD

Statement of Consultation

Introduction

The Melton Core Strategy will be the main policy document of a portfolio of documents that will make up the local development framework. The Local Development Framework will consist of:

- Core Strategy DPD;
- Land Allocations and Settlement Boundaries DPD;
- Sustainable Urban Extension Area Action Plan;
- Developer Contributions SPD;
- Community Infrastructure Levy Schedule;
- Generic Development Control Policies DPD;
- Melton Mowbray Town Centre Area Action Plan; and
- Housing Need SPD.

We will also prepare a Key Diagram DPD that will illustrate the policies and proposals of these DPDs as they affect geographic areas of the borough. The Key diagram will be revised at the same time that any DPD is adopted.

All documents within the Local Development Framework will be consistent with the Core Strategy which is therefore the first to be prepared and has been the focus of our work on the local development framework.

Since the publication of the Core Strategy (Preferred Options DPD) in 2008 there have been changes to the regulations. Up to, and including the 'Preferred Options' stage the Town and Country Planning (Local Development) (England) Regulations 2004 required the Core Strategy to go through the following stages on the way to completion and adoption:

1. Evidence gathering
2. Issues and Options
3. Preferred Options
4. Submission to Secretary of State
5. Examination
6. Adoption

Since the 2008 'Preferred Options' work the process has been the subject of alterations through:

- The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008; and
- Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009.

The preparation of Development Plan Documents no longer sees two formal stages of 'Issues and Options' and 'Preferred Options'. The stages documents like the Core Strategy now go through are:

1. Evidence gathering
2. Generation and consultation of Options
3. Publication of Pre-Submission DPD
4. Submission to Secretary of State;
5. Examination
6. Adoption

Melton Core Strategy

On 26 January 2008, Melton Borough Council published the Core Strategy (Preferred Options) document which set out our proposed policy direction and a summary of the options that were rejected. Comments were invited during a six week period, which ran from Thursday 31 January to Thursday 13 March 2008 under the provisions of Regulation 25 of the Regulations. Comments were invited on the options, including the ones already rejected.

The consultation was undertaken in accordance with our Statement of Community Involvement (SCI) adopted in October 2006 to support our commitment to maintaining an open dialogue with our community when preparing the local development framework.

We believe a central part of that dialogue is informing you of what has happened during a consultation period and how your comments have informed our decision making as we move through the stages towards adoption. This Statement of Consultation sets out the steps we have undertaken to prepare, publish and consult on our Core Strategy (Preferred Options) DPD.

This Statement of Community Consultation sets out the key issues raised in respect of the Core Strategy (Preferred Options) DPD, together with a schedule of the individual comments made during the consultation period (Appendix 1). The comments received will be taken into account to help prepare the Publication version of the Core Strategy. We will submit this statement to the Secretary of State, alongside our Core Strategy, to comply with Regulation 30 (d) of the Regulations.

The Core Strategy; preparing the Preferred Options document

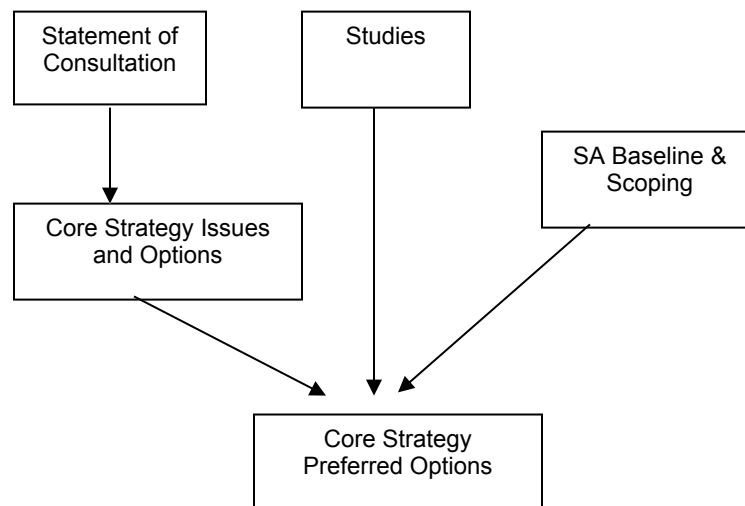
The production of the Core Strategy has been based on consultation with the local community and the preparation of evidence to understand the issues facing the Borough.

A series of Discussion Papers had been published for consultation. The results were used to inform the preparation of a Core Strategy (Issues and Options) DPD which was published in 2006. The results from consultation on the Discussion Papers and the 'Issues and Options' were used to inform the development of the Core Strategy (Preferred Options) DPD.

The Core Strategy (Preferred Options) DPD also included a box at the end of each Chapter to signpost the reader to the evidence that had been used to produce the document.

This evidence was made available alongside the Core Strategy (Preferred Options) DPD for those parties who wished to explore the background to the Core Strategy in more depth.

The Core Strategy has also been subjected to the Sustainability Appraisal process (SA). Before an SA is prepared, a Baseline and Scoping Report is used to identify the context and objectives for the Core Strategy. Our Baseline and Scoping study was used to show how the Core Strategy relates to other plans and strategies, at national, regional and local levels and to help decide what the Core Strategy should deliver. The Core Strategy (Preferred Options) DPD was also subjected to the SA process with the resultant SA report being made available for consultation at the same time as the Core Strategy (Preferred Options) DPD itself.



The Core Strategy; consultation on the Preferred Options document

The Core Strategy (Preferred Options) DPD was approved by the Council in January 2008. To ensure widespread awareness and understanding of the 'Preferred Options' we undertook the following measures for the 6 week consultation;

- Published adverts in four local newspapers that circulate within the Borough (Leicester Mercury, Melton Times, Grantham Journal and Newark Advertiser);
- Published a press release and held media briefings;
- Published an article in our own Borough newsletter; the January 2008 version of the Melton Mail;

- Provided posters to every parish council for display on their parish notice boards and/or at their local hall;
- Provided posters to post office shops across the rural area;
- Provided posters to libraries (Melton Library, Bottesford Library, and the Mobile Library);
- Displayed posters at the Council Offices and Tourism Information Centre in Melton Mowbray;
- Sent the Core Strategy (Preferred Options) DPD to approximately 950 parties (Stakeholders, organisations and members of the public).

The Core Strategy was available to be viewed at:

- Melton Council website (www.melton.gov.uk) and our community portal (www.meltononline.co.uk/mlmf);
- Melton Mowbray and Bottesford public libraries; and
- Post office shops in Asfordby, Bottesford, Buckminster, Croxton Kerrial, Frisby, Goadby Marwood, Harby, Hose, Knipton, Long Clawson, Old Dalby, Scalford, Somerby, Stathern, Stonesby, Thorpe Satchville, Twyford and Waltham on the Wolds during normal opening hours.

To raise awareness of the options and to generate debate amongst the community, the Council held public meetings at Sandy Lane Methodist Chapel (18th February 2008), King Edward VII School (3rd March 2008) and at the John Fernley School (4th March 2008).

The Core Strategy; responses received on the Preferred Options document

We received 710 individual items of correspondence during the consultation period. 53% of these were from members of the public. 21% were from organisations involved in the development industry. 15% were from stakeholders. 6% were from Parish Councils and 5% were from local groups or organisations.

We published a response form with the Core Strategy (Preferred Options) DPD. The form sought comments on a number of points and asked 16 questions about specific topics as well as asking for additional comments on the questions and other aspects of the Core Strategy (Preferred Options). Comments relating to each chapter of the Core Strategy Preferred Options are set out below.

Chapter 1: Introduction

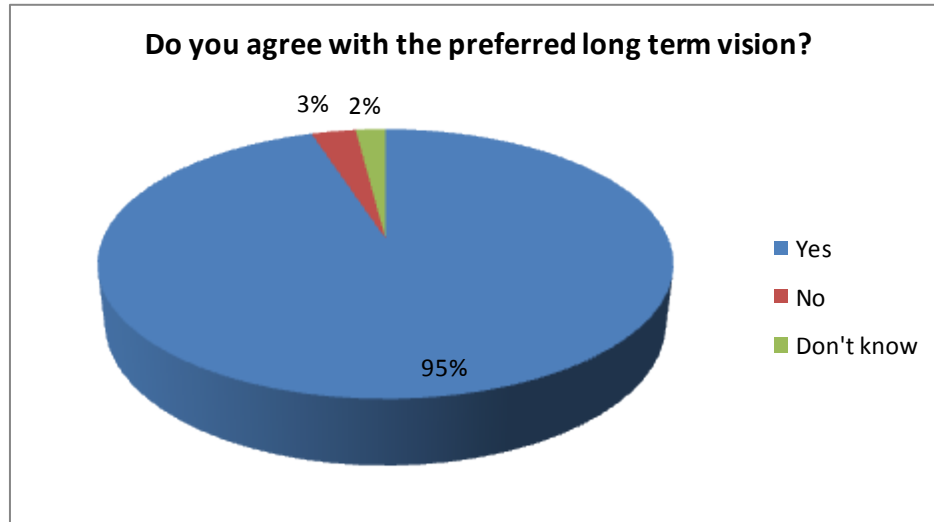
There were no specific questions set out in the consultation questionnaire and no specific comments were received in relation to the 'Introduction'.

Chapter 2: Melton Borough Profile

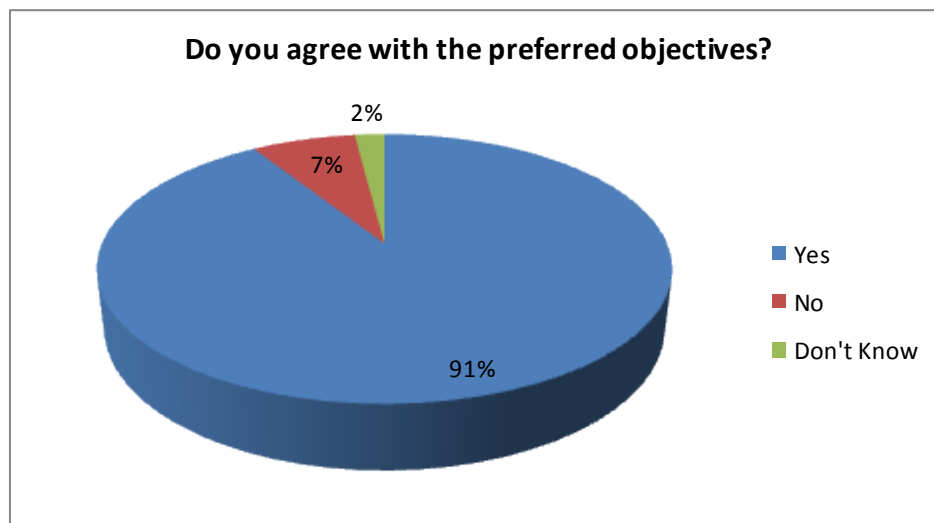
There were no specific questions set out in the consultation questionnaire and no specific comments were received in relation to the Melton Borough Profile.

Chapter 3: Vision and Objectives

148 respondents answered the question '**Do you agree with the preferred long term vision?**' Of those responding, a high level (95%) supported the vision. Only 3% of respondents disagreed and 2% did not know.



142 respondents answered the question '**Do you agree with the preferred objectives?**' Of those responding, a high level (91%) supported the proposed objectives. Only 7% of respondents did not agree.



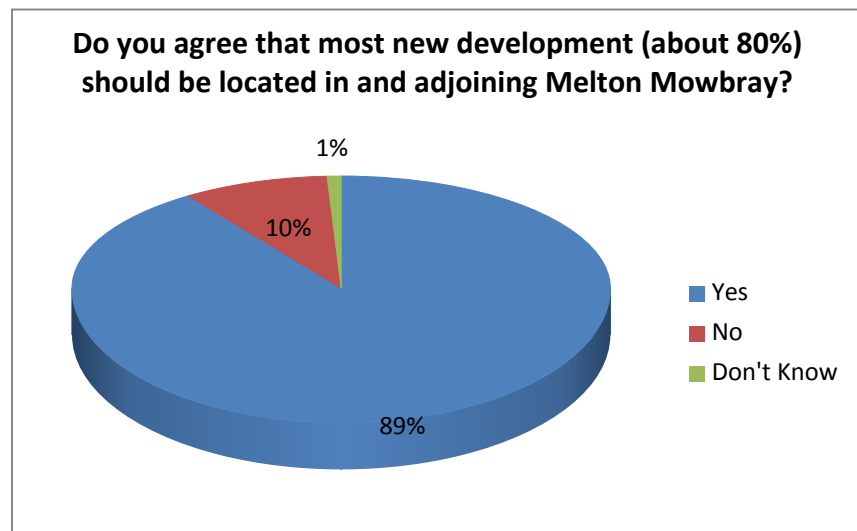
Chapter 4: Meeting the need for development

There were no specific questions set out in the consultation questionnaire in relation to the amount of development that would be delivered by the Core Strategy. However, specific comments were made regarding the need for development. The main issues raised were:

- The figure for the numbers of houses being planned is too high/not high enough;
- The appropriateness of the amount of proposed employment land;
- The robustness and appropriateness of the Urban Housing Potential Study published in September 2006 and the windfall allowance;
- The requirement to allocate green field sites for development, including the proposed Sustainable Urban Extension; and
- The proposed Sustainable Urban Extension being too large/too small.

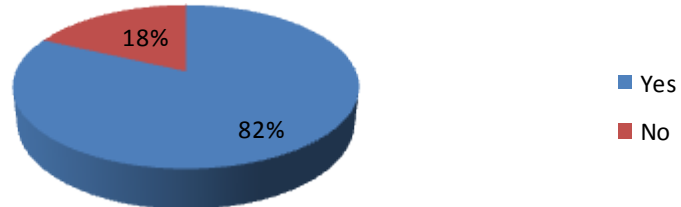
Chapter 5: Where development will take place

142 respondents answered the question '**Do you agree that most new development (about 80%) should be located in and adjoining Melton Mowbray?**' Of those responding, a high level (89%) supported 80% of growth at Melton Mowbray. 10% of respondents did not support that level of growth.



131 respondents answered the question '**Do you agree that Asfordby, Bottesford, Long Clawson and Waltham on the Wolds should be categorised as Rural Centres where a small amount of growth will be appropriate to meet local needs and help retain existing services and facilities?**' Of those responding (excluding 'don't know' responses) a high level supported our approach to Rural Centres (82%). 18% of respondents disagreed.

Do you agree that Asfordby, Bottesford, Long Clawson, and Waltham on the Wolds should be categorised as Rural Centres where a small amount of growth will be appropriate to meet local needs and help retain existing services and facilities?

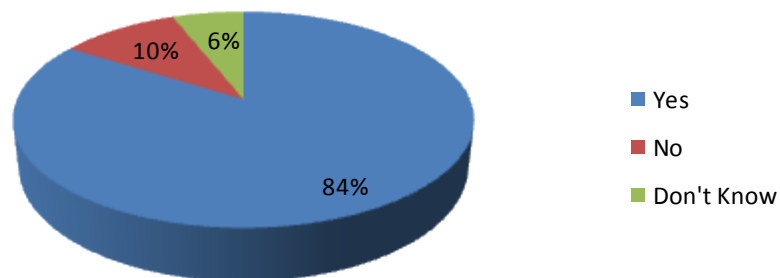


141 respondents answered the question ‘**Do you agree that the following villages that have a limited range of local facilities are suitable only for small scale infill development?**’ Of those responding, a high level (84%) supported the identification of the villages.

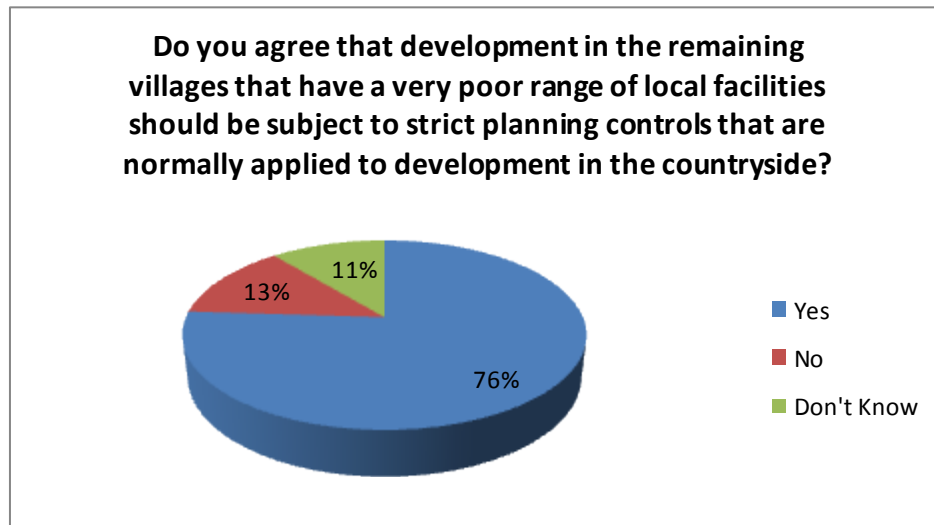
The villages as proposed in the Core Strategy (Preferred Options) DPD were:

AB Kettleby, Asfordby Hill, Buckminster, Croxton Kerrial, Edmondthorpe, Frisby on the Wreake, Gaddesby, Great Dalby, Harby, Hose, Knipton, Nether Broughton, Old Dalby, Queensway, Redmile, Scalford, Sewstern, Somerby, Stathern, Thorpe Satchville, Twyford and Wymondham

Do you agree that the following villages (*set out in text*) that have a limited range of local facilities are suitable only for small scale infill development?

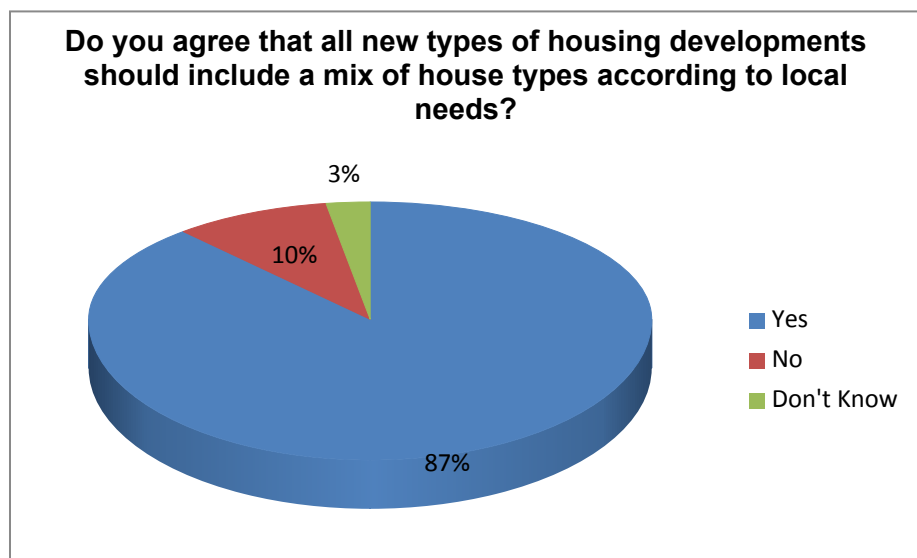


144 respondents answered the question 'Do you agree that development in the remaining villages that have a very poor range of local facilities should be subject to strict planning controls that are normally applied to development in the countryside?' Of those responding, a high level (76%) supported the identification of the villages as places where countryside policies should apply, 13% disagreed.



Chapter 6: Meeting housing needs

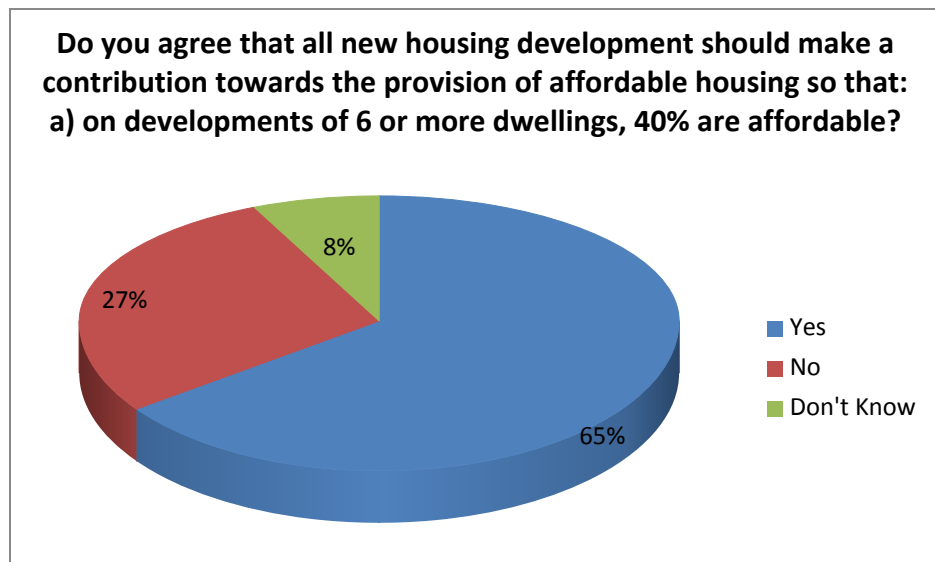
146 respondents answered the question 'Do you agree that all new housing developments should include a mix of house types according to local needs?' Of those responding a high proportion of respondents (87%) supported the approach being proposed with 10% in disagreement.



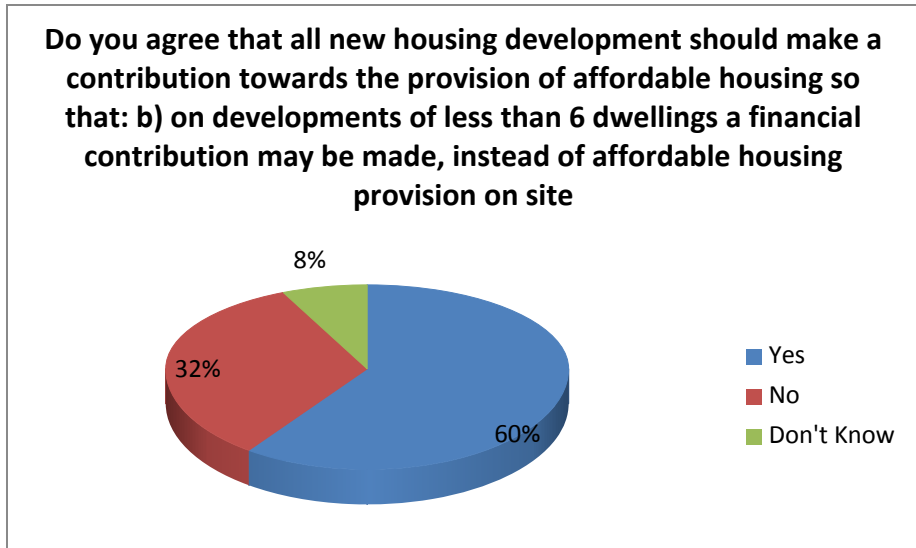
A number of comments were made with regard to the preferred policy to provide a mix of housing. The main issues raised by these comments are:

- Level of Need for Affordable Housing;
- Economic Viability;
- More specific/more flexible housing policies needed;
- The introduction of Lifetime Homes;
- The need for a mix of housing, especially on large development sites; and
- No provision should be made for gypsy and traveller sites.

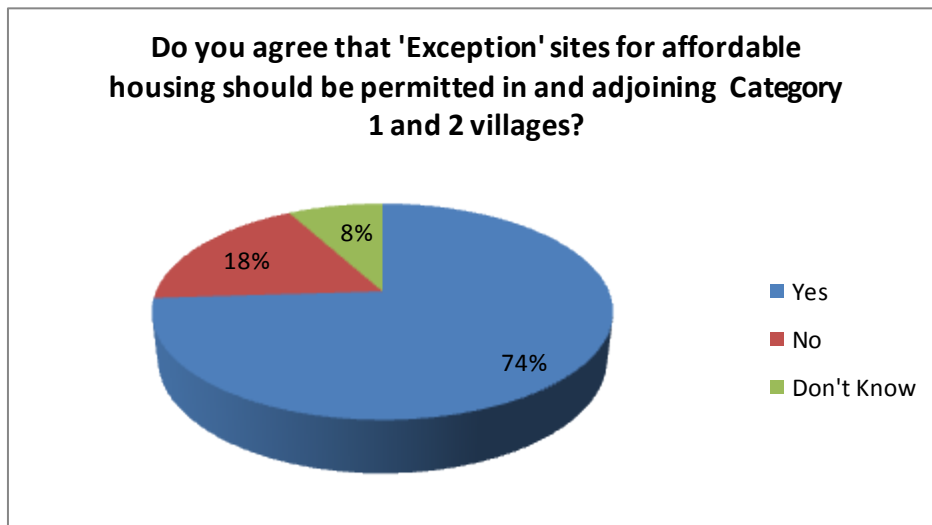
150 respondents answered the question **‘Do you agree that all new housing developments should make a contribution towards the provision of affordable housing so that a) on a development of 6 or more dwellings, 40% are affordable?’** A high level of respondents (65%) agreed with the approach. 27% disagreed.



142 respondents answered the question **‘Do you agree that all new housing development should contribute towards the provision of affordable housing so that b) on developments of less than 6 dwellings, a financial contribution may be made, instead of affordable housing provision?’** 60% of respondents answered yes to the question and 32% answered no.

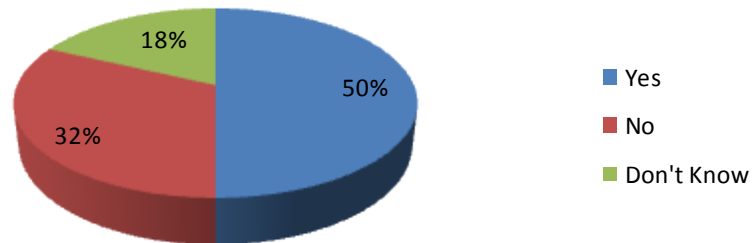


150 respondents answered the question **‘Do you agree that ‘Exception’ sites for affordable housing should be permitted in and adjoining Category 1 and 2 villages?’** 74% of respondents answered yes; and 18% answered no.



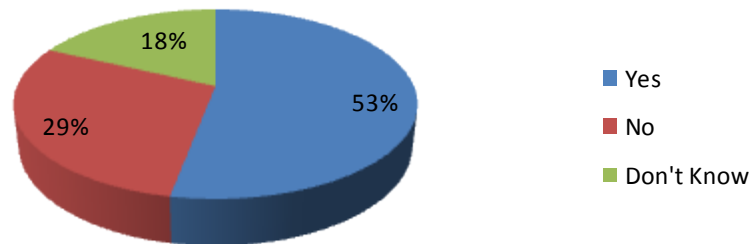
145 respondents answered the question **‘Do you agree that ‘Exception’ sites for affordable housing should be permitted in Category 3 villages provided there is also a significant increase in the level of service and facilities?’** Half of the respondents answered yes; and 32% answered no.

Do you agree that 'Exception' sites for affordable housing should be permitted in Category 3 villages provided there is also a significant increase in the level of services and facilities?



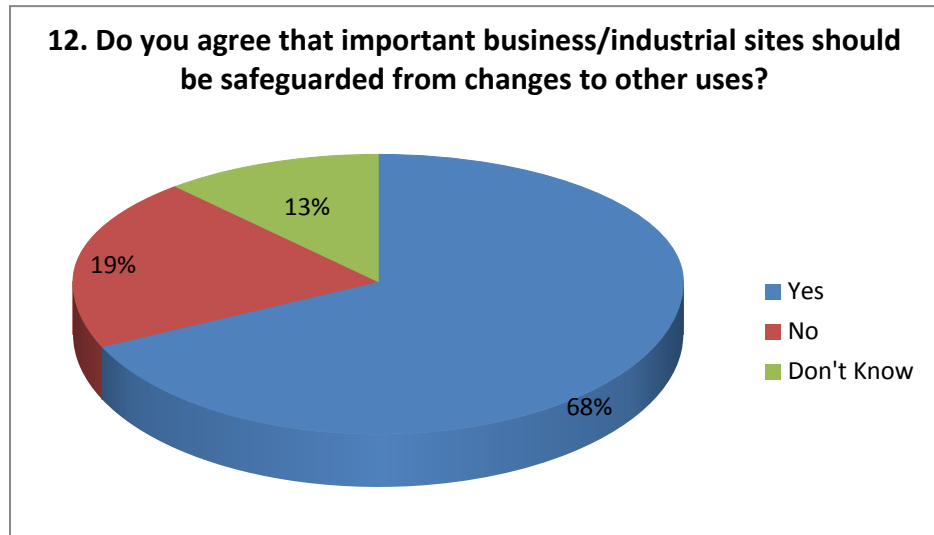
146 respondents answered the question **‘Do you agree that provision should be made for two small residential sites (5-10 pitches) and one transit (10 pitches) site to meet the needs of Gypsies and Travellers?’** Just over half (53%) of respondents answered yes; and 29% answered no.

Do you agree that provision should be made for two small residential sites (5-10 pitches) and one transit (10 pitches) site to meet the needs of Gypsies and Travellers



Chapter 7: Meeting economic needs

147 respondents answered the question 'Do you agree that important business/industrial sites should be safeguarded from changes to other uses?' The majority of the respondents supported the safeguarding of employment site (68%). 19% said no.

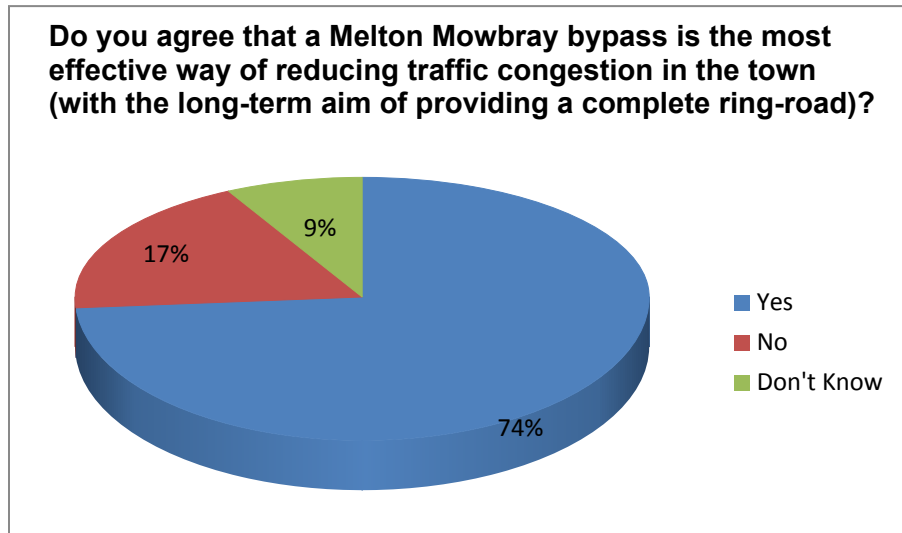


A number of comments were also made in relation to meeting economic needs, concerning:

- Implications of the Economic downturn;
- Location of employment growth and commuting;
- A more flexible approach is needed to support economic growth;
- Safeguarding employment sites;
- Knowledge-based sectors;
- Reliance on Existing industry;
- Support for the Food and Drink Industry;
- Existing Employment Site Allocations;
- Rail opportunities; and
- Rural diversification, Tourism, Equestrian development.

Chapter 8: Tackling traffic congestion

145 respondents answered the question 'Do you agree that a Melton Mowbray bypass is the most effective way of reducing traffic congestion in the town (with the long-term aim of providing a complete ring-road)?' The majority of respondents agreed with the question and 17% disagreed.



A number of comments were also made regarding Chapter 8 which raised the following points:

- Lack of evidence to support the Bypass Options;
- The need to reduce reliance on cars;
- Bypass funding through housing development;
- Car Parking in the Town Centre; and
- Town centre traffic management.

Chapter 9: Improving Melton Mowbray Town Centre

There were no specific questions set out in the consultation questionnaire in relation to Melton Mowbray town centre. However, a number of specific, additional comments were made. The comments raised the following points:

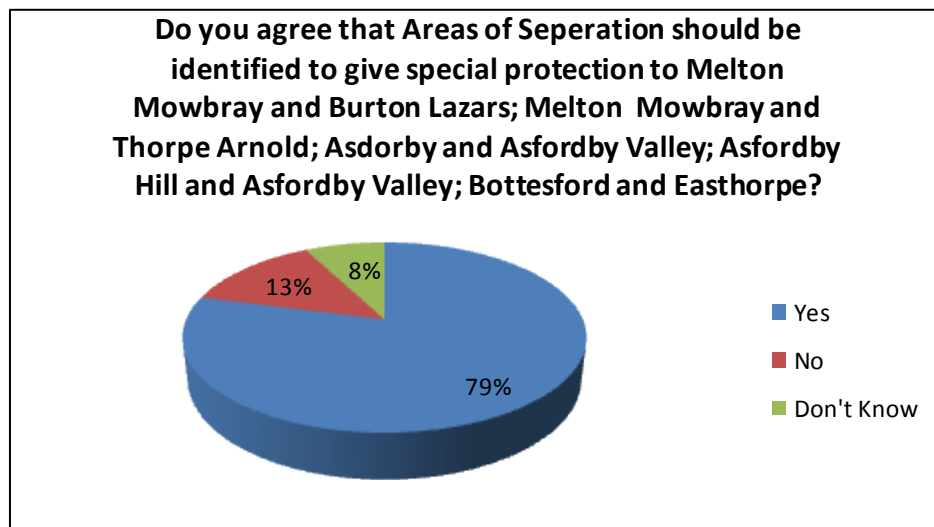
- The proposed retail study should allow for population increase and proposed additional housing;
- Up-to-date information should support proposals for new additional retail floorspace, and an up to date assessment should be undertaken;
- The relationship between the Core Strategy and the Regional Spatial Strategy in relation to the potential for growth in the sub-regional centres; and
- The Melton PSICA (Partnership Scheme in Conservation Areas).

Chapter 10: Protecting the Countryside

143 respondents answered the question: **‘Do you agree that Areas of Separation should be identified to give special protection to land between the following settlements?:**

- Melton Mowbray and Burton Lazars
- Melton Mowbray and Thorpe Arnold
- Asfordby and Asfordby Valley
- Asfordby Hill and Asfordby Valley
- Bottesford and Easthorpe

A high percentage (79%) of respondents supported the preferred option for Areas of Separation. 13% disagreed with the question.



Additional comments were also made with regard to Countryside. The main issues raised by these comments relates to:

- Recognising specific areas of the countryside as important;
- Not permitting or restricting development in the countryside unless a ‘compelling’ case is made; and
- Need for strict statements.

Chapter 11: Tackling Climate Change

There were no specific questions set out in the consultation questionnaire in relation to climate change. However, a number of specific, additional comments were made which raised the following points:

- Advancing the timetable proposed for the Code for Sustainable Homes by the Government is not appropriate;
- The technologies are not available to meet the requirements of the Code for Sustainable Homes;
- LDF policies for development in floodplains must be flexible, positive and constructive and take account of rural businesses located within them;
- Accuracy of flood risk maps in relation to increasing flood risk due to climate change and increased risks of run-off;
- What types of development would be required to utilise decentralised renewable or low carbon energy and what proportion would be required;
- Whether Renewable Energy development is appropriate in the countryside; and
- How the relationship between viability of development schemes and renewable energy requirements would be considered.

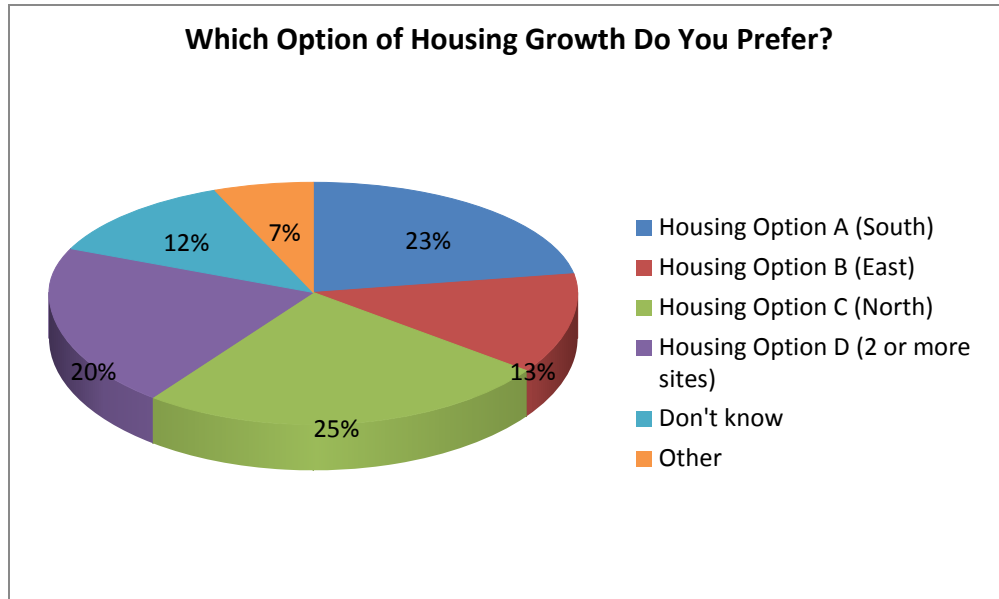
Chapter 12: Better Design

There were no specific questions set out in the consultation questionnaire in relation to design. However, a number of specific, additional comments were made with regard to design. The comments raised the following points:

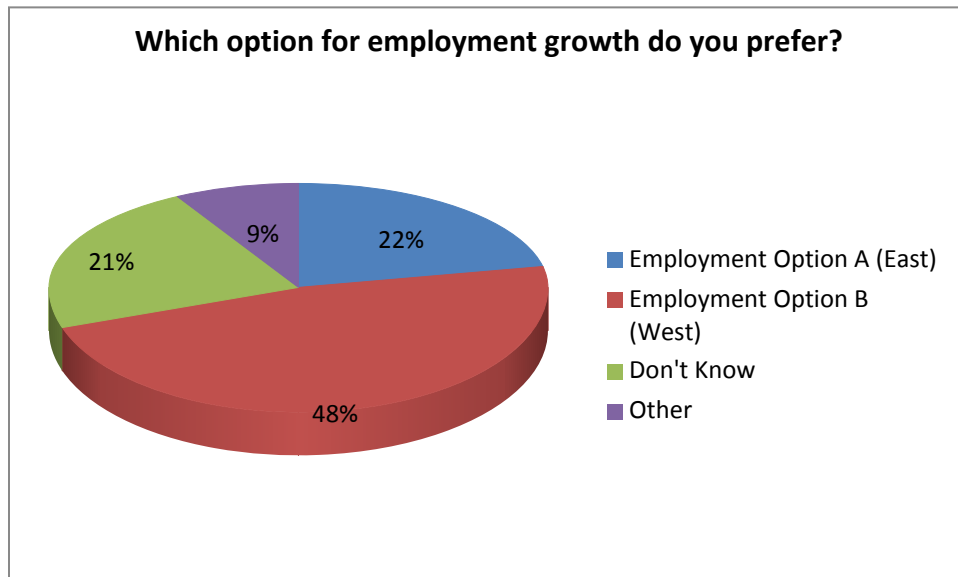
- The Core Strategy should enable the introduction of robust design policies and local design guidance;
- Design policy should aim to ensure that new development works towards providing zero carbon homes;
- Specific reference should be made to the historic environment; and
- Site density should be determined on a site by site basis.

Chapter 13: Growth at Melton Mowbray

154 respondents answered the question '**Which option of housing growth do you prefer?**' 35 respondents preferred Option A; 19 respondents preferred Option B; 39 respondents preferred Option C and 31 respondents preferred Option D. 19 respondents did not know which option they preferred and 11 respondents said they preferred an 'other' option.



139 respondents answered the question **'Which option for employment growth do you prefer?'** 31 respondents preferred Option A and 66 respondents preferred Option B. 29 respondents did not know and 13 respondents preferred an 'other' option.



A number of comments were also received with regard to:

- The sustainability of the proposed options;
- Environmental and landscape sensitivities;
- Viability of schemes;
- Requirement for a mix of dwellings;
- Requirement for further Sustainability Appraisal;

- Sustainability of locating housing and employment in different locations rather than proposing a mixed development;
- Other locations for development such as the former Melton Mowbray Airfield site or another new settlement; and
- The requirement for the provision of adequate services and associated infrastructure.

Chapter 14: Planning obligations

No specific questions were asked in relation to Chapter 14. However, comments were made with regard to the chapter including:

- Incorporating policy/guidance for Planning Obligations within the Core Strategy or a separate Supplementary Planning Document.

Chapter 15: Monitoring and Implementation

No specific questions were asked in relation to Chapter 15. However, comments were made with regard to the chapter including:

- The flexibility of the Core Strategy.

What Happens Next?

Since the publication of the Core Strategy (Preferred Option) DPD the Regulations which provide for the production of local development frameworks have changed. Under the new Regulations the next stage of the Core Strategy is 'Publication' of a Pre-Submission version of the Core Strategy. The comments received from this consultation will be taken into account during the preparation of the Core Strategy (Publication) DPD. The Core Strategy will then undergo another public and stakeholder consultation before it is submitted to the Secretary of State and independently examined. The timetable for the preparation and adoption of the Core Strategy is set out within the Melton Local Development Scheme 2011.

Appendix 1 Core Strategy Consultation Questions

Consultee	Chapter	Representation
Peter Finch	3. Vision and Objectives	I welcome the Melton LDF and the strategic vision which it sets out for the future of the Borough.
UK Coal Mining Ltd	3. Vision and Objectives	We support the principles set out in the vision and objectives, especially the section strengthening the economy.

Consultee	Chapter	Representation
David Wilson Estates	3. Vision and Objectives	The vision seeks to manage development. In this regard David Wilson Estates will be happy to work with the Council to see that development is managed in a way which ensures the timely delivery of open market and affordable housing with related community facilities.
David Wilson Estate	3. Vision and Objectives	We broadly endorse the draft Core Strategy vision. The emphasis given to strengthening Melton Mowbray's role as a market town and as the main social and economic focus for the Borough is supported.
Wilen, Toon, Searle, Selby, Parrott, Strong And Moore	3. Vision and Objectives	We suggest a slight amendment to the long-term spatial vision for the Borough set out under paragraph 3.4 in order to reflect the Government's commitment to improving the affordability and supply of housing in all communities, including rural areas, as set out in PPS3. We would like to add the following to the vision - meets the housing needs of urban and rural communities within the Borough " - recognises the settlement hierarchy identified in the Melton core strategy - recognises central government objectives to create sustainable, inclusive, mixed communities in all areas, both urban and rural".
Richardsons Capital LTD	3. Vision and Objectives	The vision should make reference to meeting the needs of the district, for example the need to provide sufficient housing land and to ensure provision of affordable homes.
Ashwood Land And Property Limited	3. Vision and Objectives	The vision for the Core Spatial Strategy is broadly supported however, specific reference should be made to enhancing the overall services and facilities available within the villages.
Harby Estates	3. Vision and Objectives	It might be better for the LDF to aim to '(enhance) the character of the countryside' and '(enhance) the individual character of Melton's villages', for example, by redeveloping redundant brownfield sites that currently detract from those areas.
K M Watchorn	3. Vision and Objectives	Chapter 3 - The spatial vision, the objectives and the key issues identified do not specifically mention support for rural areas and communities. This is surprising given the rural nature of the area and the recognition of the problems faced by rural communities, contained in the document and the SA and the support proposed.
Messr S And P Norris	3. Vision and Objectives	The spatial vision, the objectives and the key issues identified do not specifically mention support for rural areas and communities. This is surprising given the rural nature of the area and the recognition of the problems faced by rural communities, contained in the document and the SA and the support proposed.
Barkestone, Plungar & Redmile Parish Council,	3. Vision and Objectives	We do not entirely agree with the long-term vision as drafted. While this may be appropriate for the great bulk of Melton, there is also a need to recognise explicitly that for certain parts of the Borough (such as the northern Vale of Belvoir) Melton Mowbray is not the main social and economic focus.
Mr J Meads	3. Vision and Objectives	I do not entirely agree with the long term vision as drafted. There is also a need to recognise explicitly that for certain parts of the Borough (such as the northern Vale of Belvoir) Melton Mowbray is not the main social and economic focus.
Country Land And Business Association	4. Meeting the Need for Development	The LDF must recognise the need to work closely with the Regional Development Agency to ensure that economic development and employment needs and housing targets plans for the region's rural areas are achieved in a sustainable manner in the forthcoming mini-Regional Spatial Strategy reviews and the future Single Regional Strategy.
Messr S And P Norris	4. Meeting the Need for Development	4.8-4.9 - The provision of 5 ha for offices and 30 ha for industrial and warehouse development seems reasonable, although some modest addition may be appropriate if the housing allocation is increased.
Shaun Hazlewood	4. Meeting the Need for Development	4.8-4.9 - The provision of 5 ha for offices and 30 ha for industrial and warehouse development seems reasonable, although some modest addition may be appropriate if the housing allocation is increased.
Derbyshire & Leicestershire Planning & Transport Team (GOEM)	4. Meeting the Need for Development	Your current forecast that over 1200 jobs will be lost in the industrial/warehouse sector over the next 8 years is clearly at odds with your approach, based on recent past experience, to provide an additional 30 hectares of such land to 2026.

APPENDIX E

Consultee	Chapter	Representation
David Wilson Estate	4. Meeting the Need for Development	4.1 - There is no reference in this section to household formation, one of the key drivers of the demand for new housing and which is internally generated within the Borough itself.
East Midlands Regional Assembly	4. Meeting the Need for Development	Paragraph 4.3 - The reference to the housing requirement for the Leicester and Leicestershire HMA and to Melton's share of this in the Draft RSS is welcome. Reference is also made to the Panel recommendations that this figure should increase and that '...it's not clear whether the provision for Melton will also increase'. Clearly, it will be opportune to consider any proposed changes to the Draft RSS published by the Secretary of State which are expected to be issued for consultation in May/June this year in preparing your Submission Draft Core Strategy.
Jelson Ltd	4. Meeting the Need for Development	It is unclear why the Council has chosen to undertake its assessment on the basis of the supply position as at 31 March 2006. This position is close to two years out of date and there appears to be no reason why the figures for March 2007 (available in the December 2006 AMR) were not used.
Jelson Ltd	4. Meeting the Need for Development	Chapter 4 - It is considered that there are significant shortcomings in the UHPS study that lead us to conclude that the results of the UHPS cannot be relied upon in assessing the contribution of identified brownfield sites. The UHPS does not take account of the latest guidance on the production of SHLAA and is deficient in its analysis of site deliverability, particularly in relation to constraints, planning policy and market developer interest.
Jelson Ltd	4. Meeting the Need for Development	Of more concern is the inclusion within the Council's forward supply projections of a contribution of 1450 units from windfall sites between 2006 and 2026. This includes 650 on large sites (2016 to 2026). In accordance with the guidance in PPS 3, there should be no allowance made for windfalls until 2019 at the earliest.
King Sturge	4. Meeting the Need for Development	Some elements of the Core Strategy Preferred Options may hinder the growth of Melton by restraining market demand and by unduly controlling the growth of housing and employment.
K M Watchorn	4. Meeting the Need for Development	If additional housing can be accommodated in a sustainable manner, without significant adverse environmental, or other impact, then the opportunity should be taken, in order to better meet the objectives for the MLDF and the SA. In this regard, it should be noted that the SA points out 'the Borough must provide only a relatively small number of homes during the plan period' and while it acknowledges new development, will have an impact on the Borough, it considers 'it is important not to overstate the significance of this given the scale.
K M Watchorn	4. Meeting the Need for Development	4.3 - Housing provision for the Borough, in the draft Regional Plan seems low, particularly compared to past rates of planned growth and that for Rutland, which is more rural. This is supported by Melton Mowbray's role as a Sub-Regional Centre, the principle of urban concentration in the Plan, local housing and infrastructure requirements, and the support growth could provide for the economy, facilities and services. The Panel which examined the Plan recommended provision should be adjusted to reflect the 2004 Household Projections and that planning authorities should agree with the Assembly the distribution of housing. To help meet this increase the Panel have identified Sub-Regional Centres for consideration, with particular mention of those in the Three Cities Sub area, as well as an addition to the vision concerning the role to be played by flourishing towns, within a sustainable pattern of towns and cities. As such there may be an opportunity to add to the housing growth for the Borough.
K M Watchorn	4. Meeting the Need for Development	4.4 - Reference is not made to the housing contribution from extant small site permissions, presumably they are within the small sites allowance. This should be made explicit.
K M Watchorn	4. Meeting the Need for Development	In undertaking the Urban Housing Potential Study (UHPS) to what extent has the existence of competing uses, including loss of employment land and presence of constraints being taken into account?

Consultee	Chapter	Representation
K M Watchorn	4. Meeting the Need for Development	The amount of housing should acknowledge past rates of planned growth, Melton Mowbray's role as a sub regional centre, housing need and the possibility of an increase in the allocation to the Housing Market Area and as a consequence Melton Borough's share, subject to appropriate account being taken of constraints etc. As such Options 2B is likely to be inadequate. See the earlier comments under '4. Meeting the Need for Development'.
K M Watchorn	4. Meeting the Need for Development	Option 3A is clearly out of date. Option 3C will provide the longer term guidance and probably the most accurate and robust assessment of what is needed, but some regard should be given to its consistency with 3B
K M Watchorn	4. Meeting the Need for Development	The Table is presumably based on 80:20 split? See the preceding regarding the amount of housing development and where development should take place.
Melton Mowbray & District Civic Society	4. Meeting the Need for Development	Meeting the need for development - Houses - To conform to the Regional plan Melton Borough Council is expected to provide for an average of 160 dwellings per year (Para 4.3, p 12). A round figure of 1000 houses is used in the analysis of the various options for the direction of housing growth (A, B, C and D) and in Appendix 15, p 67 'Total Supply 2001 to 2026'. But to conform to the number of housing units (4000) required by the Regional Spatial Strategy the number of houses in the 'Sustainable Urban Extension' ought to be 634 (derived from 1000-366 not 1000. Thus housing need is exaggerated throughout the document. This is not a minor difference - it is an oversupply of nearly 58%. It should not be dismissed as a small difference on the basis that 4366 is only 9% above the 'Total Supply Figure' of 4000. This lower figure makes Option D - Small Sites the most attractive.
Messr S And P Norris	4. Meeting the Need for Development	4.4 - Reference is not made to the housing contribution from extant small site permissions, presumably they are within the small sites allowance. This should be made explicit.
Messr S And P Norris	4. Meeting the Need for Development	In undertaking the Urban Housing Potential Study (UHPS) to what extent has the existence of competing uses, including loss of employment land and presence of constraints being taken into account?
Messr S And P Norris	4. Meeting the Need for Development	4.3 - Housing provision for the Borough, in the draft Regional Plan seems low, particularly compared to past rates of planned growth and that for Rutland, which is more rural. This is supported by Melton Mowbray's role as a Sub-Regional Centre, the principle of urban concentration in the Plan, local housing and infrastructure requirements, and the support growth could provide for the economy, facilities and services. The Panel which examined the Plan recommended provision should be adjusted to reflect the 2004 Household Projections and that planning authorities should agree with the Assembly the distribution of housing. To help meet this increase the Panel have identified Sub-Regional Centres for consideration, with particular mention of those in the Three Cities Sub area, as well as an addition to the vision concerning the role to be played by flourishing towns, within a sustainable pattern of towns and cities. As such there may be an opportunity to add to the housing growth for the Borough.
Messr S And P Norris	4. Meeting the Need for Development	The amount of housing should acknowledge past rates of planned growth, Melton Mowbray's role as a sub regional centre, housing need and the possibility of an increase in the allocation to the Housing Market Area and as a consequence Melton Borough's share, subject to appropriate account being taken of constraints etc. As such Options 2B is likely to be inadequate. See the earlier comments under '4. Meeting the Need for Development'.
Messr S And P Norris	4. Meeting the Need for Development	Option 3A is clearly out of date. Option 3C will provide the longer term guidance and probably the most accurate and robust assessment of what is needed, but some regard should be given to its consistency with 3B
Messr S And P Norris	4. Meeting the Need for Development	The Table is presumably based on 80:20 split? See the preceding regarding the amount of housing development and where development should take place.
Mr A Burrows	4. Meeting the Need for Development	It is considered that the Strategy places an unrealistic reliance on unidentified sites and its Urban Housing Potential Study to meet its housing requirements.
Mr A Burrows	4. Meeting the Need for Development	It is further considered that the small site allowance is also unrealistic and based on past trends.

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Consultee	Chapter	Representation
Mr A Burrows	4. Meeting the Need for Development	It is anticipated that the housing supply figures for Melton Borough will increase in the Regional plan when it is finalised and accordingly, the Council should plan for an inevitable increase.
Mr A Burrows	4. Meeting the Need for Development	Council to meet its housing target, a further 4-500 houses are required on newly allocated sites.
Mr J Cunnington	4. Meeting the Need for Development	The increase in housing requirements would appear to be based around the extra population of current trends into the future. This would seem unlikely.
Mr M Powderly	4. Meeting the Need for Development	Why 4000+ houses for a population increase of only some 700?
Mr M Powderly	4. Meeting the Need for Development	What surveys of new housing have been made please to determine where people have come from live to Melton and why over the last ten or at least 5 years?
Mr M Powderly	4. Meeting the Need for Development	Would it be reasonable now to suggest that the real local need for all causes is likely to be about the same, ie. 2400 max for the plan period in question?
Mr M Powderly	4. Meeting the Need for Development	Our joint approach to the EIP in 2001 with you for Melton BC and me for local groups - that worked for the best interests of the people of the Borough. I hope the same scenario can be repeated, whoever represents local groups.
Shaun Hazlewood	4. Meeting the Need for Development	If additional housing can be accommodated in a sustainable manner, without significant adverse environmental, or other impact, then the opportunity should be taken, in order to better meet the objectives for the MLDF and the SA. In this regard, it should be noted that the SA points out 'the Borough must provide only a relatively small number of homes during the plan period' and while it acknowledges new development, will have an impact on the Borough, it considers 'it is important not to overstate the significance of this given the scale.
Shaun Hazlewood	4. Meeting the Need for Development	Having regard to the deliberations of the Panel, it appears there is a substantial further shortfall of housing provision in the draft Regional Plan, while the increased pressure for housing applied by the 'Housing Green Paper' should be acknowledged. The Panel are not recommending additions beyond the 2004 based trend projections, they point out that in general the first area of search should be within the general area of the 3 Cities, at the core of the region. The Panel consider that such additions should be the subject of either ad-hoc proposals, or a mini review, as proposed by the 'Green Paper' for adding additional material to approved 'Regional Spatial Strategies'. It is important that the above is borne in mind in the preparation of the MLDF and the identification of potential for development, in both the shorter and longer term and acknowledged in the SA process.
Shaun Hazlewood	4. Meeting the Need for Development	4.4 - Reference is not made to the housing contribution from extant small site permissions, presumably they within the small sites allowance. This should be made explicit.
Shaun Hazlewood	4. Meeting the Need for Development	4.3 - Housing provision for the Borough, in the draft Regional Plan seems low, particularly compared to past rates of planned growth and that for Rutland, which is more rural. This is supported by Melton Mowbray's role as a Sub-Regional Centre, the principle of urban concentration in the Plan, local housing and infrastructure requirements, and the support growth could provide for the economy, facilities and services. The Panel which examined the Plan recommended provision should be adjusted to reflect the 2004 Household Projections and that planning authorities should agree with the Assembly the distribution of housing. To help meet this increase the Panel have identified Sub-Regional Centres for consideration, with particular mention of those in the Three Cities Sub area, as well as an addition to the vision concerning the role to be played by flourishing towns, within a sustainable pattern of towns and cities. As such there may be an opportunity to add to the housing growth for the Borough.
Shaun Hazlewood	4. Meeting the Need for Development	In undertaking the Urban Housing Potential Study (UHPS) to what extent has the existence of competing uses, including loss of employment land and presence of constraints being taken into account?
Shaun Hazlewood	4. Meeting the Need for Development	In addition has consideration been given to Greenfield potential within settlements?

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Consultee	Chapter	Representation
Shaun Hazlewood	4. Meeting the Need for Development	The accuracy of past trend data in assessing longer term provision on brownfield sites in UHPS sites is queried, given that the more active identification of such land for development in the planning process, compared to past practice, may reduce future potential.
Shaun Hazlewood	4. Meeting the Need for Development	Given the possibility that the overall allocation to the Borough could increase and the points raised under para 5.2 above, it is queried whether an urban extension for Melton Mowbray of 1000 dwellings will be sufficient?
Shaun Hazlewood	4. Meeting the Need for Development	The amount of housing should acknowledge past rates of planned growth, Melton Mowbray's role as a sub regional centre, housing need and the possibility of an increase in the allocation to the Housing Market Area and as a consequence Melton Borough's share, subject to appropriate account being taken of constraints etc. As such Options 2B is likely to be inadequate. See the earlier comments under '4. Meeting the Need for Development'.
Shaun Hazlewood	4. Meeting the Need for Development	Option 3A is clearly out of date. Option 3C will provide the longer term guidance and probably the most accurate and robust assessment of what is needed, but some regard should be given to its consistency with 3B
Shaun Hazlewood	4. Meeting the Need for Development	The Table is presumably based on 80:20 split? See the preceding regarding the amount of housing development and where development should take place.
Taylor Wimpey (Barton Wilmore)	4. Meeting the Need for Development	We support the Council's decision to plan to meet the draft requirements in the emerging Regional Plan.
William Davis Limited	4. Meeting the Need for Development	We are opposed to the use of Windfall sites when calculating the housing supply position of the borough. We feel this is contrary to national planning policy (PPS3, Paragraph 53) and should not be used within the Preferred Options document.
Shaun Hazlewood	4. Meeting the Need for Development	4.14-4.18 - It is not clear what the options for sport and recreation are and what the preferred option is. Presumably the latter will be to concentrate provision at Melton Mowbray with appropriate provision to meet the needs of local communities elsewhere? If tourist and visitor attractions are included how are these to be accommodated? In so far as Melton Mowbray is concerned the potential of the two areas of Strategic Open Space and nearby land should be investigated.
Sport England	4. Meeting the Need for Development	There is still a need for the Core Strategy to give an appropriate high level steer and overarching policy statement on open space and sport recreation. We suggested at the options stage that this could take the following "Development proposals must contribute to well planned open space, sport and recreation provision and opportunities for physical activity within the district for the benefit of local residents and visitors. All existing and proposed open space, sport and recreation facilities will be safeguarded from loss or displacement to other uses, except where it can be clearly demonstrated that alternative facilities of a higher standard are being provided in at least an equally convenient and accessible location to service the same local community."
Sport England	4. Meeting the Need for Development	At present Melton's Core Strategy does not provide a clear high level policy for the protection of existing sports facilities and the way in which additional provision needs to be secured. It does not refer to the way that the proposed Supplementary Planning Document will help to provide additional guidance. It has no clear policy statement about indoor sports facilities.
The Theatres Trust	4. Meeting the Need for Development	This document is very thorough and well thought out but concentrates only on future development of the Borough and ignoring existing community facilities. While the countryside is protected in many policy options there are no suitable policy options in the Appendices that cover protection and promotion of your existing community facilities under the 'umbrella' description of <i>community facilities provide for the health, welfare, social, educational, leisure and cultural needs of the community</i> . We recommend this inclusion both for the rural villages and Melton Mowbray.
Councillor Matthew O' Callaghan	5. Where development will take place	I do not agree that 80% of future housing should be built in the town, it should be much less.

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Consultee	Chapter	Representation
Country Land And Business Association	5. Where development will take place	The Framework should avoid sterilising large parts of the rural areas by over concentration on urban areas. Small scale sustainable development can and should be permitted to enhance the viability of rural settlements and maintain their service provision.
David Wilson Estate	5. Where development will take place	The Preferred Option of providing for about 80% of new housing and other major development to take place at Melton Mowbray is supported.
David Wilson Estate	5. Where development will take place	Do you agree that most new development (about 80%) should be located in and adjoining Melton Mowbray? Yes with the following observations. Will provide for development to be focused in the most sustainable location; Allows for the ability to maximise use of existing infrastructure, services and facilities; Consistent with the provisions of the emerging RSS which identifies Melton Mowbray as a Sub Regional Centre and thus considered capable of taking growth; 80/20% split of directing development provides a reasonable prospect of minimising the consequences of increasing the need to travel, that a greater level of dispersal of development implies; Consider that an SUE is likely to be more sustainable than a free standing settlement (best use of existing resources, minimising private car through greater use of public transport, walking and cycling).
David Wilson Estate	5. Where development will take place	Para 5.4: is supported- directing 80% of development to Melton Mowbray does, in turn, leave an appropriate level of development to the key rural areas directed at meeting identified local needs.
East Midlands Regional Assembly	5. Where development will take place	The preferred option strikes strong accordance with Policies 2 and 4 of the Draft RSS. You will have noted, however, that the Panel are recommending that Policy 4 is modified to clarify that it applies to all sorts of economic activity as well as development in the statutory sense; that part of Policy 5 (Regional Priorities for Development in rural areas) is incorporated; and that Policies 2 and 5 are deleted.
East Midlands Regional Assembly	5. Where development will take place	In terms of the rejected options for growth currently the Draft RSS does not include proposals for new settlements. If it can be demonstrated that such a proposal is the option that can best fulfil the requirements of Policies 2 and 4, and the transport, health, education, water/sewage/power and other infrastructure requirements could also be sustainably provided as part of the overall new settlement plan, then this option would need to be given serious consideration.
Highways Agency	5. Where development will take place	In choosing to focus the majority (80%) of development in the town of Melton itself, as opposed to within more rural centres, the Plan has the potential to reduce the need to travel and encourage sustainable accessibility, in line with the vision and objectives of the Strategy.
Jelson Ltd	5. Where development will take place	Jelson's does not support the preferred option to locate 80% of the Districts development requirements in Melton Mowbray. This approach will severely limit housing opportunity and choice within the District and specifically in rural areas and will thereby fail to accord with the fundamental of Government housing policy set out in paragraphs 9 and 10 of PPS 3.
Jelson Ltd	5. Where development will take place	It is noted that the preferred option to locate 80% of development, whilst purporting to be the most sustainable development option, it is promised on the basis of providing essential infrastructure to promote the use of the car, i.e. the Melton by-pass.

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Consultee	Chapter	Representation
K M Watchorn	5. Where development will take place	Will an 80% concentration at the town enable sufficient development elsewhere to sustain rural communities, particularly at Rural Centres and maintain and improve accessibility to facilities, services and employment and address the rural deprivation identified as issues and problems in the SA, despite any policy commitment to this effect? This may depend upon any increase in the scale of development to be accommodated by the Borough i.e. if more development is allowed then amount in rural areas would increase as a consequence to sustain rural communities.
K M Watchorn	5. Where development will take place	Would it be appropriate to qualify the preferred 80:20 distribution with a degree of flexibility for its implementation e.g. to be interpreted as an 'about figure' or 'broad approximation' and acknowledge that care is needed to avoid an undue and/or inappropriate concentration upon Melton Mowbray.
K M Watchorn	5. Where development will take place	In the interests of sustainability and accessibility a concentration of development at Melton Mowbray is clearly appropriate and reflects the town's role as a Sub-Regional Centre. This would accord with the objectives of the MLDF and is acknowledged in the SA, which also points out that it should help maintain the long term viability of the town.
K M Watchorn	5. Where development will take place	While the principle of urban concentration is for the most in accord with the promotion of sustainability, it is considered that a rigid application of the 80:20 split may inhibit the scope and need for development in rural areas to provide opportunities, particularly at Rural Centres, for the support of rural communities. As such while the 80:20 ratio in Option 5A is generally supported, it should be regarded as a broad approximation to allow some flexibility for other LDD's and acknowledge the findings of work undertaken in their preparation.
Leicestershire County Council	5. Where development will take place	The strategy is consistent with sustainable development objectives at national planning policy level, the urban concentration strategy in the draft Regional Spatial Strategy for the East Midlands (supported by the Panel) and the sub-regional centre status accorded to Melton Mowbray in the Regional Plan. This approach will ensure easy access to existing local community facilities, infrastructure and services including public transport. It would appear to be significant shift away from the previous pattern of development between 2001 and 2006.
Melton Mowbray & District Civic Society	5. Where development will take place	Growth at Melton Mowbray - If it were suggested that the size of one of the Borough's small villages should be increased by 30% surrounding it with featureless housing estates, building on every available open space, there would be a justifiable outcry. If we are not very careful we shall swamp Melton Mowbray and destroy for ever everything that makes it a good place to live in. All this because we are told we may buy a bypass with housing development that other Authorities do not wish to accept.
Messr S And P Norris	5. Where development will take place	Will an 80% concentration at the town enable sufficient development elsewhere to sustain rural communities, particularly at Rural Centres and maintain and improve accessibility to facilities, services and employment and address the rural deprivation identified as issues and problems in the SA, despite any policy commitment to this effect? This may depend upon any increase in the scale of development to be accommodated by the Borough i.e. if more development is allowed then amount in rural areas would increase as a consequence to sustain rural communities.
Messr S And P Norris	5. Where development will take place	Would it be appropriate to qualify the preferred 80:20 distribution with a degree of flexibility for its implementation e.g. to be interpreted as an 'about figure' or 'broad approximation' and acknowledge that care is needed to avoid an undue and/or inappropriate concentration upon Melton Mowbray.

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Consultee	Chapter	Representation
Messr S And P Norris	5. Where development will take place	In the interests of sustainability and accessibility a concentration of development at Melton Mowbray is clearly appropriate and reflects the town's role as a Sub-Regional Centre. This would accord with the objectives of the MLDF and is acknowledged in the SA, which also points out that it should help maintain the long term viability of the town.
Messr S And P Norris	5. Where development will take place	While the principle of urban concentration is for the most in accord with the promotion of sustainability, it is considered that a rigid application of the 80:20 split may inhibit the scope and need for development in rural areas to provide opportunities, particularly at Rural Centres, for the support of rural communities. As such while the 80:20 ratio in Option 5A is generally supported, it should be regarded as a broad approximation to allow some flexibility for other LDD's and acknowledge the findings of work undertaken in their preparation.
Mr & Mrs D Perrin	5. Where development will take place	Why has airfield site been ignored again?
Mr & Mrs De Graaf	5. Where development will take place	All development should only be in Melton Mowbray itself, NOT the villages.
Mr A Burrows	5. Where development will take place	It is considered that the 80% target is too high and does not reflect the dispersed characteristics of the Borough.
Mr G Vickers	5. Where development will take place	My client wishes to lodge an objection to the adoption of option 5A (Location of New Housing Development). The Preferred Option 5A that sees 80% of new housing allocated around Melton and only 20% allocated to rural areas, does not in our view, offer the best balance of sustainable development for the District.
Mr G Vickers	5. Where development will take place	The preferred option would result in less use of brownfield land by restricting infill development in the villages and in significant loss of greenfield land around Melton - a decision that seems to be driven by the prospect of a by-pass around the town rather than the benefit of sustainable development.
Mr G Vickers	5. Where development will take place	The other options, particularly options 5B and 5C, offer a better balance between promoting sustainable development by allocating the majority of development around Melton whilst promoting the use of brownfield land, particularly in the villages which would also offer additional support to existing local villages and services and facilities.
Shaun Hazlewood	5. Where development will take place	Will an 80% concentration at the town enable sufficient development elsewhere to sustain rural communities, particularly at Rural Centres and maintain and improve accessibility to facilities, services and employment and address the rural deprivation identified as issues and problems in the SA, despite any policy commitment to this effect? This may depend upon any increase in the scale of development to be accommodated by the Borough i.e. if more development is allowed then amount in rural areas would increase as a consequence to sustain rural communities.
Shaun Hazlewood	5. Where development will take place	Would it be appropriate to qualify the preferred 80:20 distribution with a degree of flexibility for its implementation e.g. to be interpreted as an 'about figure' or 'broad approximation' and acknowledge that care is needed to avoid an undue and/or inappropriate concentration upon Melton Mowbray.

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Consultee	Chapter	Representation
Shaun Hazlewood	5. Where development will take place	And undue and/or inappropriate concentration could be detrimental to accessibility in rural areas and paradoxically add to travel, particularly by car and as a consequence add to pollution, congestion and the use of energy, especially if further changes to the social composition of rural areas are a consequence.
Shaun Hazlewood	5. Where development will take place	In the interests of sustainability and accessibility a concentration of development at Melton Mowbray is clearly appropriate and reflects the town's role as a Sub-Regional Centre. This would accord with the objectives of the MLDF and is acknowledged in the SA, which also points out that it should help maintain the long term viability of the town.
Shaun Hazlewood	5. Where development will take place	While the principle of urban concentration is for the most in accord with the promotion of sustainability, it is considered that a rigid application of the 80:20 split may inhibit the scope and need for development in rural areas to provide opportunities, particularly at Rural Centres, for the support of rural communities. As such while the 80:20 ratio in Option 5A is generally supported, it should be regarded as a broad approximation to allow some flexibility for other LDD's and acknowledge the findings of work undertaken in their preparation. See the earlier comments under '5. Where Development will take Place'.
Taylor Wimpey (Barton Wilmore)	5. Where development will take place	The core strategy (para 5.1) expects 80% of new development will take place in Melton Mowbray. In principle, our clients support this preferred option.
Tesco Stores Ltd	5. Where development will take place	We support the Council's preferred option of Melton Mowbray being at the top of the hierarchy and the focus for development within the area.
The Ernest Cook Trust	5. Where development will take place	The trustees support the approach of locating 80% of development in and adjoining Melton Mowbray however the trustees would be concerned about any adverse effect on its estate resulting from a more restrictive approach towards development in the countryside.
Wilen, Toon, Searle, Selby, Parrott, Strong And Moore	5. Where development will take place	We consider that the Council's preferred option of providing 80% of new housing and other major development in Melton Mowbray is fundamentally too prescriptive and does not take account of site-specific circumstances, nor central government's commitment to improving the supply of housing in all communities, including rural areas.
Barkestone, Plungar & Redmile Parish Council,	5. Where development will take place	Chapter 5 - Para 5.5 We agree with any development outside Melton Mowbray being focused on the larger villages, but reality suggests also a recognition that Long Clawson and Waltham on the Wolds are not in the same league as Asfordby and Bottesford in terms of shops and services currently available in the village.
Dr M Coffey	5. Where development will take place	Chapter 5 - Long Clawson should not be a Category 1 Rural Centre. There is no need for the level of housing development you state, and by making Long Clawson Category 1, this opens the door to developers to create further unsustainable housing stock that will not meet your objectives.
Dr M J Fitzpatrick	5. Where development will take place	The south eastern boundary of the Mungie Paddock, Long Clawson is now wholly taken up by the new village hall and its space for future games and sports facilities which makes it appear rather anomalous. It lies within the general built formation of the village and seems suitable for the possible need for 15 small dwellings. They would have very good access to shops, surgery, school and the village hall. I feel that a modest development would be discreet and suitable for village needs. The large green Church Field would still provide a central open space in the village.
Dr R A Lambert	5. Where development will take place	Chapter 5 - Long Clawson, despite its size and services, should receive just as much planning protection as other villages in the rural area around Melton Mowbray.

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Consultee	Chapter	Representation
Dr R A Lambert	5. Where development will take place	Chapter 5 - Some small scale development within the village of Long Clawson boundaries, but no housing developments outside the village, on the edge of farmland.
Environment Agency	5. Where development will take place	Chapter 5 - One of the preferred options is for housing / employment land adjoining each category 1 village and careful consideration will need to be given to the location of such sites bearing in mind the identified flood risk in some of the villages.
J & E Rust	5. Where development will take place	Chapter 5 - The current housing development in Long Clawson at present is way in excess of what is stipulated for a Category 1 village in the Melton Local Development Framework Core Strategy (Preferred Options). And the new development on Church Lane appears to be totally without control.
J & E Rust	5. Where development will take place	Chapter 5 - I am still amazed that Long Clawson is to be Classified as a category 1 village within its present road system which cannot be improved without building a bypass. All the other villages with Category 1 status have major roads, not roads with numerous blind bends as is the case with Long Clawson.
Jelson Ltd	5. Where development will take place	Chapter 5 - It is unclear as to the overall amount of development that the Council considers is desirable or deliverable in each tier of the village hierarchy. With no clear targets there is no way of ensuring that development will be directed to the more sustainable rural centres.
Jelson Ltd	5. Where development will take place	Chapter 5 - Jelson is of the view that the role of rural centres needs to be promoted within the Core Strategy. In order to recognise the importance of these centres to the rural parts of the borough and to acknowledge their potential to meet the needs of the rural community in the most sustainable way.
Leicestershire County Council	5. Where development will take place	It would make sense to have new development in centres that have adequate services, although the amount of development may not be enough to retain local services and facilities. The settlement of Long Clawson by itself probably does not have such a large range of facilities, but the whole parish comprising Long Clawson, Hose and Harby is better served.
Mr & Mrs K Ketcher	5. Where development will take place	Chapter 5 - We feel that the classification of Long Clawson as a Category 1 village came about as if by magic, without the process of local consultation.
Mr & Mrs Sparrow	5. Where development will take place	Chapter 5 - New development should be distributed around the Borough between Melton and the category 1 villages.
Mr J Meads	5. Where development will take place	Chapter 5 - I agree with any development outside Melton Mowbray being focused on the larger villages, but reality suggests also a recognition that Long Clawson and Waltham on the Wolds are not in the same league as Asfordby and Bottesford in terms of shops and services currently available in the village.
Mrs Rogan	5. Where development will take place	Chapter 5 - If Bottesford is to be classed as a Rural Centre then we must have better public transport.
Belvoir Estate (Smiths Gore)	5. Where development will take place	Chapter 5 - Croxton Kerrial should be identified as a Category 1 village.
Sustrans (Leics)	5. Where development will take place	Chapter 5 - Sustrans agrees with the policy of allowing limited growth in the larger rural centres.
The Ernest Cook Trust	5. Where development will take place	Chapter 5 - The Trustees support the approach that Asfordby, Bottesford, Long Clawson and Waltham on the Wolds, but note the previous approach in the adopted Local Plan of village envelopes is now proposed to be replaced with the emphasis on Rural Centres (Category 1 villages) meeting local needs, and two further categories of villages, 2 and 3.
Mr & Mrs De Graaf	5. Where development will take place	Chapter 5 - When did Long Clawson become a definite category 1 village ? Last thing any of us knew, this was awaiting consultation and no-one has consulted us.

Consultee	Chapter	Representation
Mr & Mrs De Graaf	5. Where development will take place	Chapter 5 - Long Clawson cannot sustain any more growth. It is already having far too much development in terms of both housing and industry (the dairy). The roads and schools cannot take more and will ruin the individual character of the village.
Mr A Burrows	5. Where development will take place	Chapter 5 (Q7) - It is considered that Bottesford ought to have a higher level of recognition and be designated as a 'Growth Rural Centre'.
Mrs E Davies	5. Where development will take place	Chapter 5 - Somerby should be in category 1.
Taylor Wimpey	5. Where development will take place	Chapter 5 Q1 - We support the designation of Bottesford as a Rural Centre (Category 1 village) given its very good range of community facilities, public transport services, shops and places of employment. We also support the need for growth in new housing and employment at Bottesford to meet local needs, help retain services and facilities and reduce the need to travel.
K M Watchorn	5. Where development will take place	Chapter 5 - The need for Centres is supported to ensure development is accommodated where facilities and services are available to meet needs in accordance with PPS 7 and the emerging Regional Plan. While Options 6B, C and D all have some merit 6B with some policy flexibility, is probably preferable, providing Centres have the appropriate facilities and services, including public transport and are distributed to serve the rural area. See the earlier comments under '5. Where Development will take Place'.
Messr S And P Norris	5. Where development will take place	Chapter 5 - The need for Centres is supported to ensure development is accommodated where facilities and services are available to meet needs in accordance with PPS 7 and the emerging Regional Plan. While Options 6B, C and D all have some merit 6B with some policy flexibility, is probably preferable, providing Centres have the appropriate facilities and services, including public transport and are distributed to serve the rural area. See the earlier comments under '5. Where Development will take Place'.
Wilen, Toon, Searle, Selby, Parrott, Strong And Moore	5. Where development will take place	Chapter 5 - Paragraph 5.4 of the consultation document notes that by directing most development to Melton Mowbray, it will only be necessary to identify development land in the rural area to meet local needs. In this regard, we note the government housing policy objectives set out in PPS3 which include delivering housing developments in suitable (our emphasis) locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure. We note in the Council's preferred approach to Rural Centres that Asfordby is considered to possess good access to jobs, key services and infrastructure, and therefore we request that the Council considers allocating land off Saxelby Road in Asfordby for residential development in due course through the Local Development Framework process.
Wilen, Toon, Searle, Selby, Parrott, Strong And Moore	5. Where development will take place	Chapter 5 - We consider it is premature, in advance of formal consultation on the Core Policies and Settlement Boundaries DPD, for the Core Strategy to make reference to development in Rural Centres being confined within the 'existing built form'. Therefore, until such time as the village envelope boundaries have been defined through the LDF planning process, we consider it is inappropriate for the Core Strategy to include the phrase 'provision will be made for development within the existing built form of each village'. We suggest revised wording below 'provision will be made for development within the village envelope boundaries, as defined in the Core Policies and Settlement Boundaries Development Plan document'.
Wilen, Toon, Searle, Selby, Parrott, Strong And Moore	5. Where development will take place	Chapter 5 - The Core Strategy Preferred Options consultation document identifies says that 14 affordable dwellings will be permitted in Asfordby. We consider it essential to include further explanation of how this figure has been reached, and where these dwellings are intended to be located.
Wilen, Toon, Searle, Selby, Parrott, Strong And Moore	5. Where development will take place	Chapter 5 - Section 6 of the consultation document refers to the need to provide a wide choice of housing but we consider it critical to re emphasise the guidance in PPS3 (in the context of development in Rural Centres) that the planning system should deliver a mix of housing, both market and affordable particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.

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Consultee	Chapter	Representation
Wilén, Toon, Searle, Selby, Parrott, Strong And Moore	5. Where development will take place	Chapter 5 - Paragraph 5.14 'there will be an opportunity for village sites to contribute to the Borough's housing target, as set out in the Regional Plan'. However in the interests of maintaining flexibility to respond to changing circumstances, we consider this should be revised to read 'sites are expected to continue to provide opportunities for house building within villages to 2026'.
Taylor Wimpey (Barton Wilmore)	5. Where development will take place	Chapter 5 - It is important that the needs of the rural area of the Borough are also met, and we welcome the identification of Rural Centres (category 1 villages). We consider that development to meet local needs - both private and affordable housing needs, which can be demonstrated in the village through the means of local survey, should be met. These category 1 villages have a good range of services and new housing can help to retain those services and facilities.
Peter Finch	5. Where development will take place	Chapter 5 - I agree with the preferred option of siting most of the housing development in Melton Mowbray. I accept the logic of identifying Bottesford as a Category 1 village.
David Wilson Estate	6. Meeting Housing Needs	Chapter 6 - 6.4 - All new housing will be built to Lifetime Home Standards - This requirement is premature at this stage.
David Wilson Estate	6. Meeting Housing Needs	Chapter 6 - 6.6 - The Core Strategy should not require all housing to be to Lifetime Homes Standards at this stage and should seek to discuss appropriate proportions of such housing with developers on a site by site basis. This will ensure that the DPD remains flexible enough to respond to changes in the housing market or local needs.
David Wilson Estate	6. Meeting Housing Needs	Chapter 6 - The requirement to provide many more small units is potentially confusing and preconceived. The SUE to the south of Melton would provide a balance of housing type, size and tenure and it is intended to comprise of an appropriate amount of smaller units. However at this stage it seems preconceived to specify that many more houses will be required to be smaller. It is potentially more likely that a spread of dwelling sizes and types is likely to achieve the more balanced community that is the aspiration of Government and Regional policy.
Derbyshire & Leicestershire Planning & Transport Team (GOEM)	6. Meeting Housing Needs	Chapter 6 - Your preferred approach to build any new dwellings to Lifetime Homes standard, will need to satisfy an Inspector that this can be delivered.
Derbyshire & Leicestershire Planning & Transport Team (GOEM)	6. Meeting Housing Needs	Chapter 6 - Any Supplementary Planning Document you intend to produce regarding the mix of housing expected on windfall sites will need to be linked to a relevant department plan policy.
J Simpson	6. Meeting Housing Needs	Chapter 6 - One bedroom housing is a mistake. There should be 2 double bedroom accommodation as a minimum, both en suite, to enable partners/friends/siblings to purchase together, to share the cost of living which one person alone could not possibly do these days.
K M Watchorn	6. Meeting Housing Needs	Chapter 6 - In view of the need to promote sustainable development at village locations it would be appropriate to explore the potential for live/work units, which could be particularly appropriate for Rural Centres and contribute towards the affordability of accommodation.
K M Watchorn	6. Meeting Housing Needs	Chapter 6 - Given changing demographic patterns and the need to ensure the efficient and sustainable use of resources the focus on small dwelling units may well be justified. However, there is a need to provide for an appropriate variety of housing in mixed communities.
K M Watchorn	6. Meeting Housing Needs	Chapter 6 - Option 8B is probably best, but the Supplementary Planning Document will need to incorporate some flexibility.
Melton Mowbray & District Civic Society	6. Meeting Housing Needs	A mix of houses in new developments may be desirable but is not easy to achieve. The desire of developers to maximise their investments means that planning decisions have to be very firm and thoughtful.

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Consultee	Chapter	Representation
Melton Mowbray & District Civic Society	6. Meeting Housing Needs	Chapter 6 - In Para 6.4, p 20 the Borough's housing stock is compared to the national average and the fact that 22% of the housing stock is one or two bedroom, compared to the national average of 45% is considered to be an imbalance. This is not necessarily so - it would be more appropriate to compare the situation in towns of a similar size to Melton. In cities such as Leeds and Manchester there is currently an oversupply of small units. Although it is likely that there will be more single person households in future it does not follow that the homes should be small. More people may work from home and require additional space. Older people who are 'downsizing' may need fewer rooms but they may prefer rooms of a generous size. The type of apartment buildings and tiny terraced houses being built in parts of Melton at the moment could become social disaster areas. Small houses and apartments are important but like all developments they must be well-designed, well-built with defensible space, privacy, freedom from noise nuisance and sufficient open space to be useful.
Messrs S And P Norris	6. Meeting Housing Needs	Chapter 6 - Option 8B is probably best, but the Supplementary Planning Document will need to incorporate some flexibility.
Mr & Mrs D Perrin	6. Meeting Housing Needs	Chapter 6 - Maisonettes and condominiums should be considered near town centre.
Mr & Mrs P Smith	6. Meeting Housing Needs	Chapter 6 8(a) (mix) - Depends on location and whether or not it is sustainable and whether local employment is available.
Mr J Cunnington	6. Meeting Housing Needs	Chapter 6 - Mix of house types according to local needs. How can 'local needs' be defined. Isn't this impacted by the reluctance to change?
Shaun Hazlewood	6. Meeting Housing Needs	Chapter 6 - Given changing demographic patterns and the need to ensure the efficient and sustainable use of resources the focus on small dwelling units may well be justified. However, there is a need to provide for an appropriate variety of housing in mixed communities.
Shaun Hazlewood	6. Meeting Housing Needs	Chapter 6 - Option 8B is probably best, but the Supplementary Planning Document will need to incorporate some flexibility.
Wilen, Toon, Searle, Selby, Parrott, Strong And Moore	6. Meeting Housing Needs	Chapter 6 - Paragraph 6.11 housing developments should take into account local housing needs and the current mix of housing at a neighbourhood level. We note in this regard that the Melton Borough Stock Analysis 2006 identifies a net deficit of 30 x 2-bed market properties in rural west Melton (including Asfordby) and a significant net deficit of 184 x 3-bed market properties in the same geographical area. Suggesting significant local need for 2 and 3 bed properties within the rural west region.
William Davis Limited	6. Meeting Housing Needs	Chapter 6 - Guidelines on the mix of housing should be promoted through the Core Strategy DPD and not through an SPD. We also object to the principle of dictating the housing mix on developments sites unless any guidelines are flexible, taking into account the appropriateness and viability of such guidelines on a site by site basis.
William Davis Limited	6. Meeting Housing Needs	Chapter 6 - William Davis do not object to the general principle of building new dwellings to Lifetime Home Standards. The basis of this objection is that we are objecting to bringing in the standards in the borough ahead of the government timetable and therefore our belief that the policy is premature.
Mrs Rogan	6. Meeting Housing Needs	Chapter 6 - Bottesford does not need any more large sized houses but it does need homes for the young folk of the village either to buy or to rent.
Leicestershire County Council	6. Meeting Housing Needs	Chapter 6 - Achieving a mix of housing across development sites accords with policy in PPS3 paragraphs 20-24 and will encourage development of sustainable communities.
Leicestershire County Council	6. Meeting Housing Needs	The requirement that new houses should be built to Lifetime Homes Standards is very much welcomed in view of the Housing Needs Survey findings of 19% of households including someone with a disability.
Mr J Meads	6. Meeting Housing Needs	Chapter 6 - I support granting more power to give preference to development of smaller housing units in villages.

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Consultee	Chapter	Representation
Barkestone, Plungar & Redmile Parish Council,	6. Meeting Housing Needs	Chapter 6 - We agree with the analysis in chapter 6, and in particular that the strategy should give development control more power to give preference to the development of smaller housing units in villages as well as in the town. We agree with developments of all sizes being required to contribute to affordable housing objectives.
A Fiford	6. Meeting Housing Needs	Chapter 6 - Mix of house types - perhaps on developments of 4 or more homes but not smaller ones.
PERA International	6. Meeting Housing Needs	Chapter 6 - Appendix 8 Object to Option 8B. The preferred option should have regard to the requirements of PPS3 no reference is made in Option 8B to this
Mrs P Elsome	6. Meeting Housing Needs	Chapter 6 - There will be situations where a mix of housing types is inappropriate. This particularly applies to the village of Wymondham. On small infill sites a mix of house types would probably be inappropriate and not in keeping with the village setting and scene.
King Sturge	6. Meeting Housing Needs	Chapter 4 - Proposed residential developments should have regard to the local housing needs when considering the mix of housing on large developments.
David Wilson Estate	6. Meeting Housing Needs	Chapter 6 - 6.4 - All new housing will be built to Lifetime Home Standards - This requirement is premature at this stage.
David Wilson Estate	6. Meeting Housing Needs	Chapter 6 - 6.6 - The Core Strategy should not require all housing to be to Lifetime Homes Standards at this stage and should seek to discuss appropriate proportions of such housing with developers on a site by site basis. This will ensure that the DPD remains flexible enough to respond to changes in the housing market or local needs.
David Wilson Estate	6. Meeting Housing Needs	Chapter 6 - The requirement to provide many more small units is potentially confusing and preconceived. The SUE to the south of Melton would provide a balance of housing type, size and tenure and it is intended to comprise of an appropriate amount of smaller units. However at this stage it seems preconceived to specify that many more houses will be required to be smaller. It is potentially more likely that a spread of dwelling sizes and types is likely to achieve the more balanced community that is the aspiration of Government and Regional policy.
Derbyshire & Leicestershire Planning & Transport Team (GOEM)	6. Meeting Housing Needs	Chapter 6 - Your preferred approach to build any new dwellings to Lifetime Homes standard, will need to satisfy an Inspector that this can be delivered.
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J Simpson	6. Meeting Housing Needs	Chapter 6 - One bedroom housing is a mistake. There should be 2 double bedroom accommodation as a minimum, both en suite, to enable partners/friends/siblings to purchase together, to share the cost of living which one person alone could not possibly do these days.
K M Watchorn	6. Meeting Housing Needs	Chapter 6 - In view of the need to promote sustainable development at village locations it would be appropriate to explore the potential for live/work units, which could be particularly appropriate for Rural Centres and contribute towards the affordability of accommodation.
K M Watchorn	6. Meeting Housing Needs	Chapter 6 - Given changing demographic patterns and the need to ensure the efficient and sustainable use of resources the focus on small dwelling units may well be justified. However, there is a need to provide for an appropriate variety of housing in mixed communities.
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Melton Mowbray & District Civic Society	6. Meeting Housing Needs	A mix of houses in new developments may be desirable but is not easy to achieve. The desire of developers to maximise their investments means that planning decisions have to be very firm and thoughtful.

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Mrs Rogan	6. Meeting Housing Needs	Chapter 6 - Bottesford does not need any more large sized houses but it does need homes for the young folk of the village either to buy or to rent.
Leicestershire County Council	6. Meeting Housing Needs	Chapter 6 - Achieving a mix of housing across development sites accords with policy in PPS3 paragraphs 20-24 and will encourage development of sustainable communities.
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A Fiford	6. Meeting Housing Needs	Chapter 6 - Mix of house types - perhaps on developments of 4 or more homes but not smaller ones.
PERA International	6. Meeting Housing Needs	Chapter 6 - Appendix 8 Object to Option 8B. The preferred option should have regard to the requirements of PPS3 no reference is made in Option 8B to this
Mrs P Elsome	6. Meeting Housing Needs	Chapter 6 - There will be situations where a mix of housing types is inappropriate. This particularly applies to the village of Wymondham. On small infill sites a mix of house types would probably be inappropriate and not in keeping with the village setting and scene.
King Sturge	6. Meeting Housing Needs	Chapter 4 - Proposed residential developments should have regard to the local housing needs when considering the mix of housing on large developments.
A Fiford	6. Meeting Housing Needs	Chapter 6 - I do not agree that people building one or two homes for their family should contribute to an affordable homes agenda.
Ashwood Land And Property Limited	6. Meeting Housing Needs	Chapter 6 - Exception sites should not be identified within the Category 1 villages it may be appropriate to identify exception sites within Category 2 villages where it is considered essential to meet locally identified needs.
Ashwood Land And Property Limited	6. Meeting Housing Needs	Chapter 6 - Developments of 6 or more dwellings should not require 40% affordable housing. A higher percentage of the overall affordable housing requirement should be directed to Melton Mowbray.
Barkestone, Plungar & Redmile Parish Council,	6. Meeting Housing Needs	Chapter 6 - We agree with "exception sites" to secure affordable housing in rural areas.
Belvoir Estate (Smiths Gore)	6. Meeting Housing Needs	Chapter 6 - We do not agree that rural exceptions sites should be limited to developments in Category 1 and 2 villages. The need for rural affordable housing is such that the Council ought to welcome rural affordable housing in all villages.
Belvoir Estate (Smiths Gore)	6. Meeting Housing Needs	Chapter 6 - We do not agree that all residential developments should make a contribution towards affordable housing.
Beth Johnson	6. Meeting Housing Needs	Chapter 6 - Affordable housing should be provided only to meet established local need!
Country Land And Business Association	6. Meeting Housing Needs	Chapter 6 - The LDF must consider the possibility of the use of cross-subsidy from limited open market housing to affordable housing on exception sites, in order to increase the levels of private financial support and increase the amount of affordable rural housing.
David Wilson Estate	6. Meeting Housing Needs	Chapter 6 - 6.8 - We support the requirement for 40% on site affordable housing provision.
David Wilson Estate	6. Meeting Housing Needs	Chapter 6 - It appears that the household income required to purchase the cheapest entry level 2 bedroom terrace is well above many household income levels and is damaging to the long term sustainability of the Borough. Putting policies in place which attempt to address this problem is an important part of the Core Strategy.
David Wilson Estate	6. Meeting Housing Needs	Chapter 6 - Para 6.1 is supported.
David Wilson Estate	6. Meeting Housing Needs	Chapter 6 - 6.9 - The problems of affordability in respect to housing cannot and should not be solved solely by the provision of affordable/specialist housing through social rented or intermediate housing. There is potentially a role to play for discounted market housing and low cost market housing which should not be discounted at this stage. As such the range, type, size and tenure mix of affordable housing should be negotiated at application stage.
David Wilson Estate	6. Meeting Housing Needs	Chapter 6 - The problems of affordability in respect of housing cannot and should not be solved by the provision of affordable/specialist housing through socio rented or intermediate housing. There is a potential role for discounted market housing and low cost market housing- to be negotiated at application stage.

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Consultee	Chapter	Representation
Dr I Stewart	6. Meeting Housing Needs	Chapter 6 - A "YES" to this proposal would carry too much risk that spec. builders might spoil Cat. 3 villages while "promising improvements in facilities."
Dr Lisa Stocks	6. Meeting Housing Needs	Chapter 6 - An overall provision of affordable housing at 40% is acceptable if the need can be proved, however, this specific type of housing should be integrated across the area and not just within any large new development. Exception sites should not be made available in category 2 villages.
Dr Lisa Stocks	6. Meeting Housing Needs	Chapter 6 - 9/10 Exception sites should not be made available in category 2 villages due to the low level of service provision. In general residents of these houses are likely to have a higher level of need for services which cannot be met. The use of exception sites in any village (cat. 1,2,3) is risky. It sets a precedent for future development which should not be permitted as the character of villages must be preserved. If exception sites are permitted they should provide for the needs of that specific village only and not combine needs from other near villages. Houses should also not be on one site but should be spread around the village to foster integration.
East Midlands Regional Assembly	6. Meeting Housing Needs	Chapter 6 - Affordable housing - the figure of 40% provision on new sites is welcome and exceeds the target figure for the Leicester and Leicestershire HMA provided in Policy 15. You will know that this figure is split into 25% social renting and 8% intermediate housing.
G P Simpson	6. Meeting Housing Needs	Chapter 6 - 8(b) A financial contribution does seem unfair for a single dwelling development. Agree for 2-5 dwellings as this could be considered a commercial development.
Griegs Limited	6. Meeting Housing Needs	Chapter 6 - Social housing should be built when there is a proven need not on 18 year guesstimate.
Gwynneth M Whitehouse	6. Meeting Housing Needs	Chapter 6 - Word "Significant" needs defining.
Harby Estates	6. Meeting Housing Needs	Chapter 6 - The 40% contribution to affordable housing figure must be seriously questioned. This may result in some sites becoming simply unviable and therefore not coming forward.
J Simpson	6. Meeting Housing Needs	Chapter 6 - In answer to question 10 I do not think that affordable (shared ownership) should be predominant. It should also consist of outright ownership at an affordable cost.
J Simpson	6. Meeting Housing Needs	Chapter 6 - In answer to question 8B the small scale of new buildings in infill and gardens increases housing discreetly. The 'contribution' to affordable housing provision appears excessive if the development is for one new house. It would put off small developments due to increased costs (don't forget Capital Gains Tax - 40% on any profit). I think that at least one or two dwellings should be allowed without making a contribution and those dwellings should be limited to 3 bedrooms.
J Simpson	6. Meeting Housing Needs	Chapter 6 - There should not be an emphasis on housing association affordable homes but well thought out homes at an affordable price.
K M Watchorn	6. Meeting Housing Needs	Chapter 6 - Why is there no reference to 'subject to local housing needs survey' for Asfordby
K M Watchorn	6. Meeting Housing Needs	Chapter 6 - What is the justification for the inclusion of a windfall allowance and does it accord with the guidance in Planning Policy Statement 3?
K M Watchorn	6. Meeting Housing Needs	Chapter 6 - The problems of affordability are acknowledged in the SA.
K M Watchorn	6. Meeting Housing Needs	Chapter 6 - 6.20 and PO - Proposals for the provision of affordable housing need to adopt a more flexible approach and reference made to the submission on the Supplementary Planning Document made on behalf of David Loveday
K M Watchorn	6. Meeting Housing Needs	Chapter 6 - 6.20 and PO - It is conceivable that an inflexible approach could inhibit land coming forward for development, or the development of land less suited for the purpose and therefore be detrimental to the provision of affordable housing.

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Consultee	Chapter	Representation
K M Watchorn	6. Meeting Housing Needs	Chapter 6 - A submission was made to the Supplementary Planning Document on behalf of Mr David Loveday, to which I would refer the Authority. There is, in particular, a need for some further flexibility, which could be more effective in the delivery of affordable housing. In this regard the conclusions reached by the SA in respect of Option 9E are not entirely accepted. Consequently none of the identified Options are considered acceptable, but perhaps Option D could be amended and developed to provide the flexibility sought. See the earlier comments under '6. Meeting Housing Needs'.
K M Watchorn	6. Meeting Housing Needs	Chapter 6 - Option 10B is probably the best, to allow for some development in Category 2 villages, where it can be justified. There is again a need to incorporate some flexibility. It would be inappropriate to specify these rural exception sites, which should be unidentified, with any contribution made comprising a 'windfall' element. In addition, some investigation of the possibility of trading off 'affordable sites' would be welcomed. Affordable housing or social housing is best located in the centre of settlements, close to amenities. The rural exception sites are by definition likely to be on the edge, away from such amenities. If one had both control of sites in the centre and the edge, then it could appear sensible to 'trade off' the central sites for the 'edge' sites where a more open grain of development would prevail. See the earlier comments under '6. Meeting Housing Needs'.
K M Watchorn	6. Meeting Housing Needs	Chapter 6 - Would the affordable housing requirement specified, which is expected will be on rural exception sites, be additional to any provided, or contributed to by development within the existing built form, or would it be intended to meet the requirement for the village.
K M Watchorn	6. Meeting Housing Needs	Chapter 6 - 6.15 and the preferred option - The income data seems to relate to Leicestershire, presumably because it is not available for the Borough. However, to what extent can it be assumed to reflect the local position?
K M Watchorn	6. Meeting Housing Needs	Chapter 6 - 6.17, 6.18 and PO - Based upon the proposed level of housing provision and the calculation of need it is clear that there will be a major shortfall in the availability of affordable housing, which it is presumed will be substantiated by the outcome of the Housing Market Area Assessment.
K M Watchorn	6. Meeting Housing Needs	Chapter 6 - 6.20 and PO - Could an arrangement be considered whereby a central 'on plan' site in a village, close to facilities and services and acceptable for market housing, but more appropriate for affordable housing be used for that purpose, in substitution for a peripheral 'off plan' site, which could then be more suitably developed for market housing?
King Sturge	6. Meeting Housing Needs	Chapter 6 - The Core Strategy should outline the circumstances in which a reduced percentage may be appropriate. The working should be amended so that the percentage of affordable housing is a target rather than absolute. 40% may be sufficient to deter developers from bringing certain sites forward within the Plan period.
King Sturge	6. Meeting Housing Needs	Chapter 6 - The general approach of requiring all developments to provide affordable housing is considered to be equitable. The recognition that not only large housing sites should be liable to provide affordable housing is welcomed. The Council should not be unduly prescriptive in stating a percentage requirement for affordable housing.
King Sturge	6. Meeting Housing Needs	Chapter 6 - The Core Strategy Preferred Options should be amended as follows: "6.20 We will require all residential developments to make a contribution towards affordable housing. On developments of 6 dwellings or more we will seek to negotiate up to 40% on site contributions..."
King Sturge	6. Meeting Housing Needs	Chapter 6 - Rural exception sites is considered to be a crude means of delivering affordable housing. A more effective means of delivering affordable housing in rural locations is to allow a limited mix of affordable and market housing on exception sites.
Leicestershire And Rutland Rural Community Council	6. Meeting Housing Needs	Chapter 6 - My suggestion is that category 3 villages re 'clustered' together and affordable housing (exception sites) be provided in one of the settlements to serve several others.

Consultee	Chapter	Representation
Leicestershire County Council	6. Meeting Housing Needs	Chapter 3 - The LDF must positively promote flexible policies that recognise the importance of the need to take a balanced approach to the concept of sustainable development such that all three pillars (economic, social, and environmental) are taken into account as part of decision-making principles.
Leicestershire County Council	6. Meeting Housing Needs	Chapter 6 - The listed villages have capacity to accommodate small scale infill development in a way which is consistent with the rural development strategy of the draft RSS. A modest scale of development can help to provide for local needs housing. It is therefore appropriate to allow some development within such settlements.
Leicestershire County Council	6. Meeting Housing Needs	Provision should be made for exception sites in line with guidance contained in PPS7 and PPS3.
Leicestershire County Council	6. Meeting Housing Needs	Chapter 6 - The principle of providing for affordable housing through development is supported and is in line with Government guidance. In view of the existing lack of affordable housing, the requirement of 40% affordable housing on development of 6 or more dwellings is welcomed in principle and enables funding to be available for more targeted housing development to meet local identified housing needs. The policy will need to be fair and equitable so that all development will be subject to making affordable housing developer contributions. There should be a flexible and balanced approach covering both local and strategic developer contribution requirements for affordable housing, infrastructure and services to ensure that the proposed housing can be developed in a sustainable manner. There may be cumulative impacts from several small sites (ie below 10 dwellings) which may make an affordable housing contribution but would, by their size, be exempt from making developer contributions for other strategic infrastructure and services. This could affect the viability of a development in accordance with the principles established in Circular 05/2005. It should be made clear, therefore, how financial contributions are to be spent. Circumstances might arise where sites of less than 6 dwellings are unable to provide a financial contribution to affordable housing, and planning consent refused as a result. The policy should take account of the Government's proposed Community Infrastructure Levy. Any requirement for affordable housing should be based on the Strategic Housing Market Assessment currently being prepared.
Leicestershire County Council	6. Meeting Housing Needs	Chapter 6 - The principle of providing for affordable housing through development is supported and is in line with Government guidance. In view of the existing lack of affordable housing, the requirement of 40% affordable housing on development of 6 or more dwellings is welcomed in principle and enables funding to be available for more targeted housing development to meet local identified housing needs. However, a number of issues need to be addressed, as set out below:-The policy will need to be fair and equitable so that all development will be subject to making affordable housing developer contributions.-There should be a flexible and balanced approach covering both local and strategic developer contribution requirements for affordable housing, infrastructure and services to ensure that the proposed housing can be developed in a sustainable manner.-There may be cumulative impacts from several small sites (i.e. below 10 dwellings) which may make an affordable housing contribution but would, by their size, be exempt from making developer contributions for other strategic infrastructure and services. This could affect the viability of a development in accordance with the principles established in Circular 05/2005. It should be made clear, therefore, how financial contributions are to be spent. -Circumstances might arise where sites of less than 6 dwellings are unable to provide a financial contribution to affordable housing, and planning consent refused as a result.-The policy should take account of the Government's proposed Community Infrastructure Levy.-Any requirement for affordable housing should be based on the Strategic Housing Market Assessment currently being prepared rather than the 2006 Housing Needs Study, which was undertaken in accordance with earlier guidance and practice.
Lynn Irving	6. Meeting Housing Needs	Chapter 6 - Affordable housing - quality is poor and it is only affordable for the first sale after which it joins normal market value. This policy is incompatible with points 11, 12, 20, 21, 22, 23 25

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Consultee	Chapter	Representation
Lynn Irving	6. Meeting Housing Needs	Chapter 6 - There should be one rule for everyone - no 'exception sites' for those developers who know how to play the system and pull the right strings.
Lynn Irving	6. Meeting Housing Needs	Chapter 6 - Define local needs.
Melton Mowbray & District Civic Society	6. Meeting Housing Needs	Chapter 6 - Affordable housing - From the figures for average house prices (Para 6.13, p21) and average wages (Para 6.15, p22) there appears to be a problem that is difficult to solve. However, the income levels are derived from data for Leicestershire not Melton. According to the statistics in Para. 2.6 The average household income in Melton is £32,174 which is close to the figure of £32,900 required to purchase an entry-level home. The need for affordable housing may, like the total homes figure, be exaggerated. All residential developments will be required to contribute towards affordable housing (Para. 6.20, p22) and this may ease the situation. Affordable housing should be easily accessible to facilities in the town centre. However, the provision of affordable housing should not be used as a justification for overdevelopment.
Messr S And P Norris	6. Meeting Housing Needs	Chapter 6 - Why is there no reference to 'subject to local housing needs survey' for Asfordby and the provision of employment land is only referred to for Bottesford and Long Clawson?
Messr S And P Norris	6. Meeting Housing Needs	Chapter 6 - 6.11 - What is the justification for the inclusion of a windfall allowance and does it accord with the guidance in Planning Policy Statement 3?
Messr S And P Norris	6. Meeting Housing Needs	Chapter 6 - paragraph 6.17 and 6.18 (the preferred option) - The problems of affordability are acknowledged in the SA.
Messr S And P Norris	6. Meeting Housing Needs	Chapter 6 - 6.20 and PO - Proposals for the provision of affordable housing need to adopt a more flexible approach and reference made to the submission on the Supplementary Planning Document made on behalf of David Loveday
Messr S And P Norris	6. Meeting Housing Needs	Chapter 6 - A submission was made to the Supplementary Planning Document on behalf of Mr David Loveday, to which I would refer the Authority. There is, in particular, a need for some further flexibility, which could be more effective in the delivery of affordable housing. In this regard the conclusions reached by the SA in respect of Option 9E are not entirely accepted. Consequently none of the identified Options are considered acceptable, but perhaps Option D could be amended and developed to provide the flexibility sought. See the earlier comments under '6. Meeting Housing Needs'.
Messr S And P Norris	6. Meeting Housing Needs	Chapter 6 - 6.20 and PO - It is conceivable that an inflexible approach could inhibit land coming forward for development or the development of land less suited for the purpose and therefore be detrimental to the provision of affordable housing.
Messr S And P Norris	6. Meeting Housing Needs	Chapter 6 - Option 10B is probably the best, to allow for some development in Category 2 villages, where it can be justified. There is again a need to incorporate some flexibility. It would be inappropriate to specify these rural exception sites, which should be unidentified, with any contribution made comprising a 'windfall' element. In addition, some investigation of the possibility of trading off 'affordable sites' would be welcomed. Affordable housing or social housing is best located in the centre of settlements, close to amenities. The rural exception sites are by definition likely to be on the edge, away from such amenities. If one had both control of sites in the centre and the edge, then it could appear sensible to 'trade off' the central sites for the 'edge' sites where a more open grain of development would prevail. See the earlier comments under '6. Meeting Housing Needs'.
Messr S And P Norris	6. Meeting Housing Needs	Chapter 6 - Would the affordable housing requirement specified, which is expected will be on rural exception sites, be additional to any provided, or contributed to by development within the existing built form, or would it be intended to meet the requirement for the village.
Messr S And P Norris	6. Meeting Housing Needs	Chapter 6 - 6.15 and the preferred option - The income data seems to relate to Leicestershire, presumably because it is not available for the Borough. However, to what extent can it be assumed to reflect the local position?

APPENDIX E

Consultee	Chapter	Representation
Messr S And P Norris	6. Meeting Housing Needs	Chapter 6 - 6.20 and PO - Could an arrangement be considered whereby a central 'on plan' site in a village, close to facilities and services and acceptable for market housing, but more appropriate for affordable housing be used for that purpose, in substitution for a peripheral 'off plan' site, which could then be more suitably developed for market housing?
Miss S Wadsworth	6. Meeting Housing Needs	Chapter 6 - 40% should be affordable housing.
Mr & Mrs B Wilson	6. Meeting Housing Needs	Chapter 6 - Yes in principle, but it depends who is to occupy the affordable housing.
Mr & Mrs E Exton	6. Meeting Housing Needs	Chapter 6 - If developers are allowed to make a financial contribution instead of providing a % of affordable housing on site, this could lead to developers in effect, paying for planning permission to build more expensive houses.
Mr & Mrs J M Scott	6. Meeting Housing Needs	Chapter 6 - Insufficient detail as to what "affordable" housing looks like, i.e. does it fit with existing properties. Using this principle does it mean that some sites will be more than 40% and some less than 40%?
Mr & Mrs K Ketcher	6. Meeting Housing Needs	Chapter 6 - I am far from happy with the proposal to TAX all new housing developments.
Mr & Mrs P Smith	6. Meeting Housing Needs	Chapter 6 8(b) - Penalises single plot development.
Mr & Mrs P Smith	6. Meeting Housing Needs	Chapter 6 - 9 - Affordable housing should be in or near main centres of employment, with good access e.g. Melton Mowbray.
Mr A Burrows	6. Meeting Housing Needs	Chapter 6 (Q1) - The market will generally adapt to meet housing needs. It is considered that the proposed 40% affordable housing requirement is not viable, the affordable housing target must be in line with regional planning guidance and must relate to...
Consultee	6. Meeting Housing Needs	
Mr A Luntley	6. Meeting Housing Needs	Chapter 6 "Financial contribution may be made...." to avoid misunderstanding should read: "financial contribution will be made"
Mr J Cunnington	6. Meeting Housing Needs	Chapter 6 - Affordable housing is provided by providing more housing than demanded by the local population, not by building small sub-standard houses.
Mr J Machin	6. Meeting Housing Needs	Chapter 6 - This policy will increase the cost of new 'market' housing.
Mr J Meads	6. Meeting Housing Needs	Chapter 6 - I agree with developments of all sizes being required to contribute to affordable housing objectives.
Mr J Meads	6. Meeting Housing Needs	Chapter 6 - I suggest a lower normal limit of 6 dwellings on an exception site in a category 2 village.
Mr J Moore	6. Meeting Housing Needs	Chapter 6 - 'exception' sites for affordable housing should be permitted in and adjoining Category 1 and 2 villages but not unless a thorough local needs assessment has already established a clear need within the village.
Mr J Moore	6. Meeting Housing Needs	Chapter 6 - Do you agree that 'Exception sites for affordable housing should be permitted in Category 3 villages providing there is also a significant increase in the level of services and facilities? Don't Know. Significant here needs clarification. Does it, for example, mean an increase in services such that the village would become Category 2?
Mr K Allen	6. Meeting Housing Needs	Chapter 6 - Whilst appreciating the need for more affordable homes, I think that 40% is too much. Partly on the basis that affordable dwellings are usually smaller, so that more would be packed into a given area, and the town centre is already struggling at times to cope with what we have now. It is important not to create ghettos and have a mix of housing types as a cross section of the population.
Mr K W Woodfield	6. Meeting Housing Needs	Chapter 6 - Yes. Provided a local need has been established?
Mr M Fairhurst	6. Meeting Housing Needs	Chapter 6 - These villages will rarely have such facilities to support specialised accommodation, unless they are close to a rural centre or Melton Mowbray.
Mr M Fairhurst	6. Meeting Housing Needs	Chapter 6 - Category 3 villages will rarely have enough facilities to support specialised accommodation, unless they are close to a rural centre or Melton Mowbray.

APPENDIX E

Consultee	Chapter	Representation
Mr M Fairhurst	6. Meeting Housing Needs	Chapter 6 - Applications for single dwellings should not be subjected to the levy. Often such dwellings are for local needs.
Mr M Howard	6. Meeting Housing Needs	Chapter 6 - Q10 - it is not possible for an exception site to have the resources to find long term/permanent increase in services/facilities.
Mr M Powderly	6. Meeting Housing Needs	Chapter 6 - Has an assessment been made of better use of the existing LA housing stock and land? What initiatives are in hand please?
Mr M Powderly	6. Meeting Housing Needs	Chapter 6 - What is 'affordable' housing please in cost and accommodation?
Mr P Smith	6. Meeting Housing Needs	Chapter 6 - Question 9 - Concern that such strict go/no go limit will result in lots of 5 property developments of large (too large!) Houses on sites that could provide 6 or more smaller properties that are really badly needed.
Mr R Putnam	6. Meeting Housing Needs	Chapter 6 - There should be a general presumption against 'EXCEPTION' development in Category 2 settlements and the criteria for considering 'Exception' development in a Category 2 settlement should be clearly stated to reduce 'speculative applications' for unsuitable locations.
Mr R Putnam	6. Meeting Housing Needs	Chapter 6 - Category 3 settlements should not be considered for 'EXCEPTION' development as this will lead to a gradual loss of small unspoilt communities.
Mr R Putnam	6. Meeting Housing Needs	Chapter 6 - In para. 6.22 reference is made to "usually following a local consultation exercise" this should be re-drafted to read "based on a local consultation exercise".
Mr R Ranns	6. Meeting Housing Needs	Chapter 6 - Employment opportunities in category 2 villages are minimal to non-existent for those who would qualify for Affordable Housing. If development is to be "taxed" then Affordable Housing should be funded close to employment in Melton.
Mr R Ranns	6. Meeting Housing Needs	Chapter 6 - Disagree because a contribution to affordable housing is effectively a development tax which will fall most heavily on those who are just able to afford a property.
Mrs A Dames	6. Meeting Housing Needs	Chapter 6 - the percentage being asked (40%) should be very carefully considered together with other costs such as off-site works and community contributions which are so often requested from developers. Fewer than four dwellings should be excluded.
Mrs A Dames	6. Meeting Housing Needs	Chapter 6 - Developers' contribution to affordable housing this puts a tax on the building industry to assist in providing affordable housing and not on any other industry.
Mrs A Dames	6. Meeting Housing Needs	Chapter 6 - the policy to include in one to six dwellings is a tax on the individual who is trying to provide for his own needs or that of his family.
Mrs C Stein	6. Meeting Housing Needs	Chapter 6 - No mention of eco emission housing. This should be of equal importance as affordable housing.
Mrs G A Pear JP, MCIPD	6. Meeting Housing Needs	Chapter 6 - Concerned what is meant by "affordable" housing. Building "affordable or cheap" houses next to higher value properties would likely devalue those properties.
Ms R Cates	6. Meeting Housing Needs	Chapter 6 - Affordable housing on developments of 6 or less the financial contribution should be spent by or for the Parish concerned for their housing needs.
PERA International	6. Meeting Housing Needs	Chapter 6 - The Council must be careful not to stifle inward investment to the Borough and be over demanding and overambitious with respect to the provision of affordable housing.
Persimmon Homes	6. Meeting Housing Needs	Chapter 6 - A set level of affordable housing would generate an inflexible and unviable position for Melton, given the necessity for substantial contributions towards other elements (particularly the bypass) in order to enable a sustainable urban extension to be developable.
Peter Child	6. Meeting Housing Needs	Chapter 6 - Category 3 villages such as Burton Lazars that are closely linked to Melton services and facilities should be available as exception sites for affordable housing. The very close proximity of Melton to Burton Lazars would be particularly advantageous to those on lower incomes, providing direct access to the town for travel either by foot, bicycle or public transport; without relying on private transport (cars).

APPENDIX E

Consultee	Chapter	Representation
Peter Finch	6. Meeting Housing Needs	Chapter 6 - I support the development of affordable housing as long as the exception sites do not set a precedent for more expansion of the village outside the envelope.
Richardsons Capital LTD	6. Meeting Housing Needs	Chapter 6 - Exception sites should be allowed wherever there is a need and sufficient local facilities and public transport services to support developments.
Robin Taylor	6. Meeting Housing Needs	Chapter 6 - If developers didn't supply affordable houses they could reduce the price of the new houses and could supply more small first time buyers houses of affordable prices.
Shaun Hazlewood	6. Meeting Housing Needs	Chapter 6 - 6.11 - What is the justification for the inclusion of a windfall allowance and does it accord with the guidance in Planning Policy Statement 3?
Shaun Hazlewood	6. Meeting Housing Needs	Chapter 6 - 6.17, 6.18 and PO - Based upon the proposed level of housing provision and the calculation of need it is clear that there will be a major shortfall in the availability of affordable housing, which it is presumed will be substantiated by the outcome of the Housing Market Area Assessment.
Shaun Hazlewood	6. Meeting Housing Needs	Chapter 6 - It is conceivable that an inflexible approach could inhibit land coming forward for development, or the development of land less suited for the purpose and therefore be detrimental to the provision of affordable housing.
Shaun Hazlewood	6. Meeting Housing Needs	Chapter 6 - A submission was made to the Supplementary Planning Document on behalf of Mr David Loveday, to which I would refer the Authority. There is, in particular, a need for some further flexibility, which could be more effective in the delivery of affordable housing. In this regard the conclusions reached by the SA in respect of Option 9E are not entirely accepted. Consequently none of the identified Options are considered acceptable, but perhaps Option D could be amended and developed to provide the flexibility sought. See the earlier comments under '6. Meeting Housing Needs'.
Shaun Hazlewood	6. Meeting Housing Needs	Chapter 6 - 6.20 and PO - Proposals for the provision of affordable housing need to adopt a more flexible approach.
Shaun Hazlewood	6. Meeting Housing Needs	Chapter 6 - 6.15 and the preferred option - The income data seems to relate to Leicestershire, presumably because it is not available for the Borough. However, to what extent can it be assumed to reflect the local position?
Shaun Hazlewood	6. Meeting Housing Needs	Chapter 6 - paragraph 6.17 and 6.18 (the preferred option) - The problems of affordability are acknowledged in the SA.
Stuart James Gregory	6. Meeting Housing Needs	Chapter 6 - Developers should not pay for affordable housing, the obligation of the council should be to pay for that and not the developers.
Taylor Wimpey	6. Meeting Housing Needs	Chapter 6 - In respect of the specific need identified for affordable housing and employment land to meet local needs in Bottesford, we consider the land shown on the attached drawings is eminently suited to such development in this part of the village. Vehicular access is readily available from Belvoir Road and whilst we understand that some of the land around the existing cricket ground is identified as the recent Strategic Flood Risk Assessment as being within Flood Zone 2, there is ample land fronting Belvoir Road or to the rear of existing houses on Belvoir Road to accommodate development in a suitable form.
The Ernest Cook Trust	6. Meeting Housing Needs	Chapter 6 - The LDF needs to set out an overall target for the amount of affordable housing to be provided, separate targets for social and intermediate affordable housing to be provided, specify the size and type of affordable housing and the range of circumstances in which affordable housing will be required and the approach to seeking developer contributions.
The Ernest Cook Trust	6. Meeting Housing Needs	Chapter 6 - The justification that all new development should make a contribution towards the provision of affordable housing on developments of 6 or more dwellings, 40% are affordable; needs to be based on the Housing Needs Survey, and the Housing Market Assessment.
Waltham On The Wolds & Thorpe Arnold Parish Council	6. Meeting Housing Needs	Chapter 6 - During debate, concerns were raised about question 10 - the worry being that the village envelope could be compromised by exception issues.

APPENDIX E

Consultee	Chapter	Representation
Wilen, Toon, Searle, Selby, Parrott, Strong And Moore	6. Meeting Housing Needs	Chapter 6 - With regard to affordable housing provision, we consider the current proposal that a 40% on-site contribution will be required on developments of 6 or more dwellings does not provide sufficient flexibility, as it does not provide scope to take into account site-specific consideration nor viability constraints. Consider an additional sentence should be added confirming that the Council will, in exceptional circumstances, consider accepting a financial contribution on developments of 6 or more dwellings.
Wilen, Toon, Searle, Selby, Parrott, Strong And Moore	6. Meeting Housing Needs	Chapter 6 - The draft Melton Core Strategy should be broadly in line with emerging regional policy. The Draft Regional Plan Panel's report recommends the insertion of a new policy concerning Affordable Rural Housing and is of the view that the Council should consider how this should be reflected within its emerging Core Strategy.
William Davis Limited	6. Meeting Housing Needs	Chapter 6 - Requesting a financial contribution on small sites of less than 6 dwellings effectively means that no affordable housing threshold would exist, with some type of contribution required on a single dwelling upwards. We are concerned about the impact this change in policy would have on smaller development sites.
William Davis Limited	6. Meeting Housing Needs	Chapter 6 - Our objection to housing developments of 6 or more dwellings making a 40% contribution towards affordable housing is based on the inconsistent use of evidence base for affordable housing policy, with the same evidence base being used to support differing thresholds and targets for affordable housing within 5 months of each other. It is our belief that different thresholds and targets for affordable housing cannot be justified using exactly the same evidence base.
William Davis Limited	6. Meeting Housing Needs	Chapter 6 - any guidelines should be based on a robust and credible evidence base in the form of a Strategic Market Housing Assessment.
G Marlow	6. Meeting Housing Needs	Chapter 6 - Financial contributions should not be taken from developers in order to fund affordable housing in the borough.
Richardsons Capital LTD	6. Meeting Housing Needs	Chapter 6 - Exception sites should be allowed wherever there is a need and sufficient local facilities and public transport services to support developments. The policy should look to support sites that are close to existing settlements and have access to public transport services and employment opportunities. Indeed, the policy should not be overly prescriptive and should consider sites on a site by site basis.
PERA International	6. Meeting Housing Needs	Chapter 6 - Appendix 9 Object to Option 9E Option 9B is preferred (35% provision on sites of 15% or more (6 in rural area))
Mr D Lepper	6. Meeting Housing Needs	Chapter 6 - 6.3-6.5 - 12 villages like Harby is the need for local housing needs survey. The Leicestershire Rural Housing enabler to then identify needs for affordable housing. I understand Parish Council will be following this up. This will provide more detail locally than your Council survey.
Mr D Lepper	6. Meeting Housing Needs	Chapter 6 - 6.13-6.14 - There are affordable housing near rural villages like Harby, say from grown up children and elderly people to stay in villages where they have lived previously on exception sites.
Mrs E Waldron	6. Meeting Housing Needs	Chapter 6 - Exception sites for affordable dwellings should be allowed in category 3 villages but with a lower maximum of 5 or 10 depending on the size of the village.
Haston & Reynolds Partnership	6. Meeting Housing Needs	Chapter 6 - The principle of financial contributions in lieu of on-site provision of affordable housing is accepted, subject to an appropriate means of establishing the amount of any such contribution. The threshold number of units for financial contributions as opposed to on-site provision should however be 15 dwellings.
Haston & Reynolds Partnership	6. Meeting Housing Needs	Chapter 6 - The national indicative minimum site size threshold of 15 dwellings should be used for housing developments making a contribution towards the provision of affordable housing.
Kate Bainbridge	6. Meeting Housing Needs	Chapter 6 - Category 3 villages such as Burton Lazars that are closely linked to Melton services and facilities should be available as exception sites for affordable housing. The very close proximity of Melton to Burton Lazars would be particularly advantageous to those on lower incomes, providing direct access to the town for travel either by foot, bicycle or public transport; without relying on private transport (cars).

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Consultee	Chapter	Representation
Mrs P Elsome	6. Meeting Housing Needs	Chapter 6 - Exception sites should be only be allowed in category 1,2 and 3 villages provided the need is proven by a Housing Need Survey and it is related to local employment oppurtunities.
Councillor P M Chandler	6. Meeting Housing Needs	Chapter 5 - I feel that there is a need for affordable housing in category 3 villages.
Leicestershire County Council	6. Meeting Housing Needs	Chapter 5 - Provision should be made for exception sites in line with guidance contained in PPS7 and PPS3. The promotion of affordable housing is therefore supported in principle. However, the amount of housing developed on 'exception' sites in Category 3 Villages should not give rise to excessive dispersal of development into rural areas with the consequence of unsustainable development. It is unlikely that there would be sufficient developer contribution from exception sites to provide an increase in the level of services.
Mr K W Woodfield	6. Meeting Housing Needs	Chapter 5 - Would this mean category 3 villages becoming category 2?
K M Watchorn	6. Meeting Housing Needs	Chapter 5 - What will be considered to comprise a local need, how will the extent of such need be calculated and how will it be reflected in the drafting and implementation of planning policies/proposals?
Messr S And P Norris	6. Meeting Housing Needs	Chapter 5 - What will be considered to comprise a local need, how will the extent of such need be calculated and how will it be reflected in the drafting and implementation of planning policies/proposals?
East Midlands Regional Assembly	6. Meeting Housing Needs	In terms of provision of sites in the rural area, paragraph 3.1.11 of the draft RSS provides a useful summary of the mechanisms available to secure affordable housing.
David Wilson Estate	6. Meeting Housing Needs	Chapter 4 - 4.2 - We feel that the housing need section would also be helped by reference to the problems of affordability given that affordable housing completions have performed poorly against the recognised need established in the Housing Needs Survey of 2006 which sets out a total outstanding need of 185 dwellings per annum.
David J. Loveday	6. Meeting Housing Needs	Gypsies and Travellers Accommodation - Option 11C seems the best. However, does this involve showmens sites as well? If not, it should do. It is not considered that any of the options would satisfactorily cover the issue of showmen, which in accordance with recent circular advice, it should do.
David Wilson Estate	6. Meeting Housing Needs	Chapter 6 - 6.10 - We are concerned about the reference to one transit and one residential site forming part of any housing extension to Melton Mowbray. This should be removed and a full consultation process should be undertaken with all relevant stakeholders to determine where, having regards to alternatives, and by what mechanism such sites will be provided.
David Wilson Estate	6. Meeting Housing Needs	Chapter 6 - It states the Core Strategy should set out the criteria for the location of gypsy and traveller sites which will be used to guide the allocation of sites through relevant DPD. It is not appropriate for the Core Strategy to predetermine the location of such uses and we are concerned about the reference to one transit and one residential site forming part of any housing extension to Melton Mowbray. This should be removed and full consultation process undertaken (matter of public sector, not private sector) to determine where and by what mechanisms such sites will be provided.
Haston & Reynolds Partnership	6. Meeting Housing Needs	Chapter 6 - Any sites for Gypsies and Travellers should be located within Melton Mowbray or within any extension of Melton Mowbray given that there is unlikely to be any local connection with the rural settlements and so that access to the full suite of services and facilities available within Melton Mowbray are readily available.
David Wilson Estate	6. Meeting Housing Needs	Chapter 13 - It is not appropriate for the Council to require the provision of gypsy and traveller accommodation on the site without the benefit of public and stakeholder consultation.
Dr Lisa Stocks	6. Meeting Housing Needs	Chapter 6 - Question 11 The provision of Gypsy and Traveller sites will lead to an increase of visitors in time that will mean an inevitable increase in such numbers in future years therefore these should not be provided in the first place.

APPENDIX E

Consultee	Chapter	Representation
Griegs Limited	6. Meeting Housing Needs	Chapter 6 - Gypsy and travellers sites should dispersed to avoid conflict.
Highways Agency	6. Meeting Housing Needs	Chapter 6 - Q1 - The Preferred Option to provide gypsy and traveller accommodation sites as part of any housing extension to Melton Mowbray is welcomed by the Agency as this will ensure that travellers have good access to the main roads and any public services.
Leicestershire County Council	6. Meeting Housing Needs	Chapter 6 - Gypsies and traveller sites should be located close to services and facilities as identified for the provision of affordable housing. The provision matches the requirements set out in the needs assessment perfectly and the proposed locations (Melton Mowbray and the northeast of the district) are consistent with County Council data on the location of unauthorised sites and the aspirations of the Travellers that pass through the borough.
Miss S Wadsworth	6. Meeting Housing Needs	Chapter 6 - Don't think there should be any provision for gypsies/travellers.
Mr & Mrs B Wilson	6. Meeting Housing Needs	Chapter 6 - Small residential sites - ok (But in houses not caravans). In order to encourage permanence and give their children a chance of decent schooling.
Consultee	6. Meeting Housing Needs	Representation
Mr & Mrs Wilson	6. Meeting Housing Needs	Chapter 6 - We feel strongly that transient caravans should not be permitted.
Mr & Mrs E Exton	6. Meeting Housing Needs	Chapter 6 - Gypsies and travellers - presumably funds will be made available to the local authority for it to purchase and set up these sites rather than them being provided by a private individual or company.
Mr & Mrs P Smith	6. Meeting Housing Needs	Chapter 6 - 11 - By definition they are "travelling" and will not contribute to local economy.
Mr J R Crane	6. Meeting Housing Needs	Chapter 6 - No residential pitches should be provided.
Mr Peter Crowder	6. Meeting Housing Needs	Chapter 6 - I disagree on Item 11. Any attempt at trying to organise the lives of gypsies and especially travellers, is destined to fail.
S Marshall	6. Meeting Housing Needs	Chapter 6 - I don't agree to the provision of travellers sites. I definitely do not agree to making them residential, their stay should be limited.
Stuart James Gregory	6. Meeting Housing Needs	Chapter 6 - No ground should be made available for any kind of gypsy or traveller site.
Taylor Wimpey (Barton Wilmore)	6. Meeting Housing Needs	Chapter 6 - Gypsies and Travellers - Taylor Wimpey consider the statement in the core strategy PO statement conflicts with the clear advice in the Circular 01/06 Planning for Gypsy and Traveller Caravan sites which states that 'the core strategy should set out criteria for the location of gypsy and traveller sites which will be used to guide the allocation of sites in the relevant DPD' (para 31 circular 01/06)'. The Melton core strategy pre-judges the application of such criteria because it states that the need will be met in part, through the sustainable urban extension. With no indication as yet, where that sustainable urban extension may be located, it is not clear how the Council can be certain that an extension is located in the part of the Borough where Gypsy and Traveller Needs have arisen.
Taylor Wimpey (Barton Wilmore)	6. Meeting Housing Needs	Chapter 6 - The allocation of sites is clearly a matter for a Site Allocations DPD and not a core strategy. We consider that it is sufficient for the core strategy to state that needs of Gypsies and Travellers are met in the north and east of the Borough.
K M Watchorn	7. Meeting Economic Needs	7.11 and 7.13 - Finally the prospect of a wider economic downturn and the implications for the local economy, should be borne in mind.
Messr S And P Norris	7. Meeting Economic Needs	7.11 and 7.13 - Finally the prospect of a wider economic downturn and the implications for the local economy, should be borne in mind.
Shaun Hazlewood	7. Meeting Economic Needs	7.11 and 7.13 - Finally the prospect of a wider economic downturn and the implications for the local economy, should be borne in mind.
Highways Agency	7. Meeting Economic Needs	The high levels of car dependency in terms of commuting are stated in the strategy and, if this is to be addressed, it requires employment provision to be in locations easily accessible by the potential workforce.

APPENDIX E

Consultee	Chapter	Representation
UK Coal Mining Ltd	7. Meeting Economic Needs	Employment development should be located close to Melton Mowbray to reduce the length of the journeys people make by car. We also support the safeguarding of employment sites in rural locations. We also agree that to make such sites more sustainable and viable in the long-term they may require small-scale expansion or intensification.
Mr M Powderly	7. Meeting Economic Needs	One of the most self-contained districts in the region'. What is the evidence for this please?
Harby Estates	7. Meeting Economic Needs	Consideration of employment sites in Melton should include a greater focus on their ability to be accessed via public transport provision.
Highways Agency	7. Meeting Economic Needs	It is not evident how either of the employment development options relates to the public transport network and the impacts of development have not been factored into the traffic model.
Barkestone, Plungar & Redmile Parish Council,	7. Meeting Economic Needs	It should be recognised that commuting from the northern Vale of Belvoir to certain centres of employment outside the Borough involves travelling shorter distances than if the same people were to travel to Melton Mowbray.
Mr J Meads	7. Meeting Economic Needs	Commuting from the northern Vale of Belvoir to certain centres of employment outside the Borough involves travelling shorter distances than if the same people were to travel to Melton Mowbray. This demonstrates the need to expand employment opportunities locally and to provide public transport to urban employment/service centres outside the Borough.
Mr J Meads	7. Meeting Economic Needs	For Melton as a whole there is a relatively low incidence of commuting to work outside the Borough (compared with other Districts in the East Midlands). This is not true of the northern Vale of Belvoir, where much of the economically active population, probably a majority, travels to work outside Melton Borough.
K M Watchorn	7. Meeting Economic Needs	7.16 - Focussing development on Melton Mowbray may well help reduce long travel to work journeys by residents, but provision of rural employment, to provide local jobs, could also contribute to reducing travel and maintaining rural communities.
Messr S And P Norris	7. Meeting Economic Needs	7.16 - Focussing development on Melton Mowbray may well help reduce long travel to work journeys by residents, but provision of rural employment to provide local jobs could also contribute to reducing travel and maintaining rural communities.
Shaun Hazlewood	7. Meeting Economic Needs	7.16 - Focussing development on Melton Mowbray may well help reduce long travel to work journeys by residents, but provision of rural employment, to provide local jobs, could also contribute to reducing travel and maintaining rural communities.
Mr M Powderly	7. Meeting Economic Needs	Q7 - What is the real figure of Melton's residents commuting for work beyond the Borough boundary please?
Mr M Powderly	7. Meeting Economic Needs	Q8 - what is the refined, total need for local jobs (in all sectors) to reduce existing commuting and provide for incomers to the town please?
Mr M Powderly	7. Meeting Economic Needs	Q9 - is such total need practical and achievable commensurate with the phasing of the 4000 new houses?
Highways Agency	7. Meeting Economic Needs	Of particular note from the HA's perspective is the allocation of a 30ha site to the west of Melton, approximately 10km from the A46, as a preferred location for employment development. This development has the potential to impact on the A46 and this should be considered within the transport assessment for the Core Strategy. It is therefore likely that this development will require further investigation as part of a full transport assessment, focusing in particular on the potential impact on the junctions of the A606 and A607 with the A46.
David Wilson Estate	7. Meeting Economic Needs	It is appropriate to have a policy which seeks to safeguard important employment sites.
David Wilson Estate	7. Meeting Economic Needs	There may be pressure to change the use of existing employment sites to alternative uses particularly housing, therefore it is appropriate to have a policy which seeks to safeguard important employment sites. However, there will undoubtedly be circumstances where employment sites are no longer practical or desirable to be retained and an alternative would make a better use of available land. Policy therefore needs to be sufficiently flexible for such circumstances.

APPENDIX E

Consultee	Chapter	Representation
Gwynneth M Whitehouse	7. Meeting Economic Needs	Some business and industrial sites which have been converted to residential use are very successful (and desirable).
Mr J Machin	7. Meeting Economic Needs	Industrial sites in rural areas should be looked at individually and should not be left vacant for more than 5 years.
Mr M Weston	7. Meeting Economic Needs	We have a derelict industrial site in Harby. This could provide for affordable housing and small business use. It could have a low carbon footprint and could be eco-friendly. Your planning department prefers it to be a factory which appears to be against the policy outlined as point 7.33.
Mrs G A Pear JP, MCIPD	7. Meeting Economic Needs	Some business/industrial sites which are attractive buildings can be given a new lease of life - also providing new housing.
PERA International	7. Meeting Economic Needs	There should also be flexibility to allow existing employment sites to be developed for alternative uses if the existing business located on that employment site fails or is rationalised in terms of its operational activities.
Stuart James Gregory	7. Meeting Economic Needs	Where unviable all industrial and other business sites should be turned into housing unless in open countryside.
UK Coal Mining Ltd	7. Meeting Economic Needs	7.1.2 We also support the safeguarding of employment sites in rural locations and agree that they make an important contribution to rural employment. We also agree that to make such sites more sustainable and viable in the long-term they may require small-scale expansion or intensification.
The Ernest Cook Trust	7. Meeting Economic Needs	The fact that the Borough Council have also concluded that some small sites in rural locations, even with poor access make an important contribution to rural employment and should be safeguarded is welcome. Such sites allow for diversification and support the rural community.
Harby Estates	7. Meeting Economic Needs	The overall logic to the location of industrial development should also be applied to former industrial sites and there should be a strategy for the redevelopment of some of these rural sites with further provisions at Melton Mowbray.
Barkestone, Plungar & Redmile Parish Council,	7. Meeting Economic Needs	We agree with the reference in para 7.21 to welcoming "new and other small businesses in knowledge-based sectors such as computer services, especially those who are more reliant on electronic than physical communication."
K M Watchorn	7. Meeting Economic Needs	7.20 - Is the pessimism expressed regarding the attraction of high-knowledge and high-value business justified? The intent in the recommended replacement for Policy 20 in the Regional Plan, to ensure high technology and knowledge based industries are catered for, the footloose nature of much employment the character of some existing businesses and possibly the relative close proximity of Loughborough suggest this might not be the case. Further more, the provision of such employment may well meet the needs of some of those residents who commute out of the borough and there by reduce the need to travel and as a consequence traffic growth.
Messr S And P Norris	7. Meeting Economic Needs	7.20 - Is the pessimism expressed regarding the attraction of high-knowledge and high-value business justified? The intent in the recommended replacement for Policy 20 in the Regional Plan, to ensure high technology and knowledge based industries are catered for, the footloose nature of much employment the character of some existing businesses and possibly the relative close proximity of Loughborough suggest this might not be the case. Further more, the provision of such employment may well meet the needs of some of those residents whocommute out of the borough and there by reduce the need to travel and as a consequence traffic growth.
Shaun Hazlewood	7. Meeting Economic Needs	7.20 - Is the pessimism expressed regarding the attraction of high-knowledge and high-value business justified? The intent in the recommended replacement for Policy 20 in the Regional Plan, to ensure high technology and knowledge based industries are catered for, the footloose nature of much employment the character of some existing businesses and possibly the relative close proximity of Loughborough suggest this might not be the case. Further more, the provision of such employment may well meet the needs of some of those residents whocommute out of the borough and there by reduce the need to travel and as a consequence traffic growth.

APPENDIX E

Consultee	Chapter	Representation
K M Watchorn	7. Meeting Economic Needs	7.9 - The view that much of the Borough's manufacturing is relatively immune to the general decline in this sector may have some of truth, but should not be relied upon.
Messr S And P Norris	7. Meeting Economic Needs	7.9 - The view that much of the Borough's manufacturing is relatively immune to the general decline in this sector may have some of truth, but should not be relied upon.
Shaun Hazlewood	7. Meeting Economic Needs	7.9 - The view that much of the Borough's manufacturing is relatively immune to the general decline in this sector may have some of truth, but should not be relied upon.
PERA International	7. Meeting Economic Needs	Section 7 addresses the economic needs of the Borough. The Council makes no reference to PERA in this section. We consider it important that the Council does so.
K M Watchorn	7. Meeting Economic Needs	7.11 and 7.13 - In light of para 7.9 of the core strategy preferred options and recommended action made by the Panel report on the draft Regional Plan document, is the recognition in the replacement policy of the need to encourage the development of the food and drink industry and those which have local economic importance of particular significance for the borough.
Messr S And P Norris	7. Meeting Economic Needs	7.11 and 7.13 - In light of para 7.9 of the core strategy preferred options and recommended action made by the Panel report on the draft Regional Plan document, is the recognition in the replacement policy of the need to encourage the development of the food and drink industry and those which have local economic importance of particular significance for the borough.
Shaun Hazlewood	7. Meeting Economic Needs	7.11 and 7.13 - In light of para 7.9 of the core strategy preferred options and recommended action made by the Panel report on the draft Regional Plan document, is the recognition in the replacement policy of the need to encourage the development of the food and drink industry and those which have local economic importance of particular significance for the borough.
Councillor P M Chandler	7. Meeting Economic Needs	It is essential that land is allocated in other areas of the Borough. Bottesford is crying out for more industrial land. Its geographical position is popular with industrialists and local jobs are important if we are to be taken seriously about tackling carbon footprints etc.
Country Land And Business Association	7. Meeting Economic Needs	The LDF must positively promote flexible policies that recognise the importance of the need to take a balanced approach to the concept of sustainable development such that all three pillars (economic, social, and environmental) are taken into account as part of decision-making principles. The CLA points the local planning authority in the direction of draft PPS4 Planning for Sustainable Economic Development in this regard.
King Sturge	7. Meeting Economic Needs	The Core Strategy does not provide sufficient support for "innovative and competitive businesses". The Core Strategy proposed to safeguard the Borough's established employment areas, and makes no reference to other employment sites or existing premises. It should recognise that a number of existing premises may become available and that such sites may be suitable for a mix of uses.
K M Watchorn	7. Meeting Economic Needs	Small scale sites for the development of offices and high quality business units, which could cater for both inward and endogenous investment is supported, such developments could include live work units to provide low cost accommodation and offset the need to travel.
Messr S And P Norris	7. Meeting Economic Needs	Small scale sites for the development of offices and high quality business units, which could cater for both inward and endogenous investment is supported, such developments could include live work units to provide low cost accommodation and offset the need to travel.
Shaun Hazlewood	7. Meeting Economic Needs	Small scale sites for the development of offices and high quality business units, which could cater for both inward and endogenous investment is supported, such developments could include live work units to provide low cost accommodation and offset the need to travel.

Consultee	Chapter	Representation
Barkestone, Plungar & Redmile Parish Council,	7. Meeting Economic Needs	We would like to see a more generous attitude to business activity development in rural areas. It should be made clear that the over-riding consideration in judging any business related development in rural areas (i.e. both villages and countryside) would be the effect on the local environment, irrespective of the nature of the business.
K M Watchorn	7. Meeting Economic Needs	7.11 and 7.13 - The former paragraph states there is little need to promote the Borough as a business location. However, the latter, paras 7.8, 7.18, 7.19, 7.20, 7.21, 7.22 and the content of the SA relating to economic sustainability problems refer to a number of weaknesses and appear to suggest a need for a more proactive approach.
Messr S And P Norris	7. Meeting Economic Needs	7.11 and 7.13 - The former paragraph states there is little need to promote the Borough as a business location. However, the latter, paras 7.8, 7.18, 7.19, 7.20, 7.21, 7.22 and the content of the SA relating to economic sustainability problems refer to a number of weaknesses and appear to suggest a need for a more proactive approach.
Shaun Hazlewood	7. Meeting Economic Needs	7.11 and 7.13 - The former paragraph states there is little need to promote the Borough as a business location. However, the latter, paras 7.8, 7.18, 7.19, 7.20, 7.21, 7.22 and the content of the SA relating to economic sustainability problems refer to a number of weaknesses and appear to suggest a need for a more proactive approach.
Country Land And Business Association	7. Meeting Economic Needs	The LDF must ensure that restrictions on car use and road haulage are not given a higher priority than delivery of rural diversification, housing and services to enhance the quality of life of those living and working in the countryside.
Country Land And Business Association	7. Meeting Economic Needs	The LDF must recognise the role that rural diversification and diverse rural businesses can make to a diverse rural economy. The LDF should, through positive planning policies, encourage a mix of economic development in rural areas. The particular circumstances of the countryside can be respected by promoting well designed and suitably (including for use) scaled developments, not by arbitrary restrictions on the type of development that can take place in rural areas.
Country Land And Business Association	7. Meeting Economic Needs	The LDF must positively encourage viable and vibrant rural businesses capable of offering attractive career opportunities to the younger generation. This will include the need for positive policies to assist the diversification of the core agricultural and forestry businesses, including those farming businesses located in designated areas.
Country Land And Business Association	7. Meeting Economic Needs	In particular, the LDF must positively recognise these industries (agriculture, horticulture and forestry) continued importance to the rural economy and its role as the main provider of the management of the rural landscape must be noted. The provision of efficient transportation and other necessary infrastructure (e.g. abattoirs/cutting plants, processing plants for renewable crops, incinerators and CHPs etc) to enhance the economic viability of agricultural, horticultural and forestry industries is essential in policies set out in the LDF.
K M Watchorn	7. Meeting Economic Needs	The support expressed for the rural economy is welcomed as being consistent with PPS 7 and emerging regional guidance compensating for the decline in regional agriculture, such developments could include live work units to provide low cost accomadation and offset the need to travel
K M Watchorn	7. Meeting Economic Needs	The content of these paragraphs in relation to rural areas regarding farm diversification, equestrian activities, tourism and leisure, small scale expansion of existing businesses and safeguarding business sites is supported.
Messr S And P Norris	7. Meeting Economic Needs	The support expressed for the rural economy is welcomed as being consistent with PPS 7 and emerging regional guidance compensating for the decline in regional agriculture, such developments could include live work units to provide low cost accomadation and offset the need to travel
Messr S And P Norris	7. Meeting Economic Needs	The content of these paragraphs in relation to rural areas regarding farm diversification, equestrian activities, tourism and leisure, small scale expansion of existing businesses and safeguarding business sites is supported.

APPENDIX E

Consultee	Chapter	Representation
Mr Paul Tame	7. Meeting Economic Needs	We support this paragraph on farm diversification. paragraph 7.33 - We support the preferred option provided it allows for some new build (small scale) on farm to cater for new agricultural operations or diversified activity.
Mr Hobil	7. Meeting Economic Needs	Given the fact that Melton is a predominantly rural borough with a significant proportion of the population living and working in the rural area, the most appropriate option of the three outlined in the core strategy is Option 12C which would focus development on regenerating the rural economy.
Mr Hobil	7. Meeting Economic Needs	I do not agree with the assumption made in the opening sentence to Option 12C that greater support for the rural economy would automatically result in less importance being placed on the need to protect the countryside because sensitive, well-located, high quality development can enhance the character and appearance of the countryside.
Mr Hobil	7. Meeting Economic Needs	We are in support of Option 12C which would provide much needed support for the regeneration of the Borough's declining rural economy whilst also seeking to protect the countryside from harmful development
Mr J Meads	7. Meeting Economic Needs	I would like to see a more generous attitude to business activity development in rural areas. I would not go so far as Option 12C, which has rightly been rejected, but Option 12B could be made slightly more flexible. It should be made clear that the over-riding consideration in judging any business related development in rural areas (i.e. both villages and countryside) would be the effect on the local environment, irrespective of the nature of the business.
The Theatres Trust	7. Meeting Economic Needs	We support Option 12B for the re-use of rural buildings for small-scale business activities compatible with countryside locations. An objective of the Core Strategy should be to protect and enhance village facilities and services, as referenced in Sustainable Development in Rural Areas (PPS7) and in order to increase participation in cultural activity and meet future community needs for cultural facilities, consideration should be given to providing local facilities in barn conversions (for example) that combine space or resources for a range of cultural, commercial and community activities in one place.
The Ernest Cook Trust	7. Meeting Economic Needs	The Trust supports Option 12B and the following measures: regenerating the rural economy, small business, equestrian activities, tourism and leisure, small scale expansion of existing businesses in the countryside and safeguarding important business sites.
Mr Paul Tame	7. Meeting Economic Needs	We support this paragraph on regenerating the local economy.
Shaun Hazlewood	7. Meeting Economic Needs	The support expressed for the rural economy is welcomed as being consistent with PPS 7 and emerging regional guidance compensating for the decline in regional agriculture, such developments could include live work units to provide low cost accomadation and offset the need to travel
Shaun Hazlewood	7. Meeting Economic Needs	The content of these paragraphs in relation to rural areas regarding farm diversification, equestrian activities, tourism and leisure, small scale expansion of existing businesses and safeguarding business sites is supported.
The Ernest Cook Trust	7. Meeting Economic Needs	The Trust particularly welcomes the recognition of the importance of a farm diversification units that fit with the countryside and enable farmers to adapt to the changing markets.
Derbyshire & Leicestershire Planning & Transport Team (GOEM)	7. Meeting Economic Needs	Your document fails to make any mention of the large areas of redundant brownfield land around Asfordby and what, if anything, your Council intends to do with these sites.
J Dixon	7. Meeting Economic Needs	Ensure the Holwell works/Asfordby mine area is properly utilised for the future growth of any industry.
Mr J Moore	7. Meeting Economic Needs	We question whether it would be appropriate to safeguard such sites if there were no demand for further industrial/commercial use. Also, nothing is said about existing allocations of land for employment uses which have not come forward for development. In the absence of demand these should not simply be rolled forward as allocations for the period to 2026.
Mr Mike Smith	7. Meeting Economic Needs	Consider development to the west (A6006) of the town at Asfordby Hill as a contribution for employment growth.

Consultee	Chapter	Representation
UK Coal Mining Ltd	7. Meeting Economic Needs	The former coal mine at Asfordby is a brownfield site in use as an employment location. Allocations of the site for employment will remove possible pressure for employment uses in the areas of separation between Asfordby and Asfordby Valley, and also Asfordby Hill and Asfordby Valley.
K M Watchorn	7. Meeting Economic Needs	It would be appropriate to acknowledge the presence of rail services in the Borough and the contribution they could make to the local economy.
Messr S And P Norris	7. Meeting Economic Needs	It would be appropriate to acknowledge the presence of rail services in the Borough and the contribution they could make to the local economy.
Shaun Hazlewood	7. Meeting Economic Needs	It would be appropriate to acknowledge the presence of rail services in the Borough and the contribution they could make to the local economy.
PERA International	7. Meeting Economic Needs	The core strategy should make reference to tourism and hotel development that will meet the business, social and recreational needs of the community.
British Waterways (Newark)	7. Meeting Economic Needs	We welcome the recognition of waterways as a tourism and leisure asset.
British Waterways (Newark)	7. Meeting Economic Needs	The Council acknowledge that 'there is potential for the local tourism industry to grow in a way that is sensitive to the character of the area' which appears to reflect PPS7. It does, however, appear to be beyond the spirit of PPS7 to pre-judge the size of appropriate facilities.
Mr Hobil	7. Meeting Economic Needs	A specific reference to the anticipation of the development of a centre of equine excellence at the Defence Animal Centre is at best 'presumptuous' for a document which is designed to set 'general parameters' for the future development of the borough. At worst it fails the tests of openness and transparency insofar as it would appear the Council has 'made its mind up' as to where any such development should be supported.
Mr Hobil	7. Meeting Economic Needs	The Council is entirely aware that a proposal for a working equestrian holiday centre is proposed at Welby Grange Farm and yet no mention is made in the Core Strategy to the fact that this development could also be said to be 'anticipated'. Whilst I recognise that this proposal has yet to gain planning approval through the planning applications process, it is nonetheless a development which has been tabled with the Local Planning Authority and it would appear more details of this development are available than those to which the Council imply at the Defence Animal Centre.
Mr Malcolm Britton	7. Meeting Economic Needs	There should be more stringent controls on all equestrian activities which are blighting the countryside around our villages.
Leicestershire County Council	7. Meeting Economic Needs	Yes provided the sites are assessed against consistent criteria.
Leicestershire County Council	7. Meeting Economic Needs	The reference to employment growth at Melton Mowbray should be reflected in a policy box.
Mr M Powderly	7. Meeting Economic Needs	Para 7.1 - 'smallest economy' and 'fewest local jobs' Q6 - Is that (a) in absolute terms, ie. total local jobs in the geographic district or (b) local jobs per capita of the resident population?
PERA International	7. Meeting Economic Needs	The proposed provision of 5 hectares of office employment is supported.
Mr Malcolm Britton	7. Meeting Economic Needs	Small businesses should be encouraged in village to keep the communities "alive" in the day time.
Barkestone, Plungar & Redmile Parish Council	8. Tackling Traffic Congestion	It should be recognised that commuting from the northern Vale of Belvoir to certain centres of employment outside the Borough involves travelling shorter distances than if the same people were to travel to Melton Mowbray.
Barkestone, Plungar & Redmile Parish Council	8. Tackling Traffic Congestion	We agree with the reference in para 7.21 to welcoming "new and other small businesses in knowledge-based sectors such as computer services, especially those who are more reliant on electronic than physical communication."
Barkestone, Plungar & Redmile Parish Council	8. Tackling Traffic Congestion	We would like to see a more generous attitude to business activity development in rural areas. It should be made clear that the over-riding consideration in judging any business related development in rural areas (i.e. both villages and countryside) would be the effect on the local environment, irrespective of the nature of the business.

APPENDIX E

Consultee	Chapter	Representation
British Waterways (Newark)	8. Tackling Traffic Congestion	We welcome the recognition of waterways as a tourism and leisure asset.
British Waterways (Newark)	8. Tackling Traffic Congestion	The Council acknowledge that 'there is potential for the local tourism industry to grow in a way that is sensitive to the character of the area' which appears to reflect PPS7. It does, however, appear to be beyond the spirit of PPS7 to pre-judge the size of appropriate facilities.
Councillor P M Chandler	8. Tackling Traffic Congestion	It is essential that land is allocated in other areas of the Borough. Bottesford is crying out for more industrial land. Its geographical position is popular with industrialists and local jobs are important if we are to be taken seriously about tackling carbon footprints etc.
Country Land And Business Association	8. Tackling Traffic Congestion	The LDF must positively promote flexible policies that recognise the importance of the need to take a balanced approach to the concept of sustainable development such that all three pillars (economic, social, and environmental) are taken into account as part of decision-making principles. The CLA points the local planning authority in the direction of draft PPS4 Planning for Sustainable Economic Development in this regard.
Country Land And Business Association	8. Tackling Traffic Congestion	The LDF must recognise the role that rural diversification and diverse rural businesses can make to a diverse rural economy. The LDF should, through positive planning policies, encourage a mix of economic development in rural areas. The particular circumstances of the countryside can be respected by promoting well designed and suitably (including for use) scaled developments, not by arbitrary restrictions on the type of development that can take place in rural areas.
Country Land And Business Association	8. Tackling Traffic Congestion	The LDF must positively encourage viable and vibrant rural businesses capable of offering attractive career opportunities to the younger generation. This will include the need for positive policies to assist the diversification of the core agricultural and forestry businesses, including those farming businesses located in designated areas.
Country Land And Business Association	8. Tackling Traffic Congestion	In particular, the LDF must positively recognise these industries (agriculture, horticulture and forestry) continued importance to the rural economy and its role as the main provider of the management of the rural landscape must be noted. The provision of efficient transportation and other necessary infrastructure (e.g. abattoirs/cutting plants, processing plants for renewable crops, incinerators and CHPs etc) to enhance the economic viability of agricultural, horticultural and forestry industries is essential in policies set out in the LDF.
Country Land And Business Association	8. Tackling Traffic Congestion	Chapter 11 - The LDF must ensure that restrictions on car use and road haulage are not given a higher priority than delivery of rural diversification, housing and services to enhance the quality of life of those living and working in the countryside.
David Wilson Estate	8. Tackling Traffic Congestion	7.1 - It is appropriate to have a policy which seeks to safeguard important employment sites.
David Wilson Estate	8. Tackling Traffic Congestion	There may be pressure to change the use of existing employment sites to alternative uses particularly housing, therefore it is appropriate to have a policy which seeks to safeguard important employment sites. However, there will undoubtedly be circumstances where employment sites are no longer practical or desirable to be retained and an alternative would make a better use of available land. Policy therefore needs to be sufficiently flexible for such circumstances.
Derbyshire & Leicestershire Planning & Transport Team (GOEM)	8. Tackling Traffic Congestion	Your current forecast that over 1200 jobs will be lost in the industrial/warehouse sector over the next 8 years is clearly at odds with your approach, based on recent past experience, to provide an additional 30 hectares of such land to 2026.

Consultee	Chapter	Representation
Derbyshire & Leicestershire Planning & Transport Team (GOEM)	8. Tackling Traffic Congestion	Your document fails to make any mention of the large areas of redundant brownfield land around Asfordby and what, if anything, your Council intends to do with these sites.
East Midlands Regional Assembly	8. Tackling Traffic Congestion	In terms of provision of sites in the rural area, paragraph 3.1.11 of the draft RSS provides a useful summary of the mechanisms available to secure affordable housing.
Gwynneth M Whitehouse	8. Tackling Traffic Congestion	Some business and industrial sites which have been converted to residential use are very successful (and desirable).
Harby Estates	8. Tackling Traffic Congestion	The overall logic to the location of industrial development should also be applied to former industrial sites and there should be a strategy for the redevelopment of some of these rural sites with further provisions at Melton Mowbray.
Harby Estates	8. Tackling Traffic Congestion	Consideration of employment sites in Melton should include a greater focus on their ability to be accessed via public transport provision.
Highways Agency	8. Tackling Traffic Congestion	The high levels of car dependency in terms of commuting are stated in the strategy and, if this is to be addressed, it requires employment provision to be in locations easily accessible by the potential workforce.
Highways Agency	8. Tackling Traffic Congestion	It is not evident how either of the employment development options relates to the public transport network and the impacts of development have not been factored into the traffic model.
Highways Agency	8. Tackling Traffic Congestion	Of particular note from the HA's perspective is the allocation of a 30ha site to the west of Melton, approximately 10km from the A46, as a preferred location for employment development. This development has the potential to impact on the A46 and this should be considered within the transport assessment for the Core Strategy. It is therefore likely that this development will require further investigation as part of a full transport assessment, focusing in particular on the potential impact on the junctions of the A606 and A607 with the A46.
J Dixon	8. Tackling Traffic Congestion	Ensure the Holwell works/Asfordby mine area is properly utilised for the future growth of any industry.
King Sturge	8. Tackling Traffic Congestion	The Core Strategy does not provide sufficient support for "innovative and competitive businesses". The Core Strategy proposed to safeguard the Borough's established employment areas, and makes no reference to other employment sites or existing premises. It should recognise that a number of existing premises may become available and that such sites may be suitable for a mix of uses.
K M Watchorn	8. Tackling Traffic Congestion	It would be appropriate to acknowledge the presence of rail services in the Borough and the contribution they could make to the local economy.
K M Watchorn	8. Tackling Traffic Congestion	7.9 - The view that much of the Borough's manufacturing is relatively immune to the general decline in this sector may have some of truth, but should not be relied upon.
K M Watchorn	8. Tackling Traffic Congestion	7.11 and 7.13 - The former paragraph states there is little need to promote the Borough as a business location. However, the latter, paras 7.8, 7.18, 7.19, 7.20, 7.21, 7.22 and the content of the SA relating to economic sustainability problems refer to a number of weaknesses and appear to suggest a need for a more proactive approach.
K M Watchorn	8. Tackling Traffic Congestion	7.11 and 7.13 - In light of para 7.9 of the core strategy preferred options and recommended action made by the Panel report on the draft Regional Plan document, is the recognition in the replacement policy of the need to encourage the development of the food and drink industry and those which have local economic importance of particular significance for the borough.
K M Watchorn	8. Tackling Traffic Congestion	7.11 and 7.13 - Finally the prospect of a wider economic downturn and the implications for the local economy, should be borne in mind.
K M Watchorn	8. Tackling Traffic Congestion	7.16 - Focussing development on Melton Mowbray may well help reduce long travel to work journeys by residents, but provision of rural employment, to provide local jobs, could also contribute to reducing travel and maintaining rural communities.

Consultee	Chapter	Representation
K M Watchorn	8. Tackling Traffic Congestion	7.20 - Is the pessimism expressed regarding the attraction of high-knowledge and high-value business justified? The intent in the recommended replacement for Policy 20 in the Regional Plan, to ensure high technology and knowledge based industries are catered for, the footloose nature of much employment the character of some existing businesses and possibly the relative close proximity of Loughborough suggest this might not be the case. Further more, the provision of such employment may well meet the needs of some of those residents who commute out of the borough and there by reduce the need to travel and as a consequence traffic growth.
K M Watchorn	8. Tackling Traffic Congestion	Small scale sites for the development of offices and high quality business units, which could cater for both inward and endogenous investment is supported, such developments could include live work units to provide low cost accommodation and offset the need to travel.
K M Watchorn	8. Tackling Traffic Congestion	The support expressed for the rural economy is welcomed as being consistent with PPS 7 and emerging regional guidance compensating for the decline in regional agriculture, such developments could include live work units to provide low cost accommodation and offset the need to travel
K M Watchorn	8. Tackling Traffic Congestion	The content of these paragraphs in relation to rural areas regarding farm diversification, equestrian activities, tourism and leisure, small scale expansion of existing businesses and safeguarding business sites is supported.
Leicestershire County Council	8. Tackling Traffic Congestion	Yes provided the sites are assessed against consistent criteria.
Leicestershire County Council	8. Tackling Traffic Congestion	The reference to employment growth at Melton Mowbray should be reflected in a policy box.
Messr S And P Norris	8. Tackling Traffic Congestion	It would be appropriate to acknowledge the presence of rail services in the Borough and the contribution they could make to the local economy.
Messr S And P Norris	8. Tackling Traffic Congestion	7.9 - The view that much of the Borough's manufacturing is relatively immune to the general decline in this sector may have some of truth, but should not be relied upon.
Messr S And P Norris	8. Tackling Traffic Congestion	7.11 and 7.13 - The former paragraph states there is little need to promote the Borough as a business location. However, the latter, paras 7.8, 7.18, 7.19, 7.20, 7.21, 7.22 and the content of the SA relating to economic sustainability problems refer to a number of weaknesses and appear to suggest a need for a more proactive approach.
Messr S And P Norris	8. Tackling Traffic Congestion	7.11 and 7.13 - In light of para 7.9 of the core strategy preferred options and recommended action made by the Panel report on the draft Regional Plan document, is the recognition in the replacement policy of the need to encourage the development of the food and drink industry and those which have local economic importance of particular significance for the borough.
Messr S And P Norris	8. Tackling Traffic Congestion	7.11 and 7.13 - Finally the prospect of a wider economic downturn and the implications for the local economy, should be borne in mind.
Messr S And P Norris	8. Tackling Traffic Congestion	7.16 - Focussing development on Melton Mowbray may well help reduce long travel to work journeys by residents, but provision of rural employment to provide local jobs could also contribute to reducing travel and maintaining rural communities.
Messr S And P Norris	8. Tackling Traffic Congestion	7.20 - Is the pessimism expressed regarding the attraction of high-knowledge and high-value business justified? The intent in the recommended replacement for Policy 20 in the Regional Plan, to ensure high technology and knowledge based industries are catered for, the footloose nature of much employment the character of some existing businesses and possibly the relative close proximity of Loughborough suggest this might not be the case. Further more, the provision of such employment may well meet the needs of some of those residents whocommute out of the borough and there by reduce the need to travel and as a consequence traffic growth.
Messr S And P Norris	8. Tackling Traffic Congestion	Small scale sites for the development of offices and high quality business units, which could cater for both inward and endogenous investment is supported, such developments could include live work units to provide low cost accommodation and offset the need to travel.

Consultee	Chapter	Representation
Messr S And P Norris	8. Tackling Traffic Congestion	The support expressed for the rural economy is welcomed as being consistent with PPS 7 and emerging regional guidance compensating for the decline in regional agriculture, such developments could include live work units to provide low cost accommodation and offset the need to travel
Messr S And P Norris	8. Tackling Traffic Congestion	The content of these paragraphs in relation to rural areas regarding farm diversification, equestrian activities, tourism and leisure, small scale expansion of existing businesses and safeguarding business sites is supported.
Mr Hobil	8. Tackling Traffic Congestion	Given the fact that Melton is a predominantly rural borough with a significant proportion of the population living and working in the rural area, the most appropriate option of the three outlined in the core strategy is Option 12C which would focus development on regenerating the rural economy.
Mr Hobil	8. Tackling Traffic Congestion	I do not agree with the assumption made in the opening sentence to Option 12C that greater support for the rural economy would automatically result in less importance being placed on the need to protect the countryside because sensitive, well-located, high quality development can enhance the character and appearance of the countryside.
Mr Hobil	8. Tackling Traffic Congestion	A specific reference to the anticipation of the development of a centre of equine excellence at the Defence Animal Centre is at best 'presumptuous' for a document which is designed to set 'general parameters' for the future development of the borough. At worst it fails the tests of openness and transparency insofar as it would appear the Council has 'made its mind up' as to where any such development should be supported.
Mr Hobil	8. Tackling Traffic Congestion	The Council is entirely aware that a proposal for a working equestrian holiday centre is proposed at Welby Grange Farm and yet no mention is made in the Core Strategy to the fact that this development could also be said to be 'anticipated'. Whilst I recognise that this proposal has yet to gain planning approval through the planning applications process, it is nonetheless a development which has been tabled with the Local Planning Authority and it would appear more details of this development are available than those to which the Council imply at the Defence Animal Centre.
Mr Hobil	8. Tackling Traffic Congestion	We are in support of Option 12C which would provide much needed support for the regeneration of the Borough's declining rural economy whilst also seeking to protect the countryside from harmful development
Mr J Machin	8. Tackling Traffic Congestion	Industrial sites in rural areas should be looked at individually and should not be left vacant for more than 5 years.
Mr J Meads	8. Tackling Traffic Congestion	For Melton as a whole there is a relatively low incidence of commuting to work outside the Borough (compared with other Districts in the East Midlands). This is not true of the northern Vale of Belvoir, where much of the economically active population, probably a majority, travels to work outside Melton Borough.
Mr J Meads	8. Tackling Traffic Congestion	Commuting from the northern Vale of Belvoir to certain centres of employment outside the Borough involves travelling shorter distances than if the same people were to travel to Melton Mowbray. This demonstrates the need to expand employment opportunities locally and to provide public transport to urban employment/service centres outside the Borough.
Mr J Meads	8. Tackling Traffic Congestion	I would like to see a more generous attitude to business activity development in rural areas. I would not go so far as Option 12C, which has rightly been rejected, but Option 12B could be made slightly more flexible. It should be made clear that the over-riding consideration in judging any business related development in rural areas (i.e. both villages and countryside) would be the effect on the local environment, irrespective of the nature of the business.
Mr J Moore	8. Tackling Traffic Congestion	We question whether it would be appropriate to safeguard such sites if there were no demand for further industrial/commercial use. Also, nothing is said about existing allocations of land for employment uses which have not come forward for development. In the absence of demand these should not simply be rolled forward as allocations for the period to 2026.
Mr M Powderly	8. Tackling Traffic Congestion	Para 7.1 - 'smallest economy' and 'fewest local jobs' Q6 - Is that (a) in absolute terms, ie. total local jobs in the geographic district or (b) local jobs per capita of the resident population?

APPENDIX E

Consultee	Chapter	Representation
Mr M Powderly	8. Tackling Traffic Congestion	'One of the most self-contained districts in the region'. What is the evidence for this please?
Mr M Powderly	8. Tackling Traffic Congestion	What is the real figure of Melton's residents commuting for work beyond the Borough boundary please?
Mr M Powderly	8. Tackling Traffic Congestion	What is the refined, total need for local jobs (in all sectors) to reduce existing commuting and provide for incomers to the town please?
Mr M Powderly	8. Tackling Traffic Congestion	Is such total need practical and achievable commensurate with the phasing of the 4000 new houses?
Mr M Weston	8. Tackling Traffic Congestion	We have a derelict industrial site in Harby. This could provide for affordable housing and small business use. It could have a low carbon footprint and could be eco-friendly. Your planning department prefers it to be a factory which appears to be against the policy outlined as point 7.33.
Mr Malcolm Britton	8. Tackling Traffic Congestion	Small businesses should be encouraged in village to keep the communities "alive" in the day time.
Mr Malcolm Britton	8. Tackling Traffic Congestion	There should be more stringent controls on all equestrian activities which are blighting the countryside around our villages.
Mr Mike Smith	8. Tackling Traffic Congestion	Consider development to the west (A6006) of the town at Asfordby Hill as a contribution for employment growth.
Mr Paul Tame	8. Tackling Traffic Congestion	We support this paragraph on regenerating the local economy.
Mr Paul Tame	8. Tackling Traffic Congestion	We support this paragraph on farm diversification. paragraph 7.33 - We support the preferred option provided it allows for some new build (small scale) on farm to cater for new agricultural operations or diversified activity.
Mrs G A Pear JP, MCIPD	8. Tackling Traffic Congestion	Some business/industrial sites which are attractive buildings can be given a new lease of life - also providing new housing.
PERA International	8. Tackling Traffic Congestion	The proposed provision of 5 hectares of office employment is supported.
PERA International	8. Tackling Traffic Congestion	Section 7 addresses the economic needs of the Borough. The Council makes no reference to PERA in this section. We consider it important that the Council does so.
PERA International	8. Tackling Traffic Congestion	There should also be flexibility to allow existing employment sites to be developed for alternative uses if the existing business located on that employment site fails or is rationalised in terms of its operational activities.
PERA International	8. Tackling Traffic Congestion	The core strategy should make reference to tourism and hotel development that will meet the business, social and recreational needs of the community.
Shaun Hazlewood	8. Tackling Traffic Congestion	It would be appropriate to acknowledge the presence of rail services in the Borough and the contribution they could make to the local economy.
Shaun Hazlewood	8. Tackling Traffic Congestion	7.9 - The view that much of the Borough's manufacturing is relatively immune to the general decline in this sector may have some of truth, but should not be relied upon.
Shaun Hazlewood	8. Tackling Traffic Congestion	7.11 and 7.13 - The former paragraph states there is little need to promote the Borough as a business location. However, the latter, paras 7.8, 7.18, 7.19, 7.20, 7.21, 7.22 and the content of the SA relating to economic sustainability problems refer to a number of weaknesses and appear to suggest a need for a more proactive approach.
Shaun Hazlewood	8. Tackling Traffic Congestion	7.11 and 7.13 - In light of para 7.9 of the core strategy preferred options and recommended action made by the Panel report on the draft Regional Plan document, is the recognition in the replacement policy of the need to encourage the development of the food and drink industry and those which have local economic importance of particular significance for the borough.
Shaun Hazlewood	8. Tackling Traffic Congestion	7.11 and 7.13 - Finally the prospect of a wider economic downturn and the implications for the local economy, should be borne in mind.
Shaun Hazlewood	8. Tackling Traffic Congestion	7.16 - Focussing development on Melton Mowbray may well help reduce long travel to work journeys by residents, but provision of rural employment, to provide local jobs, could also contribute to reducing travel and maintaining rural communities.

Consultee	Chapter	Representation
Shaun Hazlewood	8. Tackling Traffic Congestion	7.20 - Is the pessimism expressed regarding the attraction of high-knowledge and high-value business justified? The intent in the recommended replacement for Policy 20 in the Regional Plan, to ensure high technology and knowledge based industries are catered for, the footloose nature of much employment the character of some existing businesses and possibly the relative close proximity of Loughborough suggest this might not be the case. Further more, the provision of such employment may well meet the needs of some of those residents whocommute out of the borough and there by reduce the need to travel and as a consequence traffic growth.
Shaun Hazlewood	8. Tackling Traffic Congestion	Small scale sites for the development of offices and high quality business units, which could cater for both inward and endogenous investment is supported, such developments could include live work units to provide low cost accomadation and offset the need to travel.
Shaun Hazlewood	8. Tackling Traffic Congestion	The support expressed for the rural economy is welcomed as being consistent with PPS 7 and emerging regional guidance compensating for the decline in regional agriculture, such developments could include live work units to provide low cost accomadation and offset the need to travel
Shaun Hazlewood	8. Tackling Traffic Congestion	The content of these paragraphs in relation to rural areas regarding farm diversification, equestrian activities, tourism and leisure, small scale expansion of existing businesses and safeguarding business sites is supported.
Stuart James Gregory	8. Tackling Traffic Congestion	Where unviable all industrial and other business sites should be turned into housing unless in open countryside.
The Theatres Trust	8. Tackling Traffic Congestion	We support Option 12B for the re-use of rural buildings for small-scale business activities compatible with countryside locations. An objective of the Core Strategy should be to protect and enhance village facilities and services, as referenced in Sustainable Development in Rural Areas (PPS7) and in order to increase participation in cultural activity and meet future community needs for cultural facilities, consideration should be given to providing local facilities in barn conversions (for example) that combine space or resources for a range of cultural, commercial and community activities in one place.
The Ernest Cook Trust	8. Tackling Traffic Congestion	The fact that the Borough Council have also concluded that some small sites in rural locations, even with poor access make an important contribution to rural employment and should be safeguarded is welcome. Such sites allow for diversification and support the rural community.
The Ernest Cook Trust	8. Tackling Traffic Congestion	The Trust supports Option 12B and the following measures: regenerating the rural economy, small business, equestrian activities, tourism and leisure, small scale expansion of existing businesses in the countryside and safeguarding important business sites.
The Ernest Cook Trust	8. Tackling Traffic Congestion	The Trust particularly welcomes the recognition of the importance of a farm diversification units that fit with the countryside and enable farmers to adapt to the changing markets.
UK Coal Mining Ltd	8. Tackling Traffic Congestion	Employment development should be located close to Melton Mowbray to reduce the length of the journeys people make by car.
UK Coal Mining Ltd	8. Tackling Traffic Congestion	7.1.2 We also support the safeguarding of employment sites in rural locations and agree that they make an important contribution to rural employment. We also agree that to make such sites more sustainable and viable in the long-term they may require small-scale expansion or intensification.
Andrew Astin	9. Improving Melton Mowbray Town Centre	Chapter 9 - The Core Strategy sets out at section 9 that the need for additional retail capacity is to be addressed in a revised Retail Study, which shall feed into the Melton Mowbray Area Action Plan. Any revised Retail Study should identify greater capacity for convenience goods to allow for the expected natural increase in population but also for the additional 1000 households.
Derbyshire & Leicestershire Planning & Transport Team (GOEM)	9. Improving Melton Mowbray Town Centre	Chapter 9 - By choosing to reject options based on your existing 2003 retail study in favour of preparing an up to date assessment, you will need to ensure all the necessary new information is in place before this matter can be taken forward as part of your core strategy submission document. This document will need to give a clear indication of the general locations for this new additional floorspace.

APPENDIX E

Consultee	Chapter	Representation
East Midlands Regional Assembly	9. Improving Melton Mowbray Town Centre	Chapter 9 - Policy 21 of the draft RSS is relevant. Paragraph 3.2.14 refers to the potential for a complementary growth in the sub-regional centres in the 3 Cities to retain a higher proportion of local income and reduce pressure on strategic transport infrastructure.
King Sturge	9. Improving Melton Mowbray Town Centre	Chapter 9 - The town centre Masterplan and AAP should have particular regard to the following; * Encouraging economic growth; * Creating a more attractive environment for visitors, shoppers, workers and people who live in the locality; * The provision of mixed use development that provides a range of uses including residential, retail and commercial; * Providing the additional retail requirement as identified at Section 4.12 of the Preferred Options.
Leicestershire County Council	9. Improving Melton Mowbray Town Centre	Chapter 9 - It would be helpful to refer to the Melton PSICA (Partnership Scheme in Conservation Areas) in this section and in background documents. This is an agreement between County, Borough and English Heritage to fund works on historic buildings and public realm work within the Conservation Area.
Melton Mowbray & District Civic Society	9. Improving Melton Mowbray Town Centre	Chapter 9 - In the Development Framework there does not appear to be any mention of the importance of the river for pleasure and environmental quality. A well-lit attractive pedestrian access from the railway station to the market place needs to be constructed to make the most of the asset of a railway station close to the town centre.
Melton Mowbray & District Civic Society	9. Improving Melton Mowbray Town Centre	Chapter 9 - Better public transport, particularly in an evening, would encourage a more diverse use of the town centre. Evening use of the town would then cease to be dominated by pubs and drinking.
Melton Mowbray & District Civic Society	9. Improving Melton Mowbray Town Centre	Chapter 9 - The Centre for Economics and Business Research (CEBR) predicts that online sales could be 40 per cent of all retail sales by 2020. Not only was the survey of shoppers carried out in 2003 (Para. 4.16, p13) biased because it was a telephone survey but it is also now very out of date. In Option 4C (p53) it is stated that an up to date assessment of retail need has been commissioned as part of the Melton Mowbray Town Centre master plan exercise.
Melton Mowbray & District Civic Society	9. Improving Melton Mowbray Town Centre	Chapter 9 - The small independent retailers in the town centre are likely to be more popular as an alternative to supermarkets for quality shopping. The quality of shops in Market Harborough and Oakham shows what can be achieved. Quality rather than quantity should be the aim. The people who work in the financial, high technology and research sectors that Melton would like to attract are unlikely to come to a town that promotes low quality retailing and fast food outlets. The strength of our market town is its individuality and manageable size.
Melton Mowbray & District Civic Society	9. Improving Melton Mowbray Town Centre	Chapter 9 - Heritage - Although the figures for listed buildings and conservation areas are given in Para.2.7, p7 there is no discussion in the report of Melton's very rich heritage. There are some archaeological sites in the Borough of national importance, and more to be found. Nothing should be lost of what remains without careful and professional records being made. It is sad to see the fleeting reference made to St Mary's Hospital. It is to be designated a brownfield site. The Vagrant Cells which occupy part of this site are recognised as some of the finest and least spoilt in the country. Nothing has been done to record them, find a possible alternative location for them, and even worse, to protect them from vandalism in spite of the best efforts of the Melton Mowbray & District Civic Society. We owe it to future generations of Meltonians to pass on our heritage in good order and make it interesting and accessible to them by every means in our power.
Melton Mowbray & District Civic Society	9. Improving Melton Mowbray Town Centre	Chapter 9 - The attractiveness of Melton is a major strength. It has a fascinating history, parks and gardens, the waterway, and small independent retailers. Melton cannot and should not try to compete with larger urban centres for national retail outlets. Too many centres can do this much better. Melton has a unique juxtaposition of river, railway station, Town Estate parks, church and market place. These features are attractive to residents and visitors alike. However, full advantage needs to be taken of these assets.

Consultee	Chapter	Representation
Melton Mowbray & District Civic Society	9. Improving Melton Mowbray Town Centre	Chapter 9 - In the Development Framework there does not appear to be any mention of the importance of the river for pleasure and environmental quality.
Melton Mowbray & District Civic Society	9. Improving Melton Mowbray Town Centre	Chapter 9 - A well-lit attractive pedestrian access from the railway station to the market place needs to be constructed to make the most of the asset of a railway station close to the town centre. Better public transport, particularly in an evening, would encourage a more diverse use of the town centre. Evening use of the town would then cease to be dominated by pubs and drinking.
Melton Mowbray & District Civic Society	9. Improving Melton Mowbray Town Centre	Chapter 9 - In Option 4C (p53) it is stated that an up to date assessment of retail need has been commissioned as part of the Melton Mowbray Town Centre Master Plan exercise. The independent experts who constructed the 'Masterplan for Melton Mowbray Town Centre' published in 2007 appear to have little knowledge or experience of market towns. The majority of the photographs used to illustrate the plan were of cities not market towns. How the decisions to employ experts are made and how they are selected should be in the public domain.
Melton Mowbray & District Civic Society	9. Improving Melton Mowbray Town Centre	Chapter 9 - The small independent retailers in the town centre are likely to be more popular as an alternative to supermarkets for quality shopping. The quality of shops in Market Harborough and Oakham shows what can be achieved. Quality rather than quantity should be the aim. The people who work in the financial, high technology and research sectors that Melton would like to attract are unlikely to come to a town that promotes low quality retailing and fast food outlets. The strength of our market town is its individuality and manageable size.
Mr M Powderly	9. Improving Melton Mowbray Town Centre	Chapter 9 - Q15 - is there yet an overall detailed plan of the town centre 'as proposed' please?
Shaun Hazlewood	9. Improving Melton Mowbray Town Centre	Chapter 9 - While the promotion of retail development will support the economic growth of the town centre, as recognised in the SA, consideration should be given to any need for appropriate, out of centre development and the possible contribution to both the town centre and the wider local economy.
Country Land And Business Association	10. Protecting the Countryside	Clearer policy guidance is still needed to get away from the pre-conception that only a narrowly defined range of appropriate uses of land and buildings are acceptable. The countryside used to accommodate a more diverse range of economic activity and needs to do so again.
Country Land And Business Association	10. Protecting the Countryside	Redevelopment of existing buildings, even in remote locations, is in our view more sustainable than their loss and eventual demolition when redundant, with the entailed loss of embodied carbon and the impact on the rural economy.
Country Land And Business Association	10. Protecting the Countryside	The LDF must recognise and encourage the important role of land managers in enhancing and maintaining biodiversity. The UKs landscape relies almost entirely on those who farm and manage the land and without active land management, the environment suffers. The planning system cannot achieve positive environmental stewardship through the negative instruments of restrictions and designations; such positive action can only be achieved through management undertaken by economically viable rural business. Not only the environment, but also the local economy and communities, will benefit from this more positive approach.
Country Land And Business Association	10. Protecting the Countryside	When designating land and developing policies the LDF policies must consider the needs of those rural businesses, including the need for new housing development, services and other infrastructure, and how those policies will impact on rural businesses. They should also consider what additional resources could be made available to assist those businesses in the positive management of the countryside. Furthermore, recognition must be given to the changing nature of agricultural crops/enterprises (e.g. miscanthus and willow biomass) and thus the need to grow renewable energy crops to assist in the Government's renewable energy and climate change targets. In order to meet government targets land managers farming in designated areas must not be prevented from growing renewable energy crops through the misuse of the England Landscape Character Assessment tool.

Consultee	Chapter	Representation
Country Land And Business Association	10. Protecting the Countryside	LDF policies should encourage the preservation and enhancement of historic buildings, landscapes, and conservation areas, but heritage is so expensive to maintain that such policies will not succeed unless there is economic viability. Conservation of the historic environment is not preservation as found; it is the process of enabling appropriate change to give the historic environment a sustainable future. LDF policies must therefore state unequivocally (as PPG 15 does nationally) that economically-effective uses and the properly-considered changes needed to achieve them are essential and beneficial if heritage is to survive into the long term.
David Mell	10. Protecting the Countryside	Modify Objective 22 (page 11) to read - "Protect the rural character of the Borough and the amenities of its most attractive landscape areas for the community."
David Mell	10. Protecting the Countryside	A mention of the Wold Scarp should be inserted in paragraph 10.3 (Page 32) along with the Vale and The High Leicestershire Hills so the second sentence would read " They include the Vale of Belvoir, which is an expensive gentle vale landscape in the north West of the Borough, the Wold Scarp which is the Eastern boundary of the Vale and probably the Borough's most dramatic landscape and the High Leicestershire Hills..."
David Mell	10. Protecting the Countryside	Paragraph 10.4 (page 32) should be amended. It currently tries to be all things to all men and ends up merely urging buildings that blend in with the countryside. We would offer " While none of these is nationally recognised, some are particularly attractive and special care must be taken to protect the communal amenity that these represent. Development would only be permitted here if a particularly compelling case were made. All of the landscapes are highly valued locally. We want to protect their special characteristics without, where appropriate, restricting acceptable..."
David Mell	10. Protecting the Countryside	Add to the end of 10.10 (Page 33) "...and the quiet enjoyment of the countryside - particularly in the most attractive landscape areas.
Harby Estates	10. Protecting the Countryside	A broader range of criteria should be used to determine the suitability of development, this could include, for example, the quality of the local landscape, local ecology, proposed design and proposed use.
K M Watchorn	10. Protecting the Countryside	10.2 and 10.4 - The recognition of the need to support those who made a living from the countryside and to avoid restricting sustainable and acceptable development and economic activity in the countryside, which underpins the rural area, is welcome.
Leicestershire County Council	10. Protecting the Countryside	A policy box for the countryside would be helpful.
Mrs Rogan	10. Protecting the Countryside	If this is so, then I hope Melton will say NO to wind turbines.
Natural England	10. Protecting the Countryside	There is no indication of the policies in regard to safeguarding and enhancing the natural environment and landscape or the policies to encourage sustainable, landscape sensitive design or other policies addressing climate change. We would welcome the opportunity to input ideas before you draw up the submission stage of the Core Strategy.
Natural England	10. Protecting the Countryside	Pleased to see section 10.17 establishes the idea that you will require contributions towards the retention or re-establishment of wildlife and natural habitats.
Natural England	10. Protecting the Countryside	We note that there is no mention of local wildlife sites/Sites of Importance for Nature Conservation SINCS. There should be a policy which offers some protection for these sites.
Peter Finch	10. Protecting the Countryside	There is no indication of the policies in regard to safeguarding and enhancing the natural environment and landscape or the policies to encourage sustainable, landscape sensitive design or other policies addressing climate change. We would welcome the opportunity to input ideas before you draw up the submission stage of the Core Strategy.
Peter Finch	10. Protecting the Countryside	Chapter 10 - Pleased to see section 10.17 establishes the idea that you will require contributions towards the retention or re-establishment of wildlife and natural habitats.

Consultee	Chapter	Representation
Peter Finch	10. Protecting the Countryside	We note there is mention of local wildlife sites/sites of importance for Nature Conservation SINC's. There should be a policy which offers some protection for these sites.
Peter Finch	10. Protecting the Countryside	Protection of tranquility in the Borough should be given a high priority as it is a major reason why people live here and why tourists visit the borough.
Robert King	10. Protecting the Countryside	My specific concern is that the statements made are very amorphous in nature. They offer nothing in the way of concrete statements or policies about when and in what circumstances protection of the countryside will be regarded as being of paramount importance with a consequent presumption against development.
Robert King	10. Protecting the Countryside	There is nothing in it which would prevent any developer from getting permission to build irrespective of location provided that he can demonstrate economic benefit and that the design is sympathetic to the character of the location.
Robert King	10. Protecting the Countryside	It needs to be recognised as a fact, and built into the MLDF, that there are certain areas of open countryside which are so valuable in terms of character and amenity that there should be a very strong presumption against any development in those areas (if not quite a prescriptive ban on development something very close so that such that a developer would need to make an overwhelmingly compelling case to get planning consent).
S Hazelwood	10. Protecting the Countryside	10.2 and 10.4 - The recognition of the need to support those who made a living from the countryside and to avoid restricting sustainable and acceptable development and economic activity in the countryside, which underpins the rural area, is welcome.
Wilén, Toon, Searle, Selby, Parrott, Strong And Moore	10. Protecting the Countryside	We consider that paragraph 10.17 should be amended (as set out below) to provide increased flexibility rather than applied as a 'blanket' approach' on new developments we will require contributions towards the retention or re-establishment of wildlife and natural habitat, where appropriate'.
A Fiford	10. Protecting the Countryside	The areas between some of these villages have no particular quality or value.
Belvoir Estate (Smiths Gore)	10. Protecting the Countryside	We remain unconvinced that there is any need for an 'Area of Separation' between Bottesford and Easthorpe.
Beth Johnson	10. Protecting the Countryside	CPRE is in favour of Areas of Separation and would like to see them put in place around all the villages near to Melton Mowbray (ie Kirby Bellars, Eye Kettleby and Great Dalby, Scaford and Ab Kettleby).
David Mell	10. Protecting the Countryside	The Proposed Core Strategy enunciates several fine sentiments and aspirations, particularly in 10.3/4 (Landscape Character) and 10.9/10 (Tranquil areas). There is, however, no vehicle to implement these aspirations - we need a designation, which has similar impact to "Areas of Separation", which protects particularly important areas such as Toff's Hill and the area of the escarpment around it. Such a designation can then be invoked in the subsequent, more detailed, sections of the Ldf.
David Wilson Estate	10. Protecting the Countryside	The objective to protect important countryside, to ensure settlements are not put at risk of coalescence is understood. However, national guidance (particularly PPS7) and adopted and emerging regional policy offer no policy support for locally generated designations such as "Areas of Separation". As such it is potentially unsound to progress with a locally designated policy approach.
David Wilson Estate	10. Protecting the Countryside	The Council should also assess, within the SA, the potential for other policy approaches to ensure that the open countryside between settlements is maintained.
David Wilson Estate	10. Protecting the Countryside	There is at present a distinct separation between the town and Burton Lazars and that intervisibility of the two settlements is limited in extent. It will be important to keep an area of countryside between the two settlements open and undeveloped. Development proposals for land south of Melton Mowbray will respect this gap.
Dr I Stewart	10. Protecting the Countryside	Recommends that additional area of separation be implemented namely between the northern boundary of Melton Mowbray and the area of Scaford, Wycomb, Chadwell and Goadby Marwood.

APPENDIX E

Consultee	Chapter	Representation
English Heritage	10. Protecting the Countryside	Areas of Separation - English Heritage supports this proposal.
Gareth Evans	10. Protecting the Countryside	I welcome the idea that separation zones should be maintained between the town and Burton Lazars and Thorpe Arnold.
Gary Swann	10. Protecting the Countryside	I fully support the proposal for an Area of Separation. However, I feel that this alone would be insufficient to maintain the separate and distinct rural character of Burton Lazars if housing development is allowed to extend South East from Melton Mowbray towards the village.
Gwynneth M Whitehouse	10. Protecting the Countryside	The area between Burton Lazars and Melton Mowbray would be severely compromised by any bypass other than the northern route.
K M Watchorn	10. Protecting the Countryside	Option 14C seems the most appropriate; some of those listed under 14D are not needed and/or too extensive.
Leicestershire County Council	10. Protecting the Countryside	There could be a case for Areas of Separation between Melton Mowbray and Kirby Bellars and between Melton Mowbray and Asfordby Hill.
Leicestershire County Council	10. Protecting the Countryside	In addition, consideration should be given to creating additional strategic open spaces in conjunction with any urban extensions.
Leicestershire County Council	10. Protecting the Countryside	It is inappropriate to use the term 'only' in respect of 2 NNRs. There are only 3 in the entire County so Melton is fortunate to have that number and should regard them as jewels in the otherwise impoverished crown.
Messr S And P Norris	10. Protecting the Countryside	Option 14C seems the most appropriate; some of those listed under 14D are not needed and/or too extensive.
Melton Mowbray & District Civic Society	10. Protecting the Countryside	The countryside between Melton Mowbray and Thorpe Arnold and Melton Mowbray and Burton Lazars has been identified as in need of special protection (Para. 10.5, p32) but the Direction of Housing Growth Options A and B threaten this area of separation.
Melton Mowbray & District Civic Society	10. Protecting the Countryside	There is no area of separation between Melton Mowbray and Asfordby Hill. Asfordby Hill has always maintained its identity as a separate community, as have the Valley and Asfordby Village This should be maintained. Community identity is vitally important in keeping communities strong.
Mr J Moore	10. Protecting the Countryside	Melton Mowbray and Eye Kettleby are not identified as Areas of Separation in paragraph 10.5.
Mr J Moore	10. Protecting the Countryside	We agree with the principle of Areas of Separation but this needs to be forward looking (Option 14D) as well as retrospective (Option 14C). However, further to Option 14D, instead of identifying particular villages a better approach might be to quantify such areas of separation by a measure of distance. For example, that no development would be permitted where it came within two miles of a neighbouring settlement.
Mr M Fairhurst	10. Protecting the Countryside	Areas of Separation would create an extra layer of unnecessary planning control.
Ms R Cates	10. Protecting the Countryside	I feel strongly that Areas of Separation between settlements should be kept.
Mr & Mrs Sparrow	10. Protecting the Countryside	There should be a specific area of separation of approximately two miles between the settlements and specifically between Melton and outlying settlements.
Natural England	10. Protecting the Countryside	There is no reference to a green infrastructure policy. There is a clear expectation that LDFs will also have green infrastructure policies to develop green infrastructure.
Peter Child	10. Protecting the Countryside	We believe that the Melton Mowbray area will not benefit from special protection to land between the town and Burton Lazars as these areas are already considerably and closely linked.
Peter Child	10. Protecting the Countryside	The area of separation at Burton Lazars is in direct conflict with option A in terms of housing and bypass development; which if adopted would bring considerable economic, strategic and social benefits to the Town and to Burton Lazars.
Peter Finch	10. Protecting the Countryside	There is no reference to a green infrastructure policy. There is a clear expectation that LDFs will also have green infrastructure policies to develop green infrastructure.

Consultee	Chapter	Representation
Peter Finch	10. Protecting the Countryside	I welcome the special protection which is proposed for the area of separation between Bottesford and Easthorpe. I would suggest that this also be given to the areas between Bottesford and Normanton and between Bottesford and Muston.
S Hazelwood	10. Protecting the Countryside	Option 14C seems the most appropriate; some of those listed under 14D are not needed and/or too extensive.
Stathern Parish Council	10. Protecting the Countryside	The Parish Council supports the view that the area around Tofts Hill is 'particularly attractive countryside' and to assist in obtaining refusal of planning applications believe it should be classified as such (or similar) on documents and drawings.
The Ernest Cook Trust	10. Protecting the Countryside	PPS 7 paragraph 25 states that local landscape designations should only be maintained or, exceptionally, extended where it can be clearly shown that criteria-based planning policies cannot provide the necessary protection. Clearly LDDs should state what it is that requires extra protection and why.
The Ernest Cook Trust	10. Protecting the Countryside	It is assumed that the area of separation between Melton Mowbray and Burton Lazars would remain as proposed. The Trust supports Option B for housing growth as this provides a sustainable option to accommodate development, this is supported along with Option 1 for employment growth; this relates well to Saxby Road Industrial Estate and is within a 15 minute journey time to central facilities. The housing option relates well to education facilities as a school is within 800m walking distance and there is a good access to a principal road.
Tom Watkinson	11. Tackling Climate Change	I wish to put forward representation that specific protection should be provided to the outstanding countryside which consists of the Belvoir escarpment. This area is of such outstanding natural beauty that it should have specific protection within the framework. In particular, for example, the escarpment immediately above Stathern known as Tofts Hill. This provides particular amenity to the village and should be preserved as open countryside. No doubt there are other specific points on the escarpment which relate to villages or simply open countryside. I should be most grateful if this issue could be considered within the framework.
David Wilson Estate	11. Tackling Climate Change	David Wilson Estates are committed to work towards zero carbon development.
David Wilson Estate	11. Tackling Climate Change	Melton Borough Council are seeking to work to a faster timetable than that being followed by the Government through the Code for Sustainable homes.
David Wilson Estate	11. Tackling Climate Change	The technologies simply are not in place, at present, to ensure zero carbon can be achieved in a way which would allow for a viable and economic development to be realised.
David Wilson Estate	11. Tackling Climate Change	It is important for the Core Strategy to reflect a desire to work towards the provision of zero carbon homes in accordance with the timetable set by the Government.
East Midlands Regional Assembly	11. Tackling Climate Change	You will be aware of the Panel's recommendations in relation to strengthening references to climate change issues in the draft RSS (paragraph 2.19 of the Panel report).
Taylor Wimpey (Barton Wilmore)	11. Tackling Climate Change	Chapter 11 - Para 11.10 and 11.11 refer to renewable energy supply and low carbon technologies. Taylor Wimpey are committed to the Code for Sustainable Homes and consider that the national standard or measuring energy efficiency is most appropriate.
Taylor Wimpey (Barton Wilmore)	11. Tackling Climate Change	Localised targets are not conducive to delivering growth, particularly on strategic sites which have longer lead in times and require certainty from a policy perspective.
Wilén, Toon, Searle, Selby, Parrott, Strong And Moore	11. Tackling Climate Change	We consider that requiring developments to generate some of their energy via renewable sources on-site should be subject to viability considerations, noting one of the key planning objectives set out in PPS: Planning and Climate Change (Supplement to PPS1) states Local Planning Authorities should, inter alia, secure the highest viable (our emphasis) resource and energy efficiency and reduction in emissions.

Consultee	Chapter	Representation
East Midlands Regional Assembly	11. Tackling Climate Change	Policy 3 of the draft RSS provides a useful checklist of matters to consider in the design of new development. You may have already noted the Panel's consideration of this policy and in particular its recommendation for replacing the reference to BREEAM standards with the 'Code for Sustainable Homes'. Also its referral to the Government's 'Building a Greener Future' document which indicates an intention to move towards zero carbon homes (code level 6) by 2016 with interim stages of Code level 3 by 2010 and Code level 4 by 2013.
Country Land And Business Association	11. Tackling Climate Change	Many existing agricultural, horticultural and diversified businesses are located on a flood plain and have been built up on the basis of maintained flood defences. To remain profitable, these businesses must modernise, which will include the erection of new farm or horticultural buildings and other plant and structures. LDF policies for development in floodplains must be flexible, positive and constructive and take account of rural businesses located within them.
David Wilson Estate	11. Tackling Climate Change	Development to the south of Melton Mowbray would avoid inappropriate development in areas at risk of flooding.
Melton Mowbray & District Civic Society	11. Tackling Climate Change	Flooding - The present flood relief schemes at Brentingby and Scaford Brook Dam were put in place to cope with flooding risks as known several years ago. The most recent maps (2008) are not yet on the web. Have they been redrawn to cope with increasing flood risk due to climate change? Melton has a very large catchment area. Increased hard standing - more roads, more intense levels of building, less green space, parking areas in front gardens - all contribute to run-off. This will have two effects - flooding, and water shortages, because water will not have time or opportunity to sink into the aquifers.
Wilens, Toon, Searle, Selby, Parrott, Strong And Moore	11. Tackling Climate Change	We consider that requiring developments to generate some of their energy via renewable sources on-site should be subject to viability considerations, noting one of the key planning objectives set out in PPS: Planning and Climate Change (Supplement to PPS1) states Local Planning Authorities should, inter alia, secure the highest viable (our emphasis) resource and energy efficiency and reduction in emissions.
Country Land And Business Association	11. Tackling Climate Change	Renewable energy - The LDF should promote the use of renewable energy through the planning system, and avoid placing unnecessary barriers in the way of development. In particular: The LDF should adopt the Merton Rule, requiring at least 10% of energy required by new development above 10 houses or 10,000sq feet of workspace to be generated on site; The LDF should positively welcome renewable energy developments in the wider countryside, including but not limited to biomass and biogas heat and combined heat and power developments; The LDF should adopt a well managed approach to wind turbine development, with encouragement for single farm based turbines to supply farm needs, and a careful assessment of the wider impact of larger scale proposals; The LDF should welcome energy crops and new woodland creation in rural areas whether in designated countryside or not.
Derbyshire & Leicestershire Planning & Transport Team (GOEM)	11. Tackling Climate Change	There are various other matters which require further work to submission. These include developing the energy supply element of your strategy to tackle climate change. In particular, wind power and anaerobic digestion. You should consider what effect, if any, a bypass or ring road at Melton Mowbray would have on villages affected by its development, including the measures you could take to minimise this impact. Also, what would this mean for wider traffic movements around the Borough and for your climate change strategy?
Melton Mowbray & District Civic Society	11. Tackling Climate Change	Energy supply - Protection of the tranquillity of the Borough and the 'quiet enjoyment of the countryside' is mentioned in Para. 10.10, p33. Where there is a conflict between renewable energy provision from, for example, wind generators and the 'quiet enjoyment of the countryside' the latter should take priority. The current proliferation of plans for wind turbines is an artificial construct of the financial incentives being given by government.
Mr Paul Tame	11. Tackling Climate Change	We support the policy on proposals for renewable energy.
Peter Finch	11. Tackling Climate Change	CPRE supports the development of a mix of renewable energies and does not believe that more on-shore wind turbines will enable us to deal adequately with the threat of climate change.

Consultee	Chapter	Representation
Wilen, Toon, Searle, Selby, Parrott, Strong And Moore	11. Tackling Climate Change	In respect of energy supply, we are of the view that the terms 'major new development' and 'a significant proportion' as included within paragraph 11.11 should be fully defined the Core Strategy in order for us to comment fully.
William Davis Limited	11. Tackling Climate Change	We have two main concerns regarding paragraphs 11.10 - 11.11 the wording is extremely ambiguous with no clear indication of the amount of supply that a 'significant proportion' represents.
William Davis Limited	11. Tackling Climate Change	The preferred options document shows no indication of the evidence base required to create a target and no clear rationale or test for the 'significant proportion' of decentralised or renewable energy supply they require.
William Davis Limited	11. Tackling Climate Change	Paragraph 26 of the Planning and Climate Change supplement to PPS1 states that Planning Authorities should have an evidence based understanding of the local feasibility and potential for renewable and low-carbon technologies, including microgeneration, to supply new development in their area and that in bringing forward targets for decentralised energy supply LPA's should ensure a clear rationale for the target and it is properly tested. The preferred options document shows no indication of the evidence base required to create a target and therefore also shows no clear rationale or test for the 'significant proportion' of decentralised or renewable energy supply they require. We therefore suggest that before any firm target is set at a later stage of the LDF and Core Strategy process an appropriate evidence base is formulated to help support any future policy. We would also encourage a policy that considers energy supply on a site by site basis rather than on a district wide basis. In this way the policy would be considerate of the differing levels of feasibility sites will have with regards to decentralised energy provision.
Barkestone, Plungar & Redmile Parish Council	12. Better Design	Chapter 12 - It should be noted that Village Design Statements already exist for certain villages, including Barkestone, Plungar and Redmile.
East Midlands Regional Assembly	12. Better Design	Chapter 12 - For larger planning proposals, particularly sustainable urban extensions, consideration of the use of design panels and the involvement of CABE may be appropriate. In line with Policy 3, the aim should be to ensure that all urban extensions that require an environmental impact assessment should be 'carbon neutral'.
East Midlands Regional Assembly	12. Better Design	Chapter 12 - It is noted that there is no specific reference to issues relating to the historic environment. Policy 31 of the draft RSS refers.
Mr M Powderly	12. Better Design	Chapter 12 - On better design, it is noted that at long last you will be preparing a revised local design guide. Will this be subject to public discussion, or at least will others more directly involved in producing good design be invited to make comments before adoption?
Mr M Powderly	12. Better Design	Chapter 12 - What is the timetable please for preparation of the local design guide?
Sport England	12. Better Design	Chapter 12 - Sport England has published "Active Design" an overview of the design principles that developments should adopt to make new communities more active and healthy providing a checklist for developers on how to incorporate active design principles into designs.
UK Coal Mining Ltd	12. Better Design	Chapter 12 - we agree that new development should be of a high quality and inclusive design.
Wilen, Toon, Searle, Selby, Parrott, Strong And Moore	12. Better Design	Chapter 12 - Paragraph 12.4 it is critical to include within the text at this point that ultimately, site density will be determined on a site-by-site basis.
Andrew Astin	13. Growth at Melton Mowbray	Chapter 13 - We support growth in Melton Mowbray and the addition of 1,000 additional homes to be located within suitable sustainable urban extensions. The allocation of the additional housing within or adjacent to Melton Mowbray reflects the town's status as a sub-regional centre within the emerging Regional Spatial Strategy for the East Midlands which as such is to be a focus for future development and growth.

Consultee	Chapter	Representation
David Wilson Estate	13. Growth at Melton Mowbray	<p>Chapter 13 - It would be useful to include some reference to the scale of the strategic housing allocation to the borough, as proposed by the draft East Midlands Regional Plan and as is eventually proposed in the adopted version. It is queried whether the level of growth proposed is sufficient and whether the potential for more housing is greater, within the constraints to development which exist. The amount of housing proposed clearly has implications for the delivery of affordable housing, as demonstrated by paragraph 6.13 of the SPD. It is the Governments intent to improve affordability, including by increasing supply. As a consequence it is important that development is not so constrained as to compromise the maintenance of vital, vibrant, mixed and sustainable communities. The average annual rate for housing provision proposed for Melton Borough in the draft Regional Plan of 160pa is well below previous levels of planned growth in successive Structure Plans, where the rate was approaching 200 pa. Furthermore, it is less than the rate achieved over the period 1996 to 2006 of 174 pa. This seems paradoxical, given the designation of Melton Mowbray as a sub regional centre and the emphasis upon urban concentration. In addition it appears incongruous for Melton to have a lower allocation than Rutland, which while also rural, does not have a centre of size and role of Melton Mowbray and where planned levels of growth in the past have been much less. 3.8 3.10 and 3.12 Reference is made to the targets for affordable housing in the draft Regional Plan and the need for these to be reviewed following the completion of the Strategic Housing Market Assessment, as well as guidance in the Regional Housing Strategy to the necessity for sub regional housing need and market assessments, to determine targets. In the light of this it would be useful, to know how consultation will be undertaken upon any changes to the SPD, arising from the findings of the Assessment. 3.14 The extent to which Local Plan Policy H7 is an appropriate basis for policies in the SPD is queried, primarily on the grounds of whether it is sufficiently up to date and because the former is more flexible. In the case of the Policy H7 the intent is to `negotiate¿ provision, while Supplementary Policy 1 `requires contributions. Furthermore, in respect of unallocated sites, Policy H7 stipulates that the Council will have regard to evidence of need to achieve a development with a mix of housing types. The SPD acknowledges the reference to the practicalities of provision in Policy H7, but relegates the reference to the text, rather than Supplementary Policy 1 and would seem to imply that any allowances will be exceptional. It is also noted that there is no reference in Policy H7, or seemingly in the supporting text to financial contributions, although a requirement for them exists within Supplementary Policy 1. In the light of these concerns and those expressed in section 7, would this SPD be better deferred pending work upon other LDD's e.g. that concern with housing site allocations. 3.16 The extent to which elements of the SPD apply to the provision of affordable housing from `Rural Exception Sites is not clear and the SPD could be more Explicit and also reflect the latest and regional guidance. Furthermore, it should acknowledge the significant contribution such sites could make in meeting needs. 3.20 A summary of the relevant representations received to the earlier consultations and how they have been taken into account in the SPD would be useful.</p>
Mr M Hill	13. Growth at Melton Mowbray	<p>Chapter 13 - We consider there is still an element of prematurity because the finalisation of RSS 8 has not taken place. The Panel Report has now been sent with the Regional Board's comments to the Secretary of State and announcements are expected later this year. It will not be long before a framework is established and this will dictate numbers for housing and employment growth in the area.</p>
Mr P Hill	13. Growth at Melton Mowbray	<p>Chapter 13 - We consider there is still an element of prematurity because the finalisation of RSS 8 has not taken place. The Panel Report has now been sent with the Regional Board's comments to the Secretary of State and announcements are expected later this year. It will not be long before a framework is established and this will dictate numbers for housing and employment growth in the area.</p>

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Consultee	Chapter	Representation
East Midlands Regional Assembly	13. Growth at Melton Mowbray	Chapter 13 - Three Cities SRS Policy 4 of the draft RSS refers to the figure of 160dws per annum for Melton Borough, of which 50dws per annum should be a sustainable urban extension (SUE) to Melton Mowbray. However, the Panel are expressing strong reservations about the value and necessity of including figures for SUE's to the sub-regional centres. They feel that there should be greater flexibility to allow the most appropriate pattern of development away from the principle urban areas to be discussed and tested through the examination of core strategies.
East Midlands Regional Assembly	13. Growth at Melton Mowbray	Chapter 13 - A Sustainable Employment Extension to Melton Mowbray - Policy 2 of the draft RSS includes suitability for 'mixed used' development as a criterion for assessing the suitability of sites for development. Mixed - use urban extensions which include residential and employment uses are more likely to help in reducing the need to travel in line with Policy 44 of the draft RSS.
King Sturge	13. Growth at Melton Mowbray	Chapter 13 - The approach of locating the urban extension as close to the edge of the town is considered to be appropriate because it will allow linkages with the existing settlement. Separate options for directions of growth for housing and employment growth is considered to be fundamentally unsustainable. The Preferred Options appears to be advocating an approach of separate development zones for employment and residential development. Such an approach has a number of disadvantages: 1 New housing will be remote from new employment opportunities (and vice versa) thus continuing the cycle of unsustainable development: 2 Having separate employment and residential urban extensions will result in the sprawl of Melton Mowbray in two or more directions. The urban extension should be concentrated in one location and should be planned as a mixed community with employment and residential opportunities.
Leicestershire County Council	13. Growth at Melton Mowbray	Chapter 13 - The County Council is continuing to work with the Borough Council to identify both a preferred housing location and options for new road construction that will work together to provide the best overall approach for the town. We would be looking for the most sustainable Employment option in terms of the number and length of journeys and the potential for these to be made by public transport, cycling and walking as new employment growth needs to be closely related to housing growth to provide the greatest opportunity for people to work close to where they live.
Leicestershire County Council	13. Growth at Melton Mowbray	Chapter 13 - Option 2 (West) We would be looking for the most sustainable option in terms of the number and length of journeys and the potential for these to be made by public transport, cycling and walking as new employment growth needs to be closely related to housing growth to provide the greatest opportunity for people to work close to where they live. This would suggest that employment land should be provided as part of or close to a sustainable urban extension. The composition of new employment growth needs to reflect the recommendations of the Employment Land Study for Melton Borough which included the need to provide for a range of different employment uses on land and within buildings of different size and tenure, and encouraging higher value employment activities to increase the number of higher paid jobs in Melton.
Melton Mowbray & District Civic Society	13. Growth at Melton Mowbray	Chapter 13 - Growth at Melton Mowbray - If it were suggested that the size of one of the Borough's small villages should be increased by 30% surrounding it with featureless housing estates, building on every available open space, there would be a justifiable outcry. If we are not very careful we shall swamp Melton Mowbray and destroy for ever everything that makes it a good place to live in. All this because we are told we may buy a bypass with housing development that other Authorities do not wish to accept

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Consultee	Chapter	Representation
Mr M Hill	13. Growth at Melton Mowbray	Chapter 13 - The Paper is considering the aspect of strategic growth and we feel that specifically identifying sites at this stage for that strategic growth is premature. This should not be the subject matter of a Core Strategy document. Whilst we appreciate this paper is seeking to establish views on the strategic direction of growth, there are other major issues which need to be addressed before a principal is established and a specific growth area is identified. This should be the subject of further detailed consideration in the DPD stages of the LDF Review. Calls for strategic housing land availability have only been made and full sustainability appraisals have not been undertaken. It is, therefore, inappropriate to make indicative allocation of sites at this stage.
Mr P Hill	13. Growth at Melton Mowbray	Chapter 13 - The Paper is considering the aspect of strategic growth and we feel that specifically identifying sites at this stage for that strategic growth is premature. This should not be the subject matter of a Core Strategy document. Whilst we appreciate this paper is seeking to establish views on the strategic direction of growth, there are other major issues which need to be addressed before a principal is established and a specific growth area is identified. This should be the subject of further detailed consideration in the DPD stages of the LDF Review. Calls for strategic housing land availability have only been made and full sustainability appraisals have not been undertaken. It is, therefore, inappropriate to make indicative allocation of sites at this stage.
Mrs M E Hyde	13. Growth at Melton Mowbray	Chapter 13 - We consider there is still an element of prematurity because the finalisation of RSS 8 has not taken place. The Panel Report has now been sent with the Regional Board's comments to the Secretary of State and announcements are expected later this year. It will not be long before a framework is established and this will dictate numbers for housing and employment growth in the area.
Mrs P J Pickup	13. Growth at Melton Mowbray	Chapter 13 - We consider there is still an element of prematurity because the finalisation of RSS 8 has not taken place. The Panel Report has now been sent with the Regional Board's comments to the Secretary of State and announcements are expected later this year. It will not be long before a framework is established and this will dictate numbers for housing and employment growth in the area.
Mrs M E Hyde	13. Growth at Melton Mowbray	Chapter 13 - The Paper is considering the aspect of strategic growth and we feel that specifically identifying sites at this stage for that strategic growth is premature. This should not be the subject matter of a Core Strategy document. Whilst we appreciate this paper is seeking to establish views on the strategic direction of growth, there are other major issues which need to be addressed before a principal is established and a specific growth area is identified. This should be the subject of further detailed consideration in the DPD stages of the LDF Review. Calls for strategic housing land availability have only been made and full sustainability appraisals have not been undertaken. It is, therefore, inappropriate to make indicative allocation of sites at this stage.
Mrs P J Pickup	13. Growth at Melton Mowbray	Chapter 13 - The Paper is considering the aspect of strategic growth and we feel that specifically identifying sites at this stage for that strategic growth is premature. This should not be the subject matter of a Core Strategy document. Whilst we appreciate this paper is seeking to establish views on the strategic direction of growth, there are other major issues which need to be addressed before a principal is established and a specific growth area is identified. This should be the subject of further detailed consideration in the DPD stages of the LDF Review. Calls for strategic housing land availability have only been made and full sustainability appraisals have not been undertaken. It is, therefore, inappropriate to make indicative allocation of sites at this stage.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - Acknowledged that the SA comparative work on the differing options has been constrained by lack of information; reserve our position to comment further on any comparative work that is provided.
Andrew Astin	13. Growth at Melton Mowbray	Chapter 13 - We support paragraph 13.11 which states that any development should incorporate a local centre including a small supermarket.

Consultee	Chapter	Representation
Anglian Water Services	13. Growth at Melton Mowbray	Chapter 13 - Anglian Waters guiding principles are to ensure that there are policies (beyond PPS 25) in place to: - Restrict the potential discharge from Brownfield sites through the implementation of Sustainable Drainage Systems (SUDS) and water efficiency measures. - Promote strategic sewerage systems for Greenfield sites that do not burden existing town centre sewerage, especially where combined sewers are prevalent. - Promote efficient and sustainable use of water resources and wastewater assets.
Anglian Water Services	13. Growth at Melton Mowbray	Chapter 13 - Anglian Water guiding principles are to ensure that there are policies in place to:- Encourage water efficiency in new developments for consistency with a national target figure of 105 litres per capita per day. - Secure pre-construction agreement on utility infrastructure at large and/or mixed-ownership sites, and a co-ordinated whole-site approach. This will promote sustainable sewerage and water supply networks, and prevent the proliferation of smaller, less efficient networks. - Ensure that on-site and off-site sewers serving new developments are constructed to adoptable standards. Developers should be referred to the current edition of Sewers for Adoption. - Separate surface water run-off from foul sewers. This will provide more efficient use of foul sewers, and reduce the risk of foul water flooding. Protect sensitive development from odour pollution. Anglian Water guiding principles are to ensure that there are policies in place to: Ensure that developments are not located close to waste water treatment works or pumping stations and a 'cordon sanitaire' is maintained to prevent impact from odours.
Leicestershire County Council	13. Growth at Melton Mowbray	Chapter 13 - 6th bullet point should include a reference to Green Infrastructure. 9th bullet point - rather than simply focus on streets could refer to links (or green infrastructure); segregated non motorised routes will in some cases be a much better solution. There could also be references to: - management of water and the desirability of Sustainable Drainage Schemes would be appropriate; - appropriate / proportionate contributions towards services and infrastructure, both within development and wider town.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - Support is given to the need for a mix of dwellings in terms of size, type and tenure. Support is also offered for 40% of the dwellings provided to be affordable. David Wilson Estates are happy to work with the Council to work towards achieving an appropriate mix of housing including the provision of smaller homes.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - Problems of affordability cannot all be solved through providing socially rented housing. It is premature to suggest that 75% of the housing should be socially rented.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - It is not appropriate for the Council to require the provision of gypsy and traveller accommodation on the site without the benefit of public and stakeholder consultation.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - David Wilson Estates are happy to work with the Council to work towards achieving an appropriate mix of housing including the provision of smaller homes.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - It is considered premature to require all housing to be to lifetime standards. David Wilson Estates are however willing to discuss this issue with the Council in an effort to secure as much housing as is practicable to such standards given the other cost implications relating to the development proposal.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - We agree with the requirement for a supported development for older people. The Concept Layout Plan shows how this could be worked into a proposal to the south of Melton Mowbray in a location easily accessible to the local facilities which might also form part of the SUE.
East Midlands Regional Assembly	13. Growth at Melton Mowbray	Chapter 13 - Again, consideration of engaging with CAGE and the use of design panels should be considered in relation to SUE proposals.

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Consultee	Chapter	Representation
English Heritage	13. Growth at Melton Mowbray	Chapter 13 - All of the housing growth options have the potential to adversely affect nationally designated sites, either directly or indirectly, including setting, mainly as a result of the indicative routes for the bypass. We recommend that more work is undertaken, in consultation with the County Archaeologist and English Heritage to assess the impact of the proposals, including the use of the historic landscape characterisation that is currently being undertaken by the County Council.
Environment Agency	13. Growth at Melton Mowbray	Chapter 13 - It is critical to ensure that the proposed direction of growth can be adequately served by existing water and sewerage infrastructure.
Environment Agency	13. Growth at Melton Mowbray	Chapter 13 - Some areas of growth may require new purpose build sewerage systems and sewage treatment works.
Taylor Wimpey (Barton Wilmore)	13. Growth at Melton Mowbray	Chapter 13 - Taylor Wimpey would like to reassure the Council that contrary to their concerns in para 13.4, a single large site can provide choice in the housing market and Taylor Wimpey would seek to deliver a mix of dwellings on site to meet the needs of the local housing market. Further, the site is in single ownership and available now for release and therefore there are no valid concerns regarding the site's contribution to housing supply.
Wilen, Toon, Searle, Selby, Parrott, Strong And Moore	13. Growth at Melton Mowbray	Chapter 13 - It appears to be somewhat arbitrary to suggest an allocation of 1000 houses in an urban extension to the south, east or north of Melton Mowbray without understanding individual site circumstances and constraints in great detail. Option D would not provide the 'critical mass' for a sustainable urban extension, and therefore would be unlikely to justify the provision of new community facilities and infrastructure.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - "Option A - South" is the best direction for housing growth for Melton. Development can take place to the south in a manner commensurate with the delivery of sustainable development.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - All the owners of the land encompassed by the David Wilson Masterplan are supportive of the proposals, so that the scheme can be delivered. The full extent of David Wilson Estates interests includes land to the north west of the Melton South site, extending as far as Asfordby Hill. This land can be made available to facilitate further road connections between the proposed development and Nottingham Road.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - The bypass cost is broad brush and is not based on any scheme designs. It also takes no account of land costs. Given the extent of the land control afforded to David Wilson Estates, this has the potential to significantly reduce the cost of land acquisition to facilitate the bypass.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - The proposal for development of Option A – South will deliver a local distributor road between Burton Road and Leicester Road. This road has the potential to form part of a bypass proposal. In this regard these representations demonstrate that there is potential for land between Leicester Road and Asfordby Hill to form part of a bypass.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - The Illustrative Concept Plan shows a potential location for a primary school. Given our initial discussions with the Education Authority it is agreed that a primary school is likely to be required as part of a southern SUE.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - Para 13.6 lists advantages and disadvantages of Melton South, and compared against other options (with and without bypass); Melton South appears to be second to Option C with regards to network average speed, relief to roads in central town and cheapest to construct. These conclusions however are not borne out by the existing evidence base. We believe that there is no clear distinction between the advantages of Option C over Option A and could not be used to justify the selection of Option C over Option A should other environmental and physical considerations favour development to the south. LCC have carried out a traffic assessment for 3 potential bypass options. We have not been given access to the model used to test these findings, therefore until such time it cannot be accepted that the findings are robust. Intend to submit further evidence in due course.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - Without bypass option: Endorse the conclusion that development to the south would offer best opportunity to provide walking and cycling facilities and is in close proximity to the town.

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Consultee	Chapter	Representation
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - Landscape: Landscape sensitivity is listed as a disadvantage of Option A, however any directions of growth will have some impact on the landscape. Chapter 4 of the background document concludes that development to the south is located in an area well suited to receive development without harm to the wider countryside surrounding Melton Mowbray, or its visual amenity, and the general character of the area will not be significantly changed. The landscape assessment accompany the Representations demonstrates that the ability of the development to be assimilated into the landscape is an advantage as opposed to a disadvantage.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - Archaeology: Listed as a disadvantage of all 3 potential urban extension directions. The work undertaken within the accompanying background document establishes there is no evidence of the survival of archaeological interest of national importance and there are no designated archaeological sites within the area.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - Ecology: Chapter 5 of the background document concludes that a scheme will be able to avoid, mitigate or compensate for any adverse impacts. With long term management the biodiversity of the site is likely to be enhanced; therefore seen as an advantage of developing to the south.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - Flood Risk: Chapter 6 of the background document establishes, with appropriate measures, there will be no risk of flooding on the main development site; again an advantage of developing to the south.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - The evidence base of these representations and background document should serve to assist the council in appraising the sustainability of this direction of growth; this is lacking at present with the Sustainability Appraisal being inconclusive as to impacts. The evidence base concludes that development could be accommodated to the south without any significant environmental effects.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - Non bypass scenario: Option A is to be preferred to Option C.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - It is agreed that the SUE should be easily accessible and well connected to public transport. In this regard Option A South performs best out of all of the options in terms of access to public transport. Chapter 3 of the Background Document establishes that as well as being well served, at present, by bus there is also the potential to divert buses directly through the proposal. The site is also within walking distance of Melton station.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - The Illustrative Concept Layout shows how local facilities can be incorporated into any SUE to the south. This could serve both the new and existing community as it could be located in the northern part of the proposed development area and thus accessible to residents living south of the town centre.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - All spaces would be designed in a way which is safe, accessible and user friendly. This can be achieved by the use of well defined routes, creation of character areas and a mixed use central focus, promotion of a sense of ownership, inclusion of necessary physical protection and security measures and encouragement of a variety of human activities in appropriate locations. These principles are reflected in the Illustrative Concept Layout.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - The Illustrative Concept layout provides for a significant amount of community and recreational space far in excess of the levels set out in paragraph 13.11 in the form of a comprehensive green infrastructure package comprising of informal and formal open space including playing fields.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - The development proposed adjoins the existing community and has the potential to be well integrated with the neighbouring area in terms of scale, density, layout and access. This is illustrated on the Concept Layout Plan.

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Consultee	Chapter	Representation
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - It is acknowledged and accepted that the new homes are to be built in a way which helps to reduce the impact on climate change. It is accepted that measures need to be put in place to reduce energy demand and improve energy efficiency of the buildings by employing energy efficient measures for the building fabric, systems and controls. A number of renewable energy technologies can be explored to identify the most favourable option for the proposed development in order to work towards achieving zero carbon for all energy use in the homes. It would be intended that all new homes be built to achieve a Code for Sustainable Homes rating in line with national mandatory requirements and best practice. Please refer to our comments set out in response to paragraphs 11.10 & 11.11 of the Preferred Options document.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - The layout of car parking will be design led and well integrated with high quality public areas.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - A distinctive character can be delivered in a South Melton option which will support a sense of local pride and civic identity.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - The Illustrative Concept Plan has been informed by ecological constraints. This ensures that in the long term the proposal could deliver ecological enhancements.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - In order to assist the Authority we have supplied a robust and credible evidence base in relation to Option A- South. We wish to be closely engaged in the process of formulating the Core Strategy selected SUE Option.
E Smethurst	13. Growth at Melton Mowbray	Chapter 13 - Option A takes advantage of the Oakham Bypass to move traffic to the A1. Option C ensures that Waltham on the Wold and Croxton Kerrial and Harlaxton bear the brunt of bypassed traffic.
English Heritage	13. Growth at Melton Mowbray	Chapter 13 - Option A - South While development to the south would not directly affect any nationally designated historic sites, the indicative route for a southern and western bypass would affect the setting of a scheduled monument at Burton Lazars (17029) and directly affect another scheduled monument east of Ashfordby Hill (30250).
Mr M Hill	13. Growth at Melton Mowbray	Chapter 13 - SITE A (South) will have the following disadvantages - This will extend the southern edge of the town significantly and would not create such a rounded growth. To facilitate the land needed within the bypass this would push the bypass significantly to the south which then might have greater impacts on Burton Lazars and would also have a greater effect on the countryside. - It is not as well related to Schools and shopping facilities. - It is believed to be a multi-ownership site. Deliverability needs to be proven. - It would not, if the bypass link on the plan is pursued, give a link to the existing areas of employment and in particular, the strategic growth area identified as Option 1 for employment growth as mentioned on page 44 of the document.
Mr P Hill	13. Growth at Melton Mowbray	Chapter 13 - SITE A (South) will have the following disadvantages - This will extend the southern edge of the town significantly and would not create such a rounded growth. To facilitate the land needed within the bypass this would push the bypass significantly to the south which then might have greater impacts on Burton Lazars and would also have a greater effect on the countryside. - It is not as well related to Schools and shopping facilities. - It is believed to be a multi-ownership site. Deliverability needs to be proven. - It would not, if the bypass link on the plan is pursued, give a link to the existing areas of employment and in particular, the strategic growth area identified as Option 1 for employment growth as mentioned on page 44 of the document.
Mrs M E Hyde	13. Growth at Melton Mowbray	Chapter 13 - SITE A (South) will have the following disadvantages - This will extend the southern edge of the town significantly and would not create such a rounded growth. To facilitate the land needed within the bypass this would push the bypass significantly to the south which then might have greater impacts on Burton Lazars and would also have a greater effect on the countryside. - It is not as well related to Schools and shopping facilities. - It is believed to be a multi-ownership site. Deliverability needs to be proven. - It would not, if the bypass link on the plan is pursued, give a link to the existing areas of employment and in particular, the strategic growth area identified as Option 1 for employment growth as mentioned on page 44 of the document.

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Consultee	Chapter	Representation
Mrs Denise Krzeczkowski	13. Growth at Melton Mowbray	Chapter 13 - I have chosen Option A as the bypass links the two busiest roads (this being A606 and A607). The housing growth needs to be south of the town because there will be two secondary schools in this area.
Mrs P J Pickup	13. Growth at Melton Mowbray	Chapter 13 - SITE A (South) will have the following disadvantages - This will extend the southern edge of the town significantly and would not create such a rounded growth. To facilitate the land needed within the bypass this would push the bypass significantly to the south which then might have greater impacts on Burton Lazzars and would also have a greater effect on the countryside. - It is not as well related to Schools and shopping facilities. - It is believed to be a multi-ownership site. Deliverability needs to be proven. - It would not, if the bypass link on the plan is pursued, give a link to the existing areas of employment and in particular, the strategic growth area identified as Option 1 for employment growth as mentioned on page 44 of the document.
Peter Child	13. Growth at Melton Mowbray	Chapter 13 - We believe that option A is the most viable and realistic option; and could potentially be rapidly developed. It possesses a range of advantageous as identified within the strategy document with no significant shortcomings.
S Marshall	13. Growth at Melton Mowbray	Chapter 13 - Option A - South - Burton Road to Nottingham Road would not alleviate the congestion to the extent that the Leicester Road to Thorpe Road would. (East)
Shaun Hazlewood	13. Growth at Melton Mowbray	Chapter 13 - Housing Option A has a considerable number of advantages. It also has relatively few disadvantages ie four. Landscape sensitivity seems to be considered significant. However, high quality and carefully designed development can be undertaken without necessarily detracting from the landscape and may offer opportunities for enhancement. In this regard the landscape of the area is variable and while development in some locations eg upon more open and elevated land, may detract from its character other locations exist eg closer to the existing edge of the town, where development could relate well to the landform, local vegetation cover and existing development. There is a need to consider whether this is the case and if so how development can best be accommodated. In addition while the landscape of the other broad areas of search to the north and east of the town ie Options B and C, are different in character, they too are variable, with certain locations less suitable for development than others eg exposed and elevated land. To some extent this seems to be recognised in the assessment and each can be seen to have landscape constraints. The remaining three disadvantages listed for Option A are common to Options B and C, which have eight and ten respectively. It is not clear how the advantages and disadvantages can be 'weighted', in assessing which could provide a sustainable urban extension.
Shaun Hazlewood	13. Growth at Melton Mowbray	Chapter 13 - 13.11 - While the SA considers there is little difference at this stage between the four options, Housing Options A appears preferable followed by Option C. Notwithstanding this, could development be divided between the two, if the benefits of strategic extensions could still be achieved, in combination with existing, or other planned development. In addition, or alternatively, could they combine with an element of Option D, if nearby small sites were generally acceptable, sustainable and well related to facilities and infrastructure, either existing, or proposed as part of a strategic urban extension? This could help achieve some of the advantages of Option D and possibly mitigate some of the disadvantages of any of the identified strategic extensions. Such possible variations of approach would appear to be consistent with the principles behind the Panel's recommendation regarding Policy 4 in the 'Three Cities Sub-Regional Strategy, in relation to a sustainable urban extension at Melton Mowbray, in order to provide greater flexibility at the local level.
Waltham On The Wolds & Thorpe Arnold Parish Council	13. Growth at Melton Mowbray	Chapter 13 - Option A South - across to the A1 would be able to use the Oakham bypass and provide a more direct route.

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David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - Option B (East): With or without bypass scenario Option B will not perform as successfully as Option A. Developing to the east of Melton will be damaging to the landscape; the landscape is comparatively open and the interface between the town and countryside is abrupt and development will give rise to visual impacts which will extend across a broad swathes of the countryside to the east and south east of Melton Mowbray. An urban extension which extends further along the upper valley slopes of the River Eye and across the high plateau would be visually prominent in the wide landscape, resulting in extensive long distance views to the east and southeast from a significant number of public vantage points (including long distance footpaths) and impact on the character of the landscape. It would also be necessary to restrict the area available for development in order to maintain the separate identity of Burton Lazars, which has a more open and stronger visual relationship with the eastern edge of Melton Mowbray than it does with the south. Primary views of the site will be from existing residential properties lying along the current eastern edge to the town from properties on Burton Lazars to the south and Thorpe Arnold to the north, from Saxby Road, A606 Melton Road, A607 and from many PROW. This form of development would be seen as a protrusion into the countryside, would not have the benefit of any natural form of containment or enclosure and would not relate well to the urban form of the town.
English Heritage	13. Growth at Melton Mowbray	Chapter 13 - Option B - East While development to the south east would not directly affect any nationally designated sites, the indicative route for a southern and eastern bypass could directly affect both the scheduled monument at Burton Lazars (17029) and the scheduled monument east of Ashfordby Hill (30250). At its northern end it could affect the setting of the 6 listed buildings (including a Grade II* church) at Thorpe Arnold.
Judith Szymanski	13. Growth at Melton Mowbray	Chapter 13 - Options B and C for a partial bypass make more sense since both will take Leicester to Grantham traffic off the town roads. Option B is my preferred choice.
Mr Bell	13. Growth at Melton Mowbray	Chapter 13 - Suggest consideration be given to an alternative bypass option based on Option B.
Mr J Scutter	13. Growth at Melton Mowbray	Chapter 13 - My first preference is for Option B East.
Mr M Hill	13. Growth at Melton Mowbray	Chapter 13 - We support the proposed urban extension for a minimum 1,000 houses to east.
Mr M Hill	13. Growth at Melton Mowbray	Chapter 13 - Site B East If linked to a southern bypass/relief road between the A607 from the east and around the southern side of the town to the A607 heading west, and in time the A6006 in the Asfordby Hill area, we feel this site/route has the following advantages: 3.1 It is a single ownership site which can deliver strategic growth during this and future Plan Periods. We own 212 acres of land which is identified on the attached plan. 3.2 There is a good link to primary employment centres and the possible areas for employment growth, being Options 1 and 2, as identified on pages 44 and 45 of the POP. 3.3 Good transport links to the town centre and other important facilities. In particular, the site is close to: 3.3.1 Supermarket shopping at Tesco on the A607 to the north. 3.3.2 King Edward VII Secondary School adjoins the site and is located at 18 Burton Road. 3.3.3 Sherard Primary School located at 11 Grange Drive adjoins the site. 3.3.4 The War Memorial Hospital on Ankle Hill and St Mary's Hospital on Thorpe Road is close to the site. 3.3.5 The Train Station is located at the bottom of Burton Road on the south side of Melton very close to this site.
Mr M Hill	13. Growth at Melton Mowbray	Chapter 13 - Site B East also holds the possibility of providing other community benefits. Of particular note at this stage, by way of illustration: 4.1 The possibility of a Park and Ride facility for the town centre could be considered. With a significant land holding a regular improved bus link to town and the employment centres would produce other infrastructure and transport benefits. 4.2 Melton Rugby Club play on land adjoining this site. They are short of pitches and good changing/social facilities. This could be integrated into the scheme. 4.3 Additional ground for both buildings, sports and other recreational facilities could be made available on land directly adjoining the schools.

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Consultee	Chapter	Representation
Mr M Hill	13. Growth at Melton Mowbray	Chapter 13 - We would also expect the site at Spreckleys Farm to contribute by a Section 106 or Community Infrastructure Levy to other local improvements which would benefit the area and in particular: 1. Bypass/relief road. 2. Town centre improvements.
Mr M Hill	13. Growth at Melton Mowbray	Chapter 13 - SITE B (East) - We feel the advantage of the allocation of Site B is that it would effectively link all the major roads around the town, with the exception of the A606 heading north. We have not at this stage been able to consider, because of the time available, the Transport studies which have been undertaken to date and we will be commissioning further work in this regard. We feel the case is not proven as to which is the preferred option and more detailed consideration of a significant number of local factors, both at present and in the future, need to be factored into the transport model.
Mr P Hill	13. Growth at Melton Mowbray	Chapter 13 - We support the proposed urban extension for a minimum 1,000 houses to the east.
Mr P Hill	13. Growth at Melton Mowbray	Chapter 13 - Site B East If linked to a southern bypass/relief road between the A607 from the east and around the southern side of the town to the A607 heading west, and in time the A6006 in the Asfordby Hill area, we feel this site/route has the following advantages: 3.1 It is a single ownership site which can deliver strategic growth during this and future Plan Periods. We own 212 acres of land which is identified on the attached plan. 3.2 There is a good link to primary employment centres and the possible areas for employment growth, being Options 1 and 2, as identified on pages 44 and 45 of the POP. 3.3 Good transport links to the town centre and other important facilities. In particular, the site is close to: 3.3.1 Supermarket shopping at Tesco on the A607 to the north. 3.3.2 King Edward VII Secondary School adjoins the site and is located at 18 Burton Road. 3.3.3 Sherard Primary School located at 11 Grange Drive adjoins the site. 3.3.4 The War Memorial Hospital on Ankle Hill and St Mary's Hospital on Thorpe Road is close to the site. 3.3.5 The Train Station is located at the bottom of Burton Road on the south side of Melton very close to this site.
Mr P Hill	13. Growth at Melton Mowbray	Chapter 13 - Site B East also holds the possibility of providing other community benefits. Of particular note at this stage, by way of illustration: 4.1 The possibility of a Park and Ride facility for the town centre could be considered. With a significant land holding a regular improved bus link to town and the employment centres would produce other infrastructure and transport benefits. 4.2 Melton Rugby Club play on land adjoining this site. They are short of pitches and good changing/social facilities. This could be integrated into the scheme. 4.3 Additional ground for both buildings, sports and other recreational facilities could be made available on land directly adjoining the schools.
Mr P Hill	13. Growth at Melton Mowbray	Chapter 13 - We would also expect the site at Spreckleys Farm to contribute by a Section 106 or Community Infrastructure Levy to other local improvements which would benefit the area and in particular: 1. Bypass/relief road. 2. Town centre improvements.
Mr P Hill	13. Growth at Melton Mowbray	Chapter 13 - SITE B (East) - We feel the advantage of the allocation of Site B is that it would effectively link all the major roads around the town, with the exception of the A606 heading north. We have not at this stage been able to consider, because of the time available, the Transport studies which have been undertaken to date and we will be commissioning further work in this regard. We feel the case is not proven as to which is the preferred option and more detailed consideration of a significant number of local factors, both at present and in the future, need to be factored into the transport model.
Mrs C Stein	13. Growth at Melton Mowbray	Chapter 13 - Bypass - There is no point unless you join the Leicester Road and the Grantham Road which is why I think Option B East is better for housing growth.
Mrs M E Hyde	13. Growth at Melton Mowbray	Chapter 13 - We support the proposed urban extension for a minimum 1,000 houses to the east.

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Consultee	Chapter	Representation
Mrs M E Hyde	13. Growth at Melton Mowbray	Chapter 13 - Site B East If linked to a southern bypass/relief road between the A607 from the east and around the southern side of the town to the A607 heading west, and in time the A6006 in the Asfordby Hill area, we feel this site/route has the following advantages: 3.1 It is a single ownership site which can deliver strategic growth during this and future Plan Periods. We own 212 acres of land which is identified on the attached plan. 3.2 There is a good link to primary employment centres and the possible areas for employment growth, being Options 1 and 2, as identified on pages 44 and 45 of the POP. 3.3 Good transport links to the town centre and other important facilities. In particular, the site is close to: 3.3.1 Supermarket shopping at Tesco on the A607 to the north. 3.3.2 King Edward VII Secondary School adjoins the site and is located at 18 Burton Road. 3.3.3 Sherard Primary School located at 11 Grange Drive adjoins the site. 3.3.4 The War Memorial Hospital on Ankle Hill and St Mary's Hospital on Thorpe Road is close to the site. 3.3.5 The Train Station is located at the bottom of Burton Road on the south side of Melton very close to this site.
Mrs P J Pickup	13. Growth at Melton Mowbray	Chapter 13 - We support the proposed urban extension for a minimum 1,000 houses to the east.
Mrs P J Pickup	13. Growth at Melton Mowbray	Chapter 13 - Site B East If linked to a southern bypass/relief road between the A607 from the east and around the southern side of the town to the A607 heading west, and in time the A6006 in the Asfordby Hill area, we feel this site/route has the following advantages: 3.1 It is a single ownership site which can deliver strategic growth during this and future Plan Periods. We own 212 acres of land which is identified on the attached plan. 3.2 There is a good link to primary employment centres and the possible areas for employment growth, being Options 1 and 2, as identified on pages 44 and 45 of the POP. 3.3 Good transport links to the town centre and other important facilities. In particular, the site is close to: 3.3.1 Supermarket shopping at Tesco on the A607 to the north. 3.3.2 King Edward VII Secondary School adjoins the site and is located at 18 Burton Road. 3.3.3 Sherard Primary School located at 11 Grange Drive adjoins the site. 3.3.4 The War Memorial Hospital on Ankle Hill and St Mary's Hospital on Thorpe Road is close to the site. 3.3.5 The Train Station is located at the bottom of Burton Road on the south side of Melton very close to this site.
Mrs P J Pickup	13. Growth at Melton Mowbray	Chapter 13 - Site B East also holds the possibility of providing other community benefits. Of particular note at this stage, by way of illustration: 4.1 The possibility of a Park and Ride facility for the town centre could be considered. With a significant land holding a regular improved bus link to town and the employment centres would produce other infrastructure and transport benefits. 4.2 Melton Rugby Club play on land adjoining this site. They are short of pitches and good changing/social facilities. This could be integrated into the scheme. 4.3 Additional ground for both buildings, sports and other recreational facilities could be made available on land directly adjoining the schools.
Mrs P J Pickup	13. Growth at Melton Mowbray	Chapter 13 - We would also expect the site at Spreckleys Farm to contribute by a Section 106 or Community Infrastructure Levy to other local improvements which would benefit the area and in particular: 1. Bypass/relief road. 2. Town centre improvements.
Mrs P J Pickup	13. Growth at Melton Mowbray	Chapter 13 - SITE B (East) - We feel the advantage of the allocation of Site B is that it would effectively link all the major roads around the town, with the exception of the A606 heading north. We have not at this stage been able to consider, because of the time available, the Transport studies which have been undertaken to date and we will be commissioning further work in this regard. We feel the case is not proven as to which is the preferred option and more detailed consideration of a significant number of local factors, both at present and in the future, need to be factored into the transport model.
A Fiford	13. Growth at Melton Mowbray	Chapter 13 - Option C looks to provide the best way to link the A607, via A606 to the A607.
Ashwood Land And Property Limited	13. Growth at Melton Mowbray	Chapter 13 - Option C would be the most appropriate direction of growth. Smaller extensions scattered around the town will not deliver the extent or quality of infrastructure and service delivery that will be required by the existing and future communities.

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Consultee	Chapter	Representation
Ashwood Land And Property Limited	13. Growth at Melton Mowbray	Chapter 13 - employment growth should be provided alongside new residential growth to the north of Melton.
Burton & Dalby Parish Council	13. Growth at Melton Mowbray	Chapter 13 - The Burton and Dalby Parish Council have selected Option C in Question 15 and comment as follows: The concentration of housing development to the North will not encroach on any neighbouring settlements or areas of separation. Housing growth will be situated to take best advantage of the infrastructure by; 1. Linking population to the main arterial roads to Nottingham (A606), Grantham (A607E) (leading to A1M); and Leicester (A607W) (leading to M1). 2. Reducing traffic between Melton Mowbray and Leicester via the B6047 offering relief to villages and greater protection to countryside; 3. Good public transport access to town centre.
Burton & Dalby Parish Council	13. Growth at Melton Mowbray	Chapter 13 - The Northern Bypass would: 1. provide greatest relief of traffic in the town centre, 2. Has the lowest construction costs encouraging developer participation; 3. Relates well to industrial areas at both Leicester Road industrial areas and Asfordby Business Park, 4. Offers maximum protection to all areas of separation, protecting the identity of neighbouring settlements; 5. Offers major traffic relief to Thorpe Arnold.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - It is not considered that Option B (East), Option C (North) or Option D (small sites) are appropriate directions for growth.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 -Option C (North): With bypass scenario: There is no clear distinction between Option A and Option C in respect of highway consideration, particularly given the ability of David Wilson Estates to secure a bypass route from Leicester Road to the Asforby Road/Welby Road roundabout which has the benefit of minimising cost and delay that may be incurred for land purchase or CPO with a potential northern bypass.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - Principal concern with developing to the north relates to the impact of development on the landscape. Land to the north is predominantly arable and pastoral farmland and the highest quality landscape surrounding the town, with few visual detractors. Development to the north would need to be located on the ridges of high rising ground and in the narrow folds and valleys which lie between these ridges. Development would also be visually prominent from a wide area of countryside to the north and north east and from a number of major roads which access the town. Development in the vicinity of the country park would have considerable impact upon the character and visual amenity of the valley of the Scafford Brook and the Jubilee Way. Development would not be contained by landform, and elements of it would inevitably be visually prominent. Should an urban extension extend the urban edge further up the northward rising ground, the natural containment of Melton will be breached and the urban form of the town will impact upon the character and visual amenity of the wider landscape. Therefore we agree with the Borough Council set out in paragraph 13.8 that development in this area would involve the highest quality landscape surrounding the town and that development would significantly increase the visibility of the town from the surrounding area.
Dr Lisa Stocks	13. Growth at Melton Mowbray	Chapter 13 - Option C should be adopted.
E Smethurst	13. Growth at Melton Mowbray	Chapter 13 - Option A takes advantage of the Oakham Bypass to move traffic to the A1. Option C ensures that Waltham on the Wold and Croxton Kerrial and Harlaxton bear the brunt of bypassed traffic.
English Heritage	13. Growth at Melton Mowbray	Chapter 13 - Option C - North While development to the north would not directly affect any nationally designated sites, the indicative route for a northern and western bypass could directly affect a scheduled monument at Sysonby Grange (21672) and the scheduled monument east of Ashfordby Hill (30250) as well as the setting of listed buildings.
J Harker	13. Growth at Melton Mowbray	Chapter 13 - I chose Option C North as it is near to the country park which will provide leisure activities for that part of the town.
Judith Szymanski	13. Growth at Melton Mowbray	Chapter 13 - Options B and C for a partial bypass make more sense since both will take Leicester to Grantham traffic off the town roads. Option B is my preferred choice.

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Yvonne Rowe	13. Growth at Melton Mowbray	Chapter 13 - I prefer Option C.
M Moncrieff	13. Growth at Melton Mowbray	Chapter 13 - whilst opting for future development to the North of Melton (Option C), I wish to strongly recommend that the minimum bypass for any future consideration must be a combination of development options A and C. From Burton Road, through Leicester, Asfordby, Nottingham, Scalford Roads and ending at Thorpe Road.
Mr J Watson	13. Growth at Melton Mowbray	Chapter 13 - The Northern bypass is the best choice because it is the one that takes the most traffic for the least cost.
Mr M Watson	13. Growth at Melton Mowbray	Chapter 13 - The Northern bypass route is the best option.
Mr M Hill	13. Growth at Melton Mowbray	Chapter 13 -SITE C (North) - We feel this site does not have the same credibility as Site B for the reasons indicated in the POP and we would at this stage like to emphasise: 1. This has the greatest impact on the landscape. 2. The highest network wide average speed is probably because this links the least important roads in and out of the town. The transport model needs to be run to reflect what would be the growth if this or other options are pursued and also to link what is going to be identified as the Core Strategic Area for employment growth. - Radon gas issues. - The development is further away from keyfacilities/services and in particular, the town centre. - It does not create a good transport link when taking into account the main routes into/out of town and there may be problems in securing land to facilitate the route linking the A607/A6006 to the A606. This is on account of the Equestrian Training Centre and it has already been confirmed in the POP that this land cannot be made available for development. Severance and a construction of a road in this locality might have a major impact on the Training Centre, which will undoubtedly evoke substantial objection. - To the east, there is not a direct link to the existing and possible increasing employment site Option 1 to the east. - The effect that the development and the bypass would have on the Country Park.
Mr P Hill	13. Growth at Melton Mowbray	Chapter 13 -SITE C (North) - We feel this site does not have the same credibility as Site B for the reasons indicated in the POP and we would at this stage like to emphasise: 1. This has the greatest impact on the landscape. 2. The highest network wide average speed is probably because this links the least important roads in and out of the town. The transport model needs to be run to reflect what would be the growth if this or other options are pursued and also to link what is going to be identified as the Core Strategic Area for employment growth. - Radon gas issues. - The development is further away from keyfacilities/services and in particular, the town centre. - It does not create a good transport link when taking into account the main routes into/out of town and there may be problems in securing land to facilitate the route linking the A607/A6006 to the A606. This is on account of the Equestrian Training Centre and it has already been confirmed in the POP that this land cannot be made available for development. Severance and a construction of a road in this locality might have a major impact on the Training Centre, which will undoubtedly evoke substantial objection. - To the east, there is not a direct link to the existing and possible increasing employment site Option 1 to the east. - The effect that the development and the bypass would have on the Country Park
Mrs K Johnston	13. Growth at Melton Mowbray	Chapter 13 - Bypass Development - Having considered all the various suggested routes for the Melton bypass Option C - The North route, is the cheapest, relieves 22% of the traffic along Norman Way, and joins the 3 most important roads coming into Melton. Leicester, Nottingham and Grantham will be served with faster and safer passage.
Mrs J Ludwig	13. Growth at Melton Mowbray	Chapter 13 - I have chosen option C (North).

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Consultee	Chapter	Representation
Mrs M E Hyde	13. Growth at Melton Mowbray	Chapter 13 -SITE C (North) - We feel this site does not have the same credibility as Site B for the reasons indicated in the POP and we would at this stage like to emphasise: 1. This has the greatest impact on the landscape. 2. The highest network wide average speed is probably because this links the least important roads in and out of the town. The transport model needs to be run to reflect what would be the growth if this or other options are pursued and also to link what is going to be identified as the Core Strategic Area for employment growth. - Radon gas issues. - The development is further away from keyfacilities/services and in particular, the town centre. - It does not create a good transport link when taking into account the main routes into/out of town and there may be problems in securing land to facilitate the route linking the A607/A6006 to the A606. This is on account of the Equestrian Training Centre and it has already been confirmed in the POP that this land cannot be made available for development. Severance and a construction of a road in this locality might have a major impact on the Training Centre, which will undoubtedly evoke substantial objection. - To the east, there is not a direct link to the existing and possible increasing employment site Option 1 to the east. - The effect that the development and the bypass would have on the Country Park
Mrs P J Pickup	13. Growth at Melton Mowbray	Chapter 13 -SITE C (North) - We feel this site does not have the same credibility as Site B for the reasons indicated in the POP and we would at this stage like to emphasise: 1. This has the greatest impact on the landscape. 2. The highest network wide average speed is probably because this links the least important roads in and out of the town. The transport model needs to be run to reflect what would be the growth if this or other options are pursued and also to link what is going to be identified as the Core Strategic Area for employment growth. - Radon gas issues. - The development is further away from keyfacilities/services and in particular, the town centre. - It does not create a good transport link when taking into account the main routes into/out of town and there may be problems in securing land to facilitate the route linking the A607/A6006 to the A606. This is on account of the Equestrian Training Centre and it has already been confirmed in the POP that this land cannot be made available for development. Severance and a construction of a road in this locality might have a major impact on the Training Centre, which will undoubtedly evoke substantial objection. - To the east, there is not a direct link to the existing and possible increasing employment site Option 1 to the east. - The effect that the development and the bypass would have on the Country Park
Rev & Mrs D A Dennis	13. Growth at Melton Mowbray	Chapter 13 - Option C - The north route is the cheapest, releases 22% of the traffic along Norman Way and joins the 3 most important roads coming into Melton.
Dr M Rowe	13. Growth at Melton Mowbray	Chapter 13 - The North route is preferred because; 1. It provides the greatest traffic relief to the town centre and to the village of Thorpe Arnold; 2 It relates well to both industrial areas at Leicester Road and Asfordby Business Park; 3. Maximum protection is afforded to all areas of separation between the town and neighbouring villages, providing protection to their identity; 4. The villages and areas of separation will be similarly protected if housing developments are concentrated to the north of the town; 5. Housing growth will then be situated to take best advantage of the infrastructure by linking population to the prime routes to Nottingham, Grantham and the A1M, Leicester and M1.
S Marshall	13. Growth at Melton Mowbray	Chapter 13 - Housing Growth. It sited North of the town Scalford Road could not cope with the increase in traffic as it is a minor road in comparison to Leicester and Burton Road.
T H McNamee	13. Growth at Melton Mowbray	Chapter 13 - Ring Road 'C' North preferred. Greatest impact - cheaper links to major roads East - West - North. Covers industrial expansion. Less liable to flood areas. Ideally to include Grantham A607 to Saxby Road B676.
T H McNamee	13. Growth at Melton Mowbray	Chapter 13 - Housing North with limited expansion in other areas. The Country Park and Twin Lakes would assist in providing a noise buffer zone to development in North.

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Consultee	Chapter	Representation
Taylor Wimpey (Barton Wilmore)	13. Growth at Melton Mowbray	Chapter 13 - Section 13 of the Preferred Options document presents four options for accommodating growth at Melton Mowbray. Option C, redirecting growth to the north of Melton Mowbray is fully supported by Taylor Wimpey and could facilitate land at Melton Spinney Road being developed for new housing. Taylor Wimpey also consider that Option D could also facilitate this land coming forward, as a smaller scheme and one of a number of extension to the urban area.
Taylor Wimpey (Barton Wilmore)	13. Growth at Melton Mowbray	Chapter 13 - Para 13.4 of the Preferred Option explains how Option A-C would involve the construction of a bypass. Land at Melton Mowbray, if developed as a sustainable urban extension could contribute to that construction.
Taylor Wimpey (Barton Wilmore)	13. Growth at Melton Mowbray	Chapter 13 - Taylor Wimpey considers that directing growth to the north of Melton (Option C and also Option D) represents the Preferred Option for the town. Option C would facilitate a bypass that gives most benefit in terms of highest network wide average speed and the greatest relief to roads in the central part of the town.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - It is not considered that Option B (East), Option C (North) or Option D (small sites) are appropriate directions for growth.
English Heritage	13. Growth at Melton Mowbray	Chapter 13 - Option D - Small sites Depending on their scale, the development of a number of smaller sites would be unlikely to affect the setting of designated historic assets. However, again, a bypass is likely to have adverse effects.
Griegs Limited	13. Growth at Melton Mowbray	Chapter 13 - If houses have to be built then should be properly planned and placed North and South. To avoid creating separate communities and minimise traffic chaos on roads which are already at capacity.
Mr & Mrs Sparrow	13. Growth at Melton Mowbray	Chapter 13 - Option D would absorb the required new housing without disproportionately extending the urban area.
Mr J Moore	13. Growth at Melton Mowbray	Chapter 13 - Whilst we acknowledge that it would be easier to manage the provision of infrastructure improvements with Options A, B and C, we consider it advisable to avoid, if at all possible, disproportionately extending the urban area. Option D would better absorb the impact of new housing and would very likely provide more choice and flexibility of housing supply. We are concerned that decisions on housing land allocations should not be driven by hopes of planning gain, as it would appear to have been the case with the present Melton Local Plan. However, from the tone of paragraph 13.11 with its reference to 'the sustainable extension', and it needing to make 'a significant contribution to the provision of a Melton Mowbray bypass', we can't help but wonder whether a decision has already been made in favour of one of the other options.
Mr K W Woodfield	13. Growth at Melton Mowbray	Chapter 13 - Option D would seem likely to lessen the impact on the environment and infrastructure and avoid the danger of all the housing looking alike.
Stuart James Gregory	13. Growth at Melton Mowbray	Chapter 13 - Option D direction of housing growth makes the most practical use of land, a bypass would have to sit closer to Melton. Consider an option to put any bypass from the first part of open countryside on the (B676) and hold a very close line to Melton finishing up joining with the (A606) Nottingham Road.
Mr M Howard	13. Growth at Melton Mowbray	Chapter 13 - By allowing the development of several smaller sites around the edge of the town, housing will be delivered quickly as it is not necessary for major infrastructure works. Development can still fund the bypass and other infrastructure by a roof tax.
Mr M Powderly	13. Growth at Melton Mowbray	Chapter 13 - Option D offers the best solution. I suggest though that the major part of development is put on the northern fringe, ie. North of the river and rail, as this offers the best connections to Leicester, Loughborough and Nottingham - by public transport of course!
P Mckee	13. Growth at Melton Mowbray	Chapter 13 - Having more houses on the north side of Melton is a bad idea as there is very few services available. This would also increase the demand for schools in the area. I feel that the best solution would be to have a bypass that goes from the A606 (Burton Lazars) to A607 (Thorpe Arnold) clockwise so incorporating A607 (Leicester Rd) A6006 (Asfordby Rd) A606 (Nottingham Rd) Scalford Rd and then the house builder could have small pockets of housing putting less strain on the roads in and out of Melton.

APPENDIX E

Consultee	Chapter	Representation
Shaun Hazlewood	13. Growth at Melton Mowbray	Chapter 13 - While advantages of Housing Option D are relatively few, ie. four, they are all significant. Furthermore, many of the 8 disadvantages identified seem to be uncertain and this is reflected in the conclusions in the SA, suggesting more investigation of the option and the sites it could comprise, is needed.
Wilen, Toon, Searle, Selby, Parrott, Strong And Moore	13. Growth at Melton Mowbray	Chapter 13 - Option D would not provide the 'critical mass' for a sustainable urban extension, and therefore would be unlikely to justify the provision of new community facilities and infrastructure.
Chris Hughes	13. Growth at Melton Mowbray	Chapter 13 - An amalgamation of Options A and B seems to offer the most benefit to the area both in terms of housing opportunities and business development. The prospect of smaller pockets of housing development, spread around the town, must be infinitely preferable for most people. If A/B is a non starter the next best option surely has to be A as this offers the best fit with two of the industrial estates.
Mr H R Hipkin	13. Growth at Melton Mowbray	Chapter 13 - Consider the bypass Option B East in conjunction with a small part of Option A south. This would adequately link in the proposed direction of Housing on Option B (East) and the option B for employment growth to the West.
G. Marlow	13. Growth at Melton Mowbray	Chapter 13 - All of the 'development site' problems could be accommodated by Dalby Airfield. 80% of new development in Melton Mowbray as the Preferred Option is a step in the right direction.
Mr K Allen	13. Growth at Melton Mowbray	Chapter 13 - My strong choice would be the Southern/Eastern Bypass as shown in Option B - East, new housing development should be on the Old Airfield site as shown in Option A- South.
Mr J Meads	13. Growth at Melton Mowbray	Chapter 13 - I prefer the option of a new, free standing settlement to accommodate the additional growth. A sustainable housing extension to Melton Mowbray could equally well be applied to a new village.
Mr J Meads	13. Growth at Melton Mowbray	Chapter 13 - Sustainability would be better met by centring development on existing public transport routes (particularly rail). A new village i the Wreake Valley would utilise the existing Melton-Leicester railway line.
Mr J Meads	13. Growth at Melton Mowbray	Chapter 13 - the environmental and sustainability benefits of a Sustainable Urban Extension to Melton Mowbray could equally be argued in favour of a new village centred on the Melton Mowbray to Leicester railway, with additional benefits arising from the use of an already existing transport route. I also challenged some of the claimed disadvantages of the new free-standing settlement option, and contested some of the claimed advantages of a SUE. These points are omitted from the summary.
Gareth Evans	13. Growth at Melton Mowbray	Chapter 13 - The Core Strategy fails to recognise the potential to develop and maximise the use of the Asfordby and Old Dalby business parks which could be developed; particularly if the Northern bypass link was built. Not all industrial development has to be attached to Melton town.
Harby Estates	13. Growth at Melton Mowbray	Chapter 13 - The development options are entirely focused on Melton Mowbray. Some consideration is given to the redevelopment of brownfield sites in the rest of the District.
J Simpson	13. Growth at Melton Mowbray	Chapter 13 - My option is a mix of both A and C. It is essential to link up all arterial roads eventually. As the Asfordby Hill Road, and Nottingham Road are already linked I feel it is important to link: a. Burton Road to Asfordby Hill and b. Nottingham Road to Grantham Road Housing should be to the west and north east.

Consultee	Chapter	Representation
Shaun Hazlewood	13. Growth at Melton Mowbray	Chapter 13 - A combination of Housing Option A, an element of D and Employment Option 2, with some interchange and integration of housing and employment could, with existing development, be a sustainable, carbon neutral, mixed use urban extension. It could: - Incorporate sustainable design and drainage, with radical energy efficiency measures and renewable energy technology. - Ensure good access to facilities and services, including rail services, employment and infrastructure, and contribute to road safety, taking advantage of the bypass, to which it could contribute. -Provide green infrastructure to link with and enhance the role of the River Wreake Strategic Open Space. - Contribute to recreation and open space, affordable housing, nature conservation, infrastructure and community facilities and services etc. - Contribute to more sustainable and integrated transport, taking advantage of the bypass, and the sustainability of the location. As such it could satisfy many of the MLDF objectives and address many of the key issues for the SA and the problems and objectives it identifies, helping create a strong and prosperous community. However, should it not be accepted, a combination of Housing Option C with an element of D and Employment Option 2 could be pursued.
English Heritage	13. Growth at Melton Mowbray	Chapter 13 - Employment growth options - English Heritage recommends that further work is needed to assess the potential impact of these two options on the historic environment.
Environment Agency	13. Growth at Melton Mowbray	Chapter 13 - It is critical to ensure that the proposed direction of growth can be adequately served by existing water and sewerage infrastructure.
Environment Agency	13. Growth at Melton Mowbray	Chapter 13 - Some areas of growth may require new purpose build sewerage systems and sewage treatment works.
Harby Estates	13. Growth at Melton Mowbray	Chapter 13 - There also appears to be little consideration given to the location/distribution of the 5 hectares of office space that is noted in Option 3C.
Mr M Powderly	13. Growth at Melton Mowbray	Chapter 13 - More problematic for new industrial sites, the directions for location have to reflect trade links.
Mrs J Ludwig	13. Growth at Melton Mowbray	Chapter 13 - Employment option B gives best protection for all villages in the long term.
UK Coal Mining Ltd	13. Growth at Melton Mowbray	Chapter 13 - we support option 3C based on the Revised Employment Land Study
UK Coal Mining Ltd	13. Growth at Melton Mowbray	Chapter 13 - Up to 30 hectare of employment land is required and we consider that the Asfordby Business Park site should be included within this future allocation. Development to the west would be the most sustainable option.
English Heritage	13. Growth at Melton Mowbray	Option 1 - East It has been identified on page 44 that development in this area would be visible from Thorpe Arnold. This could therefore affect the setting of the 6 listed buildings.
Gareth Evans	13. Growth at Melton Mowbray	Chapter 13 - The proposal to expand employment growth towards the East is a poor option. Saxby Road remains one of the most congested bottlenecks in traffic flow due to the movements of collections, deliveries and employees. Although the Brentingby dam has reduced the flood risks to the town, the River Eye continues to flood the meadows to the south of Saxby Road after heavy rainfall and continues to flood Saxby Road: the Core Strategy recognizes the area as a flood plain- why build on a flood plain?
Mr & Mrs Sparrow	13. Growth at Melton Mowbray	Chapter 13 - Part of the area under option 1 is a flood plain. There would be a very severe impact upon the rural landscape.
Peter Child	13. Growth at Melton Mowbray	Chapter 13 - We positively support option B (West) as a realistic potential industrial development; as in conjunction with development of the bypass linking Oakham (A1) with Leicester (M1) whilst also offering good links to industrial estate areas within Melton Mowbray on the Leicester Road.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - Employment Option 2 - West is supported. In a with or without bypass scenario it is preferable to direct any further employment development to the western part of the town and remove, as far as is practicable, the potential for additional HGVs through the town.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - With or without a bypass, it is preferable to direct any further employment to the west and remove the potential for additional HGVs through the town. This would also relate well to the proposed SUE to the south of the town.

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Consultee	Chapter	Representation
English Heritage	13. Growth at Melton Mowbray	Option 2 - West It has been identified on page 44 that development in this area could affect the scheduled monument east of Ashfordby Hill (30250).
Mr J Meads	13. Growth at Melton Mowbray	Chapter 13 - Direction of Employment Growth Option 2 (west) would fit better with my preference for the location of the additional housing growth.
Shaun Hazlewood	13. Growth at Melton Mowbray	Chapter 13 - 13.13 and 13.4 - Employment Option 2, to the south west of the town, seems the best by a considerable margin. It would have a good relationship with existing development and two of the options for possible future housing and, despite the implication in the listed disadvantages, it could provide a beneficial mixed use development. Furthermore, in terms of the impact upon the character of the landscape it seems preferable, in that it could be well related to the landform, local vegetation cover and existing development. Perhaps most significantly Option 2 enjoys better overall accessibility.
Sustrans (Leics)	13. Growth at Melton Mowbray	Chapter 13 - On employment, West relates better than East to Housing Option C and is accordingly Sustrans' preferred option.
Environment Agency	13. Growth at Melton Mowbray	Chapter 13 - A traffic model has been prepared and used to assess the possibility of a bypass for the town.
Environment Agency	13. Growth at Melton Mowbray	Chapter 13 - We will need to be satisfied that the bypass could pass the exception test as set out in PPS25. To enable us to consider this important issue further we require a Flood Risk Assessment (possible including hydrodynamic modelling).
Environment Agency	13. Growth at Melton Mowbray	Chapter 13 - We consider it necessary that the matter of the bypass is addressed as a matter of some urgency.
Griegs Limited	13. Growth at Melton Mowbray	Chapter 13 - Housing construction only when bypass available.
Councillor Matthew O' Callaghan	13. Growth at Melton Mowbray	Chapter 13 - Most if not all the bypasses in Leicestershire have been government funded. It is for this reason that I also disagree with the proposition of linking the growth of housing direction to the bypass.
Mr B W Ludwig	13. Growth at Melton Mowbray	Chapter 13 - There is no reason why the development of Melton Mowbray's extra 1000 homes should not be to the North with the bypass to the East or South. The two aspects do not have to be adjacent.
Mr J Moore	13. Growth at Melton Mowbray	Chapter 13 - Whilst recognising the aspiration for a bypass and ultimately a full ring road, from the evidence, we doubt whether a bypass will offer such a significant benefit that it should be one of, if not the, principle determinants in deciding where future housing development should be located (and in what quantity). Yet the first bullet point in paragraph 13.11 (ahead of any housing-related consideration) is that a housing extension to Melton Mowbray 'must help meet community aspirations' by 'making a significant contribution to the provision of a Melton Mowbray bypass.
Gwynneth M Whitehouse	13. Growth at Melton Mowbray	Chapter 13 - Seriously question the wisdom of conflating future housing development and the aspiration for a bypass.
Highways Agency	13. Growth at Melton Mowbray	Chapter 13 Q1 - Concern is also raised in terms of the phasing of development in light of the fact that the public funding for the bypass would not be forthcoming until the period between 2011 and 2016 as identified in the RSS. This raises the question as to the authority meeting the ability to accommodate this growth prior to the construction of the bypass.
Melton Mowbray And District Civic Society	13. Growth at Melton Mowbray	Chapter 13 - It is not realistic to suppose that housing will pay for a bypass. This was attempted when a new village was proposed on the airfield. Market forces will determine how quickly houses are built. If there is a slowing in the market, we may be left with groups of homes isolated with no facilities, transport, etc. The bypass needs to come first, paid for by public money. Any kind of phasing agreement with developers is like to become a casualty of market forces, and the result will be chaos. How were the by passes at Market Harborough, Rearsby and Sysonby financed? The Draft Regional Plan identifies 'Transport Investment Priorities for the Three Cities Sub-area which includes Melton. In the period 2006/2016 the Melton Mowbray Bypass is the only road scheme where the delivery mechanism is shown as 'LTP/Private Sector'. Why should other schemes be totally publicly funded and not have to have recourse to the private sector?

APPENDIX E

Consultee	Chapter	Representation
Melton Mowbray Chamber Of Trade	13. Growth at Melton Mowbray	Chapter 13 - We ask that a ring road is included as a specific requirement of the Framework rather than the sectional but incomplete bypass options currently included.
Mr & Mrs D Perrin	13. Growth at Melton Mowbray	Chapter 13 - Disagree with advantages of minimising HGV passing through town. This depends on which Bypass route. Only a full ring road would solve the problem.
Mr & Mrs D Perrin	13. Growth at Melton Mowbray	Chapter 13 - It is now time for Kirby Bellars to have a bypass if options A, B or C are used.
Mr Geoffrey Child	13. Growth at Melton Mowbray	Chapter 13 - More traffic down Burton Road, Burton Street and Leicester Street - a western bypass would relieve this better than the others.
Mr M Howard	13. Growth at Melton Mowbray	Chapter 13 - A ring road is not necessary, provided the bypass links the appropriate roads.
Mr W Boardman	13. Growth at Melton Mowbray	Chapter 13 - There is no option for a bypass from the A606-A606.
David Wilson Estate	13. Growth at Melton Mowbray	Chapter 13 - We note that at this stage the evidence base on which the Core Strategy selected SUE will be formulated has yet to be completed, we therefore reserve the right to comment further as appropriate.
Highways Agency	13. Growth at Melton Mowbray	Chapter 13 - Q2 - It needs to be demonstrated that options to introduce sustainable modes of travel have been applied to the growth scenarios and assessed through the Melton traffic model to ensure that the Core Strategy has considered the relative sustainability of each location.
Shaun Hazlewood	13. Growth at Melton Mowbray	Chapter 13 - The delineation of the urban area for Melton Mowbray is clearly intended to be diagramatic and whilst the use of such a presentation is in many ways appropriate some better understanding of what is included in the urban area could be material to representations made, if this is not available until further LDDs are produced it may be too late to influence matters.
Mr B W Ludwig	13. Growth at Melton Mowbray	Chapter 13 - There is no reason why the development of Melton Mowbray's extra 1000 homes should not be to the North with the bypass to the East or South. The two aspects do not have to be adjacent.
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Asfordby Parish Council	14. Planning Obligations and Tarrifs	Chapter 14 - All developer contributions should be spent in the parish/village where the development is taking place and the Parish Council should be able to influence any decisions on expenditure as well as being able to seek developer contributions in their own right.
English Heritage	14. Planning Obligations and Tarrifs	Chapter 14 The provision of open space should be considered in the context of the provision of wider, multi functional green infrastructure, which could include SUD's, historic sites, wildlife corridors and river valleys etc.
Griegs Limited	14. Planning Obligations and Tarrifs	Chapter 14 - The present financial situation with the building companies coming to an almost complete stop, would mean that there has to be some very serious rethinks about the whole of the core strategy. I heard recently of a housing site of 500 houses that was sold for £1 due to the obligations that had been agreed on the site, thus creating a negative value. I am afraid this sort of action in the future would mean that no development would be taking place as land owners would not be prepared to sell their land.
King Sturge	14. Planning Obligations and Tarrifs	Chapter 14 - Planning obligations and tariffs should be subject to public consultation published as a "Developer Contributions Guide" as a matter of urgency.
Leicestershire County Council	14. Planning Obligations and Tarrifs	Chapter 14 - The Core Strategy would benefit from a more comprehensive and detailed explanation of the developer contributions processes and procedures. It also needs to reflect the changes to developer contributions, for example, the governments proposed planning charge or Community Infrastructure Levy (CIL). The County Council's Statement of Requirements for Developer Contributions in Leicestershire' (SRDL) provides a consistent and integrated framework and procedure for developer contributions to ensure the adequate provision of infrastructure and services for new developments. The SRDCL should form the basis for inclusion or adoption in full or in part as a more robust and comprehensive developer contribution policy within the Core Strategy or within a separate SPD on developer contributions. An Infrastructure plan is currently being prepared on a County wide basis by the County Council to ensure joined-up understanding of future infrastructure needs, facilitate co-ordinated delivery, make most effective use of available funding and support the delivery of development sites.

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Consultee	Chapter	Representation
Leicestershire County Council	14. Planning Obligations and Tarrifs	There is reference to developer contributions and tariffs in the title of Chapter 14 Planning Obligations and Tariffs. However there is no detailed reference to the tariff in the text (paragraphs 14.1 -14.3). The Core Strategy would benefit from a more comprehensive and detailed explanation of the developer contributions processes and procedures. It also needs to reflect the changes to developer contributions, for example, the governments proposed planning charge or Community Infrastructure Levy (CIL).
Leicestershire County Council	14. Planning Obligations and Tarrifs	The County Council's 'Statement of Requirements for Developer Contributions in Leicestershire' (SRDCL) provides a consistent and integrated framework and procedure for developer contributions to ensure the adequate provision of infrastructure and services for new developments. It also provides a protocol for the developer contributions consultation process between the County Council and the Borough Council. The SRDCL should form the basis for inclusion or adoption in full or in part as a more robust and comprehensive developer contribution policy within the Core Strategy or within a separate SPD on developer contributions. It should be adaptable to future changes and cross referenced with policies for major development proposals. This will enable developer contributions to be considered overall. The resulting levels and types of contributions secured should provide adequate provision for infrastructure and service requirements, particularly for significant local and strategic development, for the benefit of the local community.
Leicestershire County Council	14. Planning Obligations and Tarrifs	The developer contributions policy also needs to address major developer contribution requirements through for example, master-planning, frontloading, pre applications enquiries and/or negotiations. Developer contributions must be applied to specific purposes/facilities/infrastructure and this should be reflected within an amended policy.
Melton Mowbray And District Civic Society	14. Planning Obligations and Tarrifs	Chapter 14 - Every development needs a community focal point and easy access to services. With the added cost of contributions for schools, libraries, and other services, the cost of the bypass on top of this will make housing in Melton even less affordable. How much will each house have to contribute?
Mr & Mrs Sparrow	14. Planning Obligations and Tarrifs	Chapter 14 - Decisions on housing land allocations should not be driven by the expectation of planning gain. They need to stand the long term test of sustainability.
Mr M Powderly	14. Planning Obligations and Tarrifs	Chapter 4 - Q14 - what real influence does the LPA have in ensuring that our one remaining hospital is steadily improved in services, protection of the environment etc.
Sport England	14. Planning Obligations and Tarrifs	Chapter 14 Q1 - Sport England considers that Core Strategies should set out the strategic approach towards developer contributions via planning obligations.
Sport England	14. Planning Obligations and Tarrifs	Chapter 14 Q2 - Sport England welcomes the reference to the LDF providing the opportunity to standardise the way planning obligations can be used to set out new requirements for recreation and open space.
Sport England	14. Planning Obligations and Tarrifs	Chapter 14 Q3 - We would recommend that the detailed approach is contained within a separate SPD for Melton, but it is not clear if that will be provided as a revised version of the existing SPG for Developer/contributions in Leicestershire.
The Theatres Trust	14. Planning Obligations and Tarrifs	Chapter 14 (Q1) - The document sets out 'new requirements for contributions to recreation and open space, affordable housing, nature conservation and the proposed Melton Mowbray bypass.' The only policy option dealing with developer contributions is Option 9E for housing. Does this text refer to the Statement of Requirement for Developer Contributions in Leicestershire? This is not clear. There should be a policy option for developer contributions in the Core Strategy to reflect the text on page 47.
William Davis Limited	14. Planning Obligations and Tarrifs	Chapter 14 - A contribution towards the management costs of calculating potential planning obligations is both unreasonable and unacceptable. These are infrastructure requirements requested directly by the LPA they should have to meet their own management costs and believe it unjust to require developers to pay.



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