

Chapter 9 – Managing Development

Chapter 9 – Managing Developments – Overall Comments

Answer	Response ID	If you would like to comment on this chapter as a whole please do so here. - Add comments about the whole chapter	Officers Comments	Recommended Changes to Chapter (where applicable)
Angus Smith	ANON-BHRP-4HZK-D	<p>Reasonably well constructed and generally flows. Point on Massing, - I would like to comment from personal experience that the restriction on massing has created some abortions of design not empathetic with surroundings - Prime examples on Grantwood road Melton - I am sure there are others where the Planning officer only views massing rather than the impact he has had in enforcing a change that neither serves the applicant or the local aesthetic.</p> <p>I think Prince Charles had it when he referred to carbuncles being created.</p>	Obviously massing forms part of the considerations regarding design. Layout and its relations with surroundings also form part of the consideration and applications would have to satisfy that neither will be unacceptable.	
Mr John Brown	ANON-BHRP-4H4Z-P	Every application should be assessed on a case by case basis. Any new builds should blend into the existing community (e.g. style, materials, etc). Village boundaries must be protected, along with green spaces, play areas and allotments. The environment and wildlife must be considered at all times.	It is a legal requirement that every application is considered on a case by case basis. New Builds do not have to blend seamlessly into the existing built form, but they must pay due regard to the character of the area and this may be achieved through matching styles or materials. However the NPPF requires that scope is retained to accommodate innovative and novel design. The presence of historic buildings may amplify this requirement. The Borough Council is no longer perusing village boundaries/envelopes as a mechanism to control development. Instead a policy on approach will be used to limit development in undesirable areas. The loss of functional green space will often be a material consideration when deciding a planning application, however, due to updated government guidance very few green spaces can now be protected using the “Local Green Space” designation. Environmental Sustainability forms one of the three strands of Sustainability as defined by the NPPF and as such should always be a consideration of a planning application.	
Lesley Judith	ANON-	Definitely want to keep to and respect village	The Borough Council is no longer perusing village	

Chapter 9: Managing Development

Twigg	BHRP-4HEH-N	envelopes The rest of the design aspirations are fine especially if we can do them in the neighbourhood plan	boundaries/envelopes as a mechanism to control development. Instead a policy on approach will be used to limit development in undesirable areas.	
Mark Colin Marlow	ANON-BHRP-4HEJ-Q	Residents in rural areas should have much more say in developments in their areas. There is very little need for agricultural workers housing. Most agricultural workers spend all day in a machine anyway, so why do they need to live in the country? There should be much stronger controls on the change of use to equestrian for land. There should be stronger controls on change of use for buildings in rural areas.	Residents of the Borough are free to create Neighbourhood Plans (Many already have) which is designed to enable this. The impetus with a Planning Application for an agricultural workers dwelling is with the applicant to prove the <u>need</u> to be in that location. Difficult to stop farmland being used for equestrian due to the use class of both. Much can be done to an agricultural building without a planning permission through use of the GDPO.	
Anthony Thomas	ANON-BHRP-4HFX-6	Resurrect Village Envelopes so everyone knows where developments may be initially acceptable. Resurrect Green Belts so everyone knows where developments may be initially acceptable.	The Borough Council is no longer perusing village boundaries/envelopes as a mechanism to control development. Instead a policy on approach will be used to limit development in undesirable areas. Green belt a specific policy tool that only applies to certain parts of the country, there is no green belt in the Borough of Melton.	
Susan Love	ANON-BHRP-4HZP-J	I support 9.4 - particularly 9.3.17 Planners must be robust in applying all the ideals of this chapter. The rural areas must be protected from the standard mass builder development - barrack style homes in straight lines around a pointless imitation village green. Street layouts should be curving and interesting generating a variety of different sized gardens and homes with privacy from neighbouring windows.	Comments noted. It is intended this Policy will encourage and allow the Council to secure high quality development	
Julie Moss	ANON-BHRP-4HM5-A	You must take into account all resident's views not a select few before you make a final decision on the development area.	Decisions will be taken in view of public consultation and also the evidence base produced by the Borough Council in support of the Local Plan.	
Geoff Platts – Environment	ANON-BHRP-	Paragraph 9.4.2 - remove the word "urban" from "sustainable urban drainage systems"	Comment noted	Remove the word "urban" from "sustainable urban drainage systems".

Chapter 9: Managing Development

Agency	4HFU-3			
Deborah Caroline Adams	ANON- BHRP- 4H38-K	If the Town envelope has been removed then village envelopes should also be removed. Indeed in a lot of cases the village envelope is acting more as a strangle noose preventing the appropriate development of the village to ensure its survival.	Village envelopes have been removed as per the draft local plan. A policy approach will now be used to control development.	
Shelagh Woollard	ANON- BHRP- 4HB5-Y	Village envelopes should be retained. Strict Conditions re. keeping all trees, hedgerows already in situ should be imposed with heavy penalties for those who contravene in any way.	The Borough Council is no longer perusing village boundaries/envelopes as a mechanism to control development. Instead a policy on approach will be used to limit development in undesirable areas. This is unlikely to be in accordance with Government legislation, which states conditions must be; <ul style="list-style-type: none"> • necessary to make the development acceptable in planning terms • directly related to the development; and • fairly and reasonably related in scale and kind to the development. It is not the case that on all sites, trees and hedges should be retained and in any event many can be removed without permission. Penalties for transgression of enforcement powers we set in law. The LP can not introduce a supplementary penalty system at the local level.	
Clair Ingham	ANON- BHRP- 4HMZ-F	I agree that the local communities should influence designs of future development and careful consideration should be given to ensure that the development is required and in keeping with the rest of the area	Comments noted	
Sharon Gustard	ANON- BHRP- 4H6K-9	The needs of the Melton town and the villages are very different and therefore statements such as 9.4.8 will invoke different answers from the residents of each location. In villages the creation of cul de sacs increases the village community feel and creates a support network between the residents; as does most small estates. Long permeable roads isolate residents and dispel the community spirit. Protecting Amenity 9.3.17 is a strong statement but it does not say how this will be achieved - any large	Comments noted. With smaller development cul-de-sacs may still be the most acceptable way to deliver housing. This Policy is more aimed at larger estate developments, and in particular the two Sustainable Urban Extensions. This is a general term and in some cases it may be that there is a slight loss of amenity. The important thing is to ensure that it is not an unacceptable loss of amenity and where possible losses in amenity are	

Chapter 9: Managing Development

		scale development will adversely affect the neighbours and nearby users through overlooking, loss of privacy, loss of light, loss of aspect, pollution and other forms of disturbance.	mitigated against.	
Colin Love	ANON-BHRP-4HBR-V	All excellent in intention BUT the implementation of such objectives may well be another matter when faced with developers bent on pursuing getting away with the minimum design and build standards possible. For example - ensuring that as much skill as possible is designed OUT of all construction. Hence the demand for 'straight liners' - largely unskilled brick layers who only know how to lay bricks in straight lines!	This Local Plan looks to give the Borough Council the tools to promote good development and resist negative/poor development.	
Alan and Heather Woodhouse	ANON-BHRP-4HMQ-6	We have lived in Long Clawson for 31 years. In that time the largest impact and change to the 'feel' and density of life in the village has been infill. All inner village farmyards have gone - sold for prime 'inner envelope' housing developments by farmers able to relocate out of envelope developments by virtue of agricultural development status. This is in contrast to nearby Hickling where many inner village farmyards remain. We now face so many problems with development within the existing body of the village, that only selected development on some outskirts is workable and would receive our support.	This summarises one of the reasons why the Borough Council has taken the step to remove the village envelopes and replace them with a policy on approach to control development. It is hoped this will help prevent the issues in your response. The replacement approach (Policy SS3) recognises environmental factors including open areas within villages and creates the remit to resist development where its loss would be harmful	
Mick Jones	ANON-BHRP-4H6N-C	My only comment is reference to density of housing. This should be sympathetic to its surroundings but should also include reasonable sized gardens to allow children to develop within a safe environment, to enjoy the open space until they are old enough to progress further afield.	These issues are handled at the application stage and it is intended that the Local Plan will be used as a tool to ensure appropriate housing density.	
John William Coleman	ANON-BHRP-4H6C-1	Equestrian activities already contribute significantly to the economy of the borough via numerous riding establishments, privately owned horses and hunts, all involving regular spending on feed, grazing, equipment, vet services, farriers, etc. With the long-established equestrian traditions in the county and borough, there is potential to develop this further with equestrian tourism, which could be based on existing riding centres, perhaps enhanced with B&Bs catering for equestrian clients. This would be facilitated by an enhanced network of off-road riding	Comments noted. The Local Plan contains a specific policy stating what the Borough Council would expect from an application proposing the development of Equestrian Facilities to help guide appropriate equestrian development.	

Chapter 9: Managing Development

		routes, as identified under EN3.		
Martin Alderson	ANON-BHRP-4HHU-5	I understand that all councils are under pressure to provide more land for building. My concerns are that if it grows too quickly and inappropriately that Melton will loose its soul. Also that when the government imposes fracking on us in the near future, that all the green ideals will be lost and that the consequential loss of value caused to existing and future developments will result in considerably less funding being available than anticipated, which will severely degrade any plans for infrastructure improvements, thus making worse the living conditions of our fellow citizens. This being on top of the industrialisation and pollution of our environment including our tourism and equestrian sectors. Your plan will be for nothing if it is usurped by this coming insanity.	The Borough Council is working to a target of 245 dwellings per annum across the Borough, which is based on the needs of the Borough itself. To date the Borough Council has received no applications for fracking, with no immediate sign of this changing. Any applications will be dealt with as per the statutory process. They are however 'County Matters' and governed by the Leicestershire Minerals and Waste Local Plan	
Anthony Barber	ANON-BHRP-4H6R-G	This refers at some points to "urban" e.g D1b, which to me re-enforces the failure to recognise very different needs for urban centres and rural communities. D1d is paramount and should preclude the use of any village site which does not have community support.	Urban Design is recognised terminology for design and it can be applied to both rural and urban locations. There is an acute understanding of the difference between Melton Mowbray and its Rural hinterland. Unfortunately just because an application does not have community support, does not make it unacceptable in Planning Terms. However, issues raised by the community through consultation may go against it during consideration. Local groups are able to make legal documents which reflect more closely local opinions. This is called a Neighbourhood Plan and at present there are 12 designated areas across the Borough.	

Policy D1 – Raising the standards of design



Option	Total	Percent of All
Support	41	9.011%
Object	1	0.2198%
Support with observations	26	5.714%
Other	5	1.099%
Not Answered	382	83.96%

Answer	Response ID	Opinion on EC8	Comments	What changes would you like to see made to this policy?	Officers Comments	Changes to Policy
Robert Ian Lockey	ANON-BHRP-4H3G-2	Other	d, e and f are reasonably concrete. The others are all nebulous and subjective. Why does the standard of design need to be raised? What aspects of current design are considered inadequate?	Specify that rectilinear grid street patterns are to be avoided, pedestrian and cycle ways should face the front, not the backs of properties. Refer to Design Council standards.	The title is, in part, a reaction to negative comments regarding recent developments in the Borough.	Specify that rectilinear grid street patterns are to be avoided, pedestrian and cycle ways should face the front, not the backs of properties. Refer to Design Council standards.

Chapter 9: Managing Development

Angus Smith	ANON-BHRP-4HZK-D	Support	Support this wholeheartedly	None	Comment noted.	
John David Smith	ANON-BHRP-4H4X-M	Support with observations	D1 (g). No reference to CCTV. Is this part of the consideration?	None.	Large scale residential planning applications have the Police as a consultee and they will indicate additional measure/changes if needed.	
Mr John Brown	ANON-BHRP-4H4Z-P	Support with observations	All new builds should be sympathetic to the surrounding area, so that they blend in. Wildlife and environmental factors should be considered at all times. Village boundaries should not be altered.	See above.	<p>New Builds do not have to always be sympathetic to the existing built stock, but they must pay due regard to the character of the area and this may be achieved through matching styles or materials. The presence of historic buildings may amplify this requirement.</p> <p>It is a legal requirement that every application is considered on a case by case basis. New Builds do not have to blend seamlessly into the existing built form, but they must pay due regard to the character of the area and this may be achieved through matching styles or materials. However the NPPF requires that scope is retained to accommodate innovative and novel design. The presence of historic buildings may amplify this requirement. The Borough Council is no longer perusing village boundaries/envelopes as a mechanism to control development. Instead a policy on approach will be used to limit development in undesirable areas. The loss of functional green space will often be a material consideration when deciding a planning application, however, due to updated government guidance very few green spaces can now be protected using the "Local Green Space" designation. Environmental Sustainability forms one of the three strands of Sustainability as defined by the NPPF and as such should always be a consideration of a planning application.</p>	
Mark Colin Marlow	ANON-BHRP-	Support with	Rural developments should have much more parking made available. New properties should have adequate	Designs that provide more than adequate parking for residents and visitors.	Adequate parking certainly would be one of the requirements of a residential planning	Look to highlight the importance of parking provision.

Chapter 9: Managing Development

	4HEJ-Q	observations	parking for residents and visitors. Off road parking is vitally important in rural areas as parking on the side of the road is potentially very dangerous.		application.	
Susan Love	ANON-BHRP-4HZP-J	Support with observations	<p>Fully support - particularly a, d, and e.</p> <p>The model of development to avoid is the unsympathetic Barratt's development in Belvoir Rd Bottesford where -</p> <p>Land has been artificially raised to prevent flooding (and possibly cause flooding elsewhere) results in increased ridge height which makes the development have a more adverse impact on the surroundings.</p> <p>Drainage from the raised site through pipes into 4" of new 'no-man's land' between Barratt's and the existing neighbours.</p> <p>Houses built in a barrack style of straight street lay-out with small gardens even for the larger houses.</p> <p>A POS attached which has been so badly designed that it is filling with standing water.</p> <p>This should be photographed and used as an example of exactly what shouldn't be allowed in new development.</p>		Comments noted.	
Moira Hart	ANON-BHRP-4HU7-M	Support with observations	All new developments, especially in the villages, MUST be in-keeping with the character of the village and surrounding properties. The trend for 2 ½ high dwellings should be discouraged. Consideration should be for larger gardens to encourage "garden plots". Also garages / drives		Some of the more specific items here would be best highlighted through a Neighbourhood Plan.	

Chapter 9: Managing Development

			with new build and should help to encourage off road parking in residential areas.			
Christine Larson	ANON-BHRP-4HUU-J	Support with observations	Design should consider the local vernacular and materials used for construction as well as design.	Add that design should consider the local vernacular and materials used locally for construction as well as design.	The points are covered in D1C and supporting text, though through differing terminology.	
Moira Hart – Clawson in Action	ANON-BHRP-4HBM-Q	Support	We feel that 2 ½ storey dwellings are not in keeping in the rural villages as they tend to dominate over the established village properties.		These considerations may be applied at application stage dependent on the scheme, through design, streetscape and amenity. It is unlikely the Local Plan would wholesale ban such development. There are examples in many villages of historic 2 ½ and 3 story development.	
Kenneth Bray	ANON-BHRP-4HBX-2	Support with observations	It is important that this means what it says. These fine words have existed before but MBC has allowed much poor design in the past.		The Local Plan is a legal document and will be applied as such, unless material considerations determine otherwise.	
Susan Herlihy	ANON-BHRP-4HE3-Z	Support with observations		Could mean we don't have those estates with minute roads and standard boxes. Redesign the council offices?	Comments noted.	
Deborah Caroline Adams	ANON-BHRP-4H38-K	Other	Hopefully point (a) above will mean that where an adjacent development does not contain 2.5 or 3 storey housing, the new development will also not contain 2.5 or 3 storey housing.	What happens if the development proposals do not meet the above criteria?	It is difficult to make such assumptions, for example if there was an estate of bungalows, it would not necessarily present an estate of traditional housing being built next door. However, if it is deemed that the presence of 2.5-3 storey housing would be dominant, of poor design and/or out of character then the application can be revised on these grounds. The NPPF dictates that applications that do not adhere with the Development Plan (of which an adopted Local Plan forms part) should not be approved, unless material considerations indicate otherwise.	
Shelagh Woollard	ANON-BHRP-4HB5-Y	Support with observations	Developers sometimes gain planning permission for a development, than keep submitting further applications until eventually the development no		Unfortunately the planning system allows this. Each application must be considered on its merits and simply because it changes the original application does not always take it to	

Chapter 9: Managing Development

			longer resembles that for which permission was initially granted. Stricter control needs to be kept on this aspect - which each application being referred back to what was originally submitted in order that the finished product is still in keeping with the surroundings.		being unacceptable in planning terms. There is benefit in allowing flexibility of this notion in a way that develops and responds to market trends and customer demands. Obviously the Borough Council will always refuse any application wherein it feels it is unacceptable.	
Clair Ingham	ANON-BHRP-4HMZ-F	Support	I think it is important to ensure any development is fitting to the local area and minimise the effects on the area and neighbouring properties	None	Comments noted.	
Melanie Steadman	ANON-BHRP-4HFE-K	Support with observations	Design should be in line with guidance set out in the Neighbourhood Plan, which is more specific to an area. Also, the width of roads, certain house builders put very narrow roads in. More than adequate parking would also be a bonus.	Above.	Comments noted. Roads usually at the jurisdiction of County Highways, who have guidance on roadways and parking.	
Richard Cooper – HSSP Architects	ANON-BHRP-4HMY-B	Support with observations	C) - wider context needs to be assessed to ascertain if there is anything of relevance to new development as a starting point - too much of a blanket statement on its own.	Add - an assessment of the wider context should be made and buildings and developments should respond to this where this is appropriate.	Unfortunately this terminology is vague as it will vary from place to place. Greater description of what exactly defines the area and as such how development should be designed can be added through a community led neighbourhood plan.	
Sheryl Smart	ANON-BHRP-4H1G-Z	Support with observations	Again, needs the planning department to visit and work with communities before approval		The planning application process requires a site visit and scope for community comments during a consultation period.	
Richard Simon – Bottesford Parish Plan Neighbourhood Plan Steering Group	ANON-BHRP-4HUB-Y	Support with observations		9.4 (p156-159) Replace 'should' with 'must' to maintain control. 9.4.8 Avoidance of 'Off the peg' house designs , loop roads and cul-de-sacs Omit '..unless there are no other solutions' 9.4.10 Fronts of houses also facing rivers, footpaths etc. (CABE advice) 9.4.12 Scale and massing of buildings Density must be less than 30/Ha for rural areas, balance by use of semis and terraces. A survey carried out by the Bottesford Neighbourhood Plan Steering Group found that -	It is considered that should in this instance is acceptable, as there may be instances where material considerations indicate that a development cannot meet certain criteria. It is considered that this terminology is acceptable, many smaller developments are not of a size that would allow access by any other means then cul-de-sac. It is considered that this is covered within "other public spaces" It is hoped that such work will help influence	Look at possibility of including a density target for rural areas. Whilst recognising that site-specific assessment is always necessary.

Chapter 9: Managing Development

			<p>96% of respondents agreed that developments should avoid increasing the intensity of the village.</p> <p>93% agreed that developments should avoid regular roof heights and roof lines and follow the village pattern of irregular roof lines and varying building shapes and heights.</p> <p>97% agreed that the parish has grown organically, in a way sympathetic to the landscape. Developments should be appropriate to the shape and topography of the land rather than in hard edged, squared off, estates.</p> <p>93% of respondents agreed that builders should be encouraged to use a mix of traditional materials within a diversity of designs to reflect the local style and character.</p> <p>9.4.13 Density less than 30/Ha for rural areas balance by use of semis and terraces, larger gardens consider narrower, winding roads to limit speed 9.4.14 Design and Materials - supported 9.4.16 Building and development in context - supported 9.4.17 Does not adversely affect neighbours - supported</p> <p>A survey carried out by the Bottesford Neighbourhood Plan Steering Group found that 96% of respondents agreed that developments should be sympathetic to the village character and style and should use materials, signage, road surfaces, street furniture, etc of a village and not those more associated with suburban and urban settings.</p>	<p>the outcome of the Bottesford Neighbourhood Development Plan, especially in areas wherein the Local Plan cannot be as prescriptive, for example specific design features.</p>	
Richard Simon	ANON-BHRP-4HZC-5	Support with observations	<p>9.4 (p156-159) Replace 'should' with 'must' to maintain control. I realise this is probably from the NPPF but a number of these issues should be required and not open to debate.</p> <p>9.4.8 Avoidance of 'Off the peg' house designs ,</p>	<p>It is considered that should in this instance is acceptable, as there may be instances where material considerations indicate that a development cannot meet certain criteria.</p>	

			<p>loop roads and cul-de-sacs Omit ‘..unless there are no other solutions’</p> <p>9.4.10 Fronts of houses also facing rivers, footpaths etc. (CABE advice)</p> <p>9.4.12 Scale and massing of buildings Density must be less than 30/Ha for rural areas, balance by use of semis and terraces.</p> <p>A survey carried out by the Bottesford Neighbourhood Plan Steering Group found that - 96% of respondents agreed that developments should avoid increasing the intensity of the village.</p> <p>93% agreed that developments should avoid regular roof heights and roof lines and follow the village pattern of irregular roof lines and varying building shapes and heights.</p> <p>97% agreed that the parish has grown organically, in a way sympathetic to the landscape. Developments should be appropriate to the shape and topography of the land rather than in hard edged, squared off, estates.</p> <p>93% of respondents agreed that builders should be encouraged to use a mix of traditional materials within a diversity of designs to reflect the local style and character.</p> <p>9.4.13 Density less than 30/Ha for rural areas balance by use of semis and terraces, larger gardens consider narrower, winding roads to limit speed</p> <p>9.4.14 Design and Materials - supported</p> <p>9.4.16 Building and development in context - supported</p> <p>9.4.17 Does not adversely affect neighbours - supported</p> <p>A survey carried out by the Bottesford Neighbourhood Plan Steering Group found that</p>	<p>Again it is considered that this terminology is acceptable, many smaller developments are not of a size that would allow access by any other means then cul-de-sac.</p> <p>Believe this is covered within “other public spaces”</p> <p>It is hoped that such work will help influence the outcome of the Bottesford Neighbourhood Development Plan, especially in areas wherein the Local Plan cannot be as prescriptive, for example specific design features.</p>	
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Chapter 9: Managing Development

			96% of respondents agreed that developments should be sympathetic to the village character and style and should use materials, signage, road surfaces, street furniture, etc of a village and not those more associated with suburban and urban settings.		
Richard Simon – Bottesford Parish Council	ANON-BHRP-4H1W-G	Support with observations	<p>9.4 (p156-159) Replace ‘should’ with ‘must’ to maintain control.</p> <p>9.4.8 Avoidance of ‘Off the peg’ house designs, loop roads and cul-de-sacs Omit ‘..unless there are no other solutions’</p> <p>9.4.10 Fronts of houses also facing rivers, footpaths etc. (CABE advice)</p> <p>9.4.12 Scale and massing of buildings Density must be less than 30/Ha for rural areas, balance by use of semis and terraces.</p> <p>A survey carried out by the Bottesford Neighbourhood Plan Steering Group found that - 96% of respondents agreed that developments should avoid increasing the intensity of the village.</p> <p>93% agreed that developments should avoid regular roof heights and roof lines and follow the village pattern of irregular roof lines and varying building shapes and heights.</p> <p>97% agreed that the parish has grown organically, in a way sympathetic to the landscape. Developments should be appropriate to the shape and topography of the land rather than in hard edged, squared off, estates.</p> <p>93% of respondents agreed that builders should be encouraged to use a mix of traditional materials within a diversity of designs to reflect the local style and character.</p> <p>9.4.13 Density less than 30/Ha for rural areas balance by use of semis and terraces, larger gardens consider narrower, winding roads to limit speed</p>	<p>It is considered that should in this instance is acceptable, as there may be instances where material considerations indicate that a development cannot meet certain criteria.</p> <p>Again it is considered that this terminology is acceptable, many smaller developments are not of a size that would allow access by any other means then cul-de-sac.</p> <p>Believe this is covered within “other public spaces”</p> <p>Comments noted. It is hoped that such work will help influence the outcome of the Bottesford Neighbourhood Development Plan, especially in areas wherein the Local Plan cannot be as prescriptive, for example specific design features.</p>	

Chapter 9: Managing Development

				<p>9.4.14 Design and Materials - supported 9.4.16 Building and development in context - supported 9.4.17 Does not adversely affect neighbours - supported</p> <p>A survey carried out by the Bottesford Neighbourhood Plan Steering Group found that 96% of respondents agreed that developments should be sympathetic to the village character and style and should use materials, signage, road surfaces, street furniture, etc of a village and not those more associated with suburban and urban settings.</p>		
John Rust	ANON-BHRP-4HUV-K	Support	Design should consider the local vernacular and materials used for construction as well as design.		Comment noted	
Sharon Gustard	ANON-BHRP-4H6K-9	Support		<p>All new developments should be specified to include renewable energy sources and Melton Borough Council should set a national example of how this can be achieved to protect our environment in the future.</p> <p>Developments should be carbon neutral.</p>	Other policies in the plan have similar aims. Unfortunately changes to the planning system means Councils are less able to pursue such an agenda.	
Colin Love	ANON-BHRP-4HBR-V	Support	<p>There should be the provision of allotments for sustainable food supply</p> <p>There should be the requirement to plant new trees and hedging within developments to reduce the calculated negative impact of local fuel emissions.</p> <p>Developments should require the minimum of light pollution - especially in rural developments</p> <p>Developers must be required to ensure that all gardens have sufficient depth of clean top soil for meaningful gardening</p> <p>All house designs should have adequate storage facilities for domestic goods such as suit cases and 'rested'</p>	See above	<p>It is considered that should in this instance is acceptable, as there may be instances where material considerations indicate that a development cannot meet certain criteria.</p> <p>Again it is considered that this terminology is acceptable, many smaller developments are not of a size that would allow access by any other means then cul-de-sac.</p> <p>It is considered that this is covered within "other public spaces"</p> <p>Comments noted. It is hoped that such work will help influence the outcome of the Bottesford Neighbourhood Development Plan, especially in areas wherein the Local Plan cannot be as prescriptive, for example specific design features.</p>	

Chapter 9: Managing Development

			children's toys - probably within roof spaces with appropriately designed access.			
Mick Jones	ANON-BHRP-4H6N-C	Support with observations	Again, a hedging within the wording. If you want something then specify it.	Remove the word should and replace it with will.	It is considered that should in this instance is acceptable, as there may be instances where material considerations or site characteristics indicate that a development cannot meet certain criteria.	
Angus Walker	ANON-BHRP-4HB4-X	Support with observations	The design of rural developments should be linked to respective Neighbourhood Development Plans	The design of rural developments should be linked to respective Neighbourhood Development Plans	Wherein there is a Neighbourhood Plan, this is the case, unless material considerations indicate otherwise.	
Elizabeth Ann Johnson	ANON-BHRP-4HGR-1	Support with observations	Shouldn't energy-saving elements of design (e.g. high standards of insulation and solar generation) be included?		These are included in the environment section of the plan and as thus not repeated.	
Cllr Martin Lusty - Waltham on the Wolds & Thorpe Arnold Parish Council and Neighbourhood Planning Group	ANON-BHRP-4HBZ-4	Support with observations	See below.	Special reference should be made to Conservation Areas and the need to blend with and conserve the character and setting of these designated areas.	Conservations areas already have special protection from the applicable legislation national policy. It was felt unnecessary therefore to duplicate within this policy here.	
Mr Steve Beard (on behalf of Sport England)	ANON-BHRP-4HGE-M	Support with observations	Sport England strongly endorse the policy embracing the 'Active Design' concept (see link below) to support the LP vision to increase levels of physical activity to help deliver physical and mental health improvement. It is suggested that all new housing developments should seek to develop the principles of 'Active Design'. http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/	Add ref. to Active Design as a concept that development should seek to deliver.	Comments noted	Add ref. to Active Design as a concept that development should seek to deliver.
Mary Anne Donovan	ANON-BHRP-4HUR-F	Object	There is nothing in here to address the real issues with design standards. Examine approaches used by Stamford,	Policies which address vernacular design, uniformity of design, materials, window size, rural design versus urban, etc.	The issues mentioned are already covered, if not with the same terminology, as are contained within the Local Plan. Neighbourhood Plans are able to better	

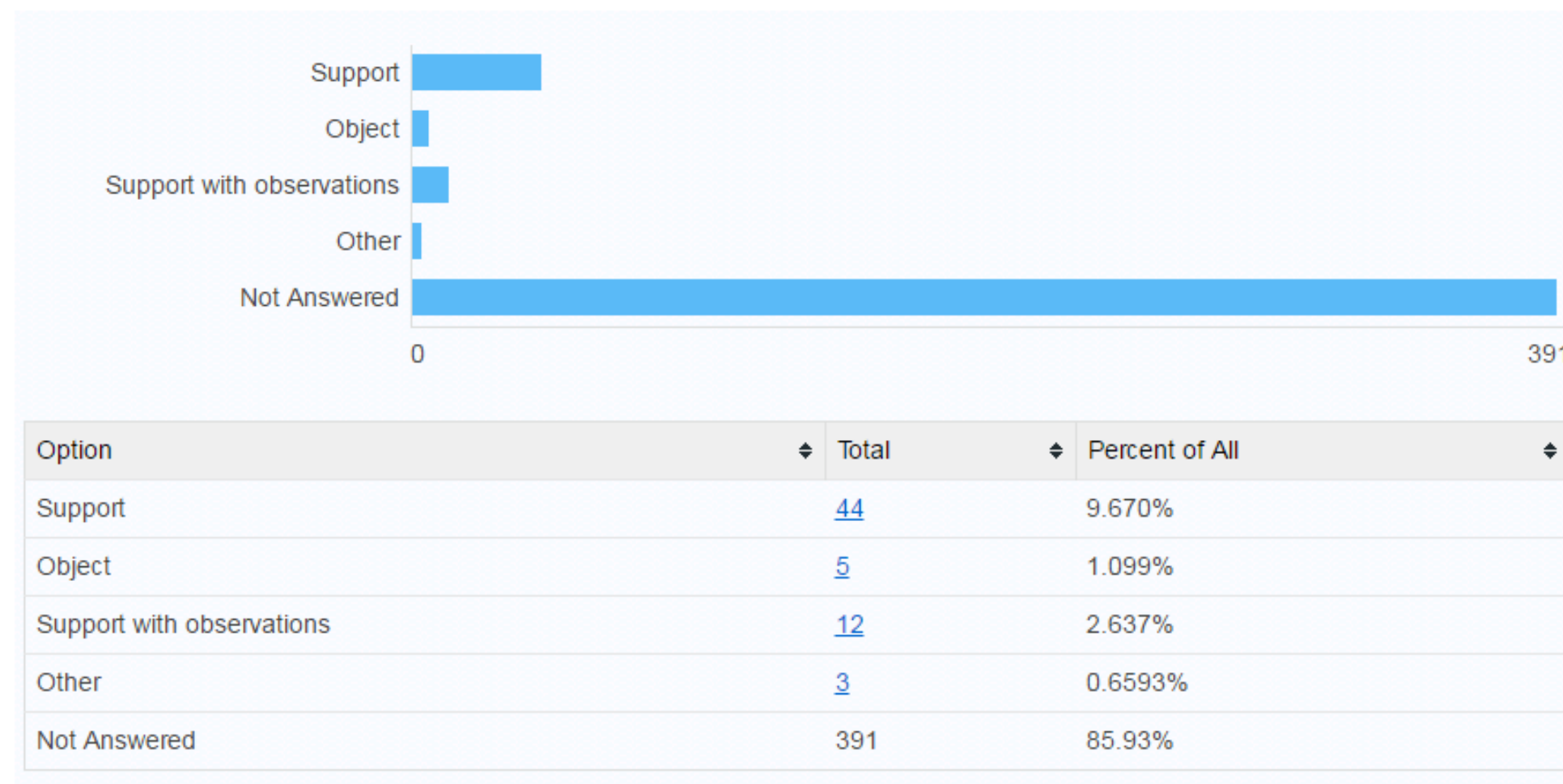
Chapter 9: Managing Development

			Lincs. v. Oakham Barleythorpe developments for design and materials. We should have more of the Stamford approach and policies can be examined in their Plan.	A statement of overall design quality we aim for, urban and rural. That which the plan make deem unacceptable in the town and rurally.	describe the vernacular of their area and as such what design parameters may be acceptable.	
Christopher John Noakes	ANON-BHRP-4HBK-N	Support		Reference to the use of local materials where appropriate, or complementary materials of construction.	This falls under Policy D1C, though not using the same terminology.	Look to add greater clarity and weight to D1, especially D1C.
James Brown – Rural Insight Ltd (on behalf of The Freeby Estate and various other landowners)	ANON-BHRP-4HHC-K	Support with observations	New dwellings should also incorporate environmental measures to 'raise the standard of design'.	New dwellings should also incorporate environmental measures to a greater level than the minimum required nationally in order to 'raise the standard of design' within the Borough.	Efforts to improve the environmental performance of new developments is included earlier in the plan, thus the need to not duplicate policies leading to its omission in this policy.	
Kerstin Hartmann	ANON-BHRP-4HGW-6	Support with observations	Urban design principles applied in rural communities? Again if Melton wants to create a Melton Brand than urban should be in town and countryside should be there to enjoy with a different landscape including different style housing developments.	differentiate between town and countryside, consider the Melton Brand as underlying principle to all new policies within the local plan	Unsure what is meant by Melton Brand. Urban Design is standard terminology for development, whether it be a single dwelling in a isolated location of a large sustainable urban extension. In this context urban refers to any built form.	
Anthony Barber	ANON-BHRP-4H6R-G	Support with observations	This refers at some points to "urban" e.g D1b, which to me re-enforces the failure to recognise very different needs for urban centres and rural communities. D1d is paramount and should preclude the use of any village site which does not have community support.		Urban Design is standard terminology for development, whether it be a single dwelling in an isolated location of a large sustainable urban extension. In this context urban refers to any built form.	
Margaret Jean Bowen	ANON-BHRP-4HHV-6	Support with observations	It does not go far enough.	As stated earlier far greater control of building materials and design features is needed to ensure the enhancement of the areas in which we live e.g., in a village which is comprised of red brick and iron stone the use yellow brick as a building material is, to say the least, unsympathetic and should never have been allowed.	This falls under Policy D1C, though not using the same terminology.	Look to add greater clarity and weight to D1, especially D1C.
Vic Allsop - Hoby with	BHLF-BHRP-	Other	The design of rural developments should be linked to respective		The law and planning system ensures wherein there is a made neighbourhood plan, any	

Chapter 9: Managing Development

Rotherby Parish Council	4HDH-M		Neighbourhood Development Plans		application must be assessed against it.	
Alan Pearson	BHLF-BHRP-4HDZ-6	Other	At a recent presentation at MBC the importance of maintaining character of the Borough, villages and town to maintain and increase visits, tourism, and an attractive place to live and work was deemed crucially important. On page 107 we have 2/3 of a page on tourism with character being mentioned once. Shouldn't there be more of a focus on the importance of the character and beauty of the town and Borough and how it must be retained at all cost? New developments should meet a high requirement of build and in keeping with the town's character and cosmetically attractive. One only has to think of Stamford in regard to maintaining character. Can we ensure the character issue is stipulated in all designing standards?		The Local Plans purpose is to guide development so that it is of a high quality and pays due regard to its surroundings. The plan through conservation and design policies will look to guide future development so that it makes a positive impact.	

Policy D2 – Equestrian Development



Answer	Response ID	Opinion on D2	Officers Comments	What changes would you like to see made to this policy?	Officers Comments	Changes to Policy
Robert Ian Lockey	ANON-BHRP-4H3G-2	Object	<p>It is not the Council's money that is at stake in this type of development, so why does it have an interest in its viability? What does the Council know that the developer doesn't?</p> <p>What is meant by 'sustainability credentials'?</p>	<p>The restrictions removed, with the exception of:</p> <p>The development will not have an overtly adverse effect on the landscape or the character of the area.</p> <p>The development, or effects resulting from the development, will not have an unacceptable impact on residential amenity.</p> <p>The development would not result in the loss of best quality agricultural</p>	<p>It is important that operations are financially viable, so we do not have the situation wherein an equestrian centre is built with associated infrastructure that then becomes obsolete in coming years, creating a visual intrusion on the landscape with no use.</p> <p>Sustainability is as per the NPPF definition that of the three strands, social, environmental and economic sustainability.</p> <p>For such reasons it is felt unnecessary to remove the</p>	

Chapter 9: Managing Development

				land	restrictions as per the comment.	
Angus Smith	ANON-BHRP-4HZK-D	Support with observations	This needs careful monitoring and management as - historically it has been used as a trojan horse for domestic housing development in open countryside without the strong business need or financial viability being proven in advance	Highlight more clearly the parameters that define financial viability and need. Need also to consider the impact of large horsebox movements on small side country lanes. Risk of backing up trucks onto main roads.	Comments noted. Traffic impacts and road safety are considerations in their own right and it is considered they do not need a policy lead to acquire applicability.	
John David Smith	ANON-BHRP-4H4X-M	Support with observations	Are bridleways being considered as part of this?	Consideration of bridleways.	No plans at present to look at an increase in Bridleways from the Borough Council.	
Lucy Flavin – Broughton and Dalby Parish Council)	ANON-BHRP-4H4T-G	Support with observations	Requires adequate roads to allow two horse boxes to pass when a facility expands.		Comments noted. Traffic impacts and road safety are considerations in their own right and it is considered they do not need a policy lead to acquire applicability.	
Mark Colin Marlow	ANON-BHRP-4HEJ-Q	Object	There is far too much equestrian development in this area	Equestrian developments should be given preference when they reduce the amount of horses on the roads. Equestrian developments should have specific rules regulating the amount of equestrian equipment that is left in the open. Brightly coloured fences and jumps are not pretty.	Equestrian activity is and is likely to remain an important employer and economic driver to the Borough and as such it is unlikely that beyond the criteria listed, the Borough Council would look to restrict equestrian development.	
Anthony Thomas	ANON-BHRP-4HFX-6	Support with observations		If the enterprise is to be a commercial activity then a business plan should be submitted with any application, together with an independently verified viability study stating the business should be viable and successful.	Comments noted.	Look at inclusion of business plan to go with/or viability study.
Dr Jerzy A Schmidt	ANON-BHRP-4H4P-C	Support with observations	Access needs to be considered. Two horse boxes cannot pass on many rural roads, in fact on some roads they cannot pass a car and so verges suffer.	The road infrastructure can support access by larger vehicles	Comments noted.	Add criterion discussing effect of equestrian related traffic.
Susan Love	ANON-BHRP-	Support with observations	Policy seems inconsistent - i.e. first and last points do not accord.		The description of land as open countryside does not mean it is best	

Chapter 9: Managing Development

	4HZP-J				agricultural land.	
Nick Farrow	ANON-BHRP-4HUD-1	Object	Is there a further need to existing facilities?	Review to the communities needs.	The market in this instance is deemed to be in the best position to attribute a level of demand. It is unlikely someone will make significant investment without a known demonstrable need.	
Moira Hart	ANON-BHRP-4HU7-M	Support	In encouraging equestrian development there is a strong need to improve off-road bridleways. Riding on rural roads is notoriously dangerous. I would support a plan to create new bridleways and ensure improvement of existing ones which are frequently un-rideable. More signs warning drivers that horses are around would help as would horse crossing places on busy roads where bridleway access is sometimes staggered down the road.		No plans associated with this to increase public bridleways from the Borough Council.	
Moira Hart – Clawson in Action	ANON-BHRP-4HBM-Q	Support	Riding on rural roads is notoriously hazardous. Steps should be taken to enhance off-road riding and improving and increasing the number of bridleways in and around equestrian hot spots. More road signage in areas where there is a lot of riding should be implemented.		There are plans associated with this to increase public bridleways from the Borough Council.	
Kenneth Bray	ANON-BHRP-4HBX-2	Support with observations	The financial viability test needs to be a real one. This provision is subject to abuse. Far too many 'equestrian operations' have been allowed in open countryside without this test being applied effectively. It needs to be transparent as far as possible. Ideally permission should be given on the basis of the property belonging to the ongoing business. ie when the owner wishes to retire they should sell the business with the property and not simply close it and carry on living in the property.		Comments noted. Financial viability can be made of criteria of such developments.	
Deborah Caroline	ANON-BHRP-	Object	There is no provision for ensuring that any equestrian development will not have to rely	There should be a requirement for new equestrian centres to have	As many other equestrian facilities make use of the roads, it would be	

Chapter 9: Managing Development

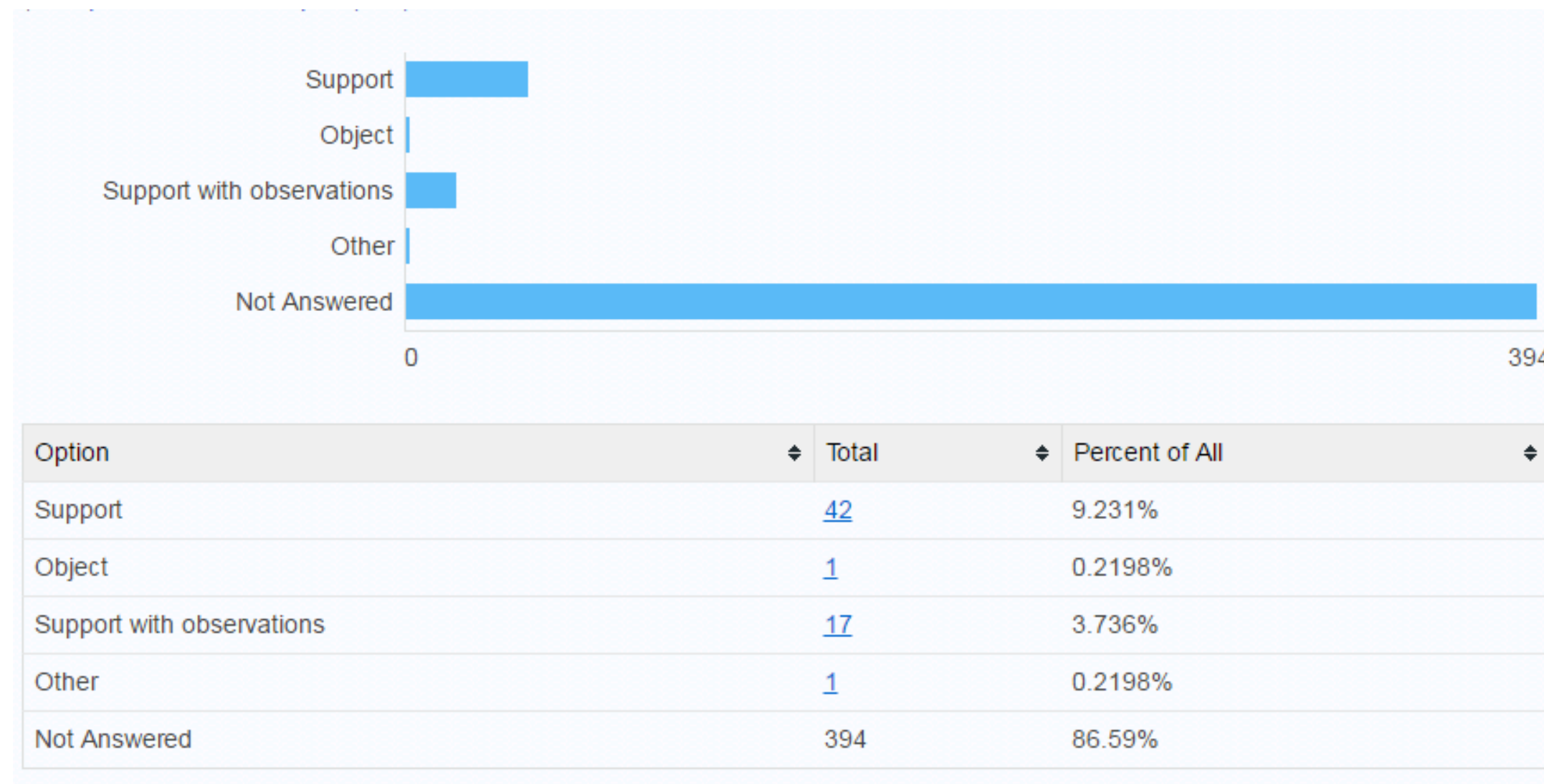
Adams	4H38-K		on public roads to exercise horses. This practise is a constant problem for road users particularly when horse riders insist on riding two-abreast and show a lack of consideration for vehicles wishing to pass them.	sufficient off-road facilities to negate the need to ride horses on public highways.	unfair to resist others doing so. It is considered impossible to enforce and use of a public road is in any event a rider's right just as it is a motorist's	
Clair Ingham	ANON-BHRP-4HMZ-F	Support	Providing the conditions above are met I think this sounds sensible	None	Comment noted	
Melanie Steadman	ANON-BHRP-4HFE-K	Other	I think this policy will be used to build stables and housing for private individuals, with this used as a pretext. If you're going to grant this for equestrian then the same should follow for catteries, dog breeders etc. Anyone can build a few stables, say they're going into the livery business, build a house and then go out of business a few years later. This is too ambiguous.	Scrap the policy.	This concern highlights the need for viability studies. Such applications would come forward with or without a policy so it is seen as better to have one which can be used to ensure influence.	
Martin Smith	ANON-BHRP-4H6A-Y	Object	If you mean professional equestrian centres then yes but if you include horse owners buying a field , building barns stables etc. then parking on roads to create danger to passing drivers/pedestrians and nearby ugly messy wooden buildings. NO	Clarification from above	Comment noted. The use of fields for grazing horses and various equestrian equipment often the need for permission	Add clarification as per comment.
Louise O'Donogue	ANON-BHRP-4H66-M	Support		Increased public access to hacking/ consideration of hacking links and effects	Comment noted.	
Colin Love	ANON-BHRP-4HBR-V	Support	Ideally, linked to access to bridle paths	None	This would be preferable, but not essential.	Look to add text regarding existing bridleways.
Angus Walker	ANON-BHRP-4HB4-X	Support with observations	Equestrian development in rural areas should be undertaken only through the support of Neighbourhood Development plans	Equestrian development in rural areas should be undertaken only through the support of Neighbourhood Development plans	Many areas are not and likely will not create such a Neighbourhood Plan. Restricting it to only those with a plan would be unreasonable.	
David A Haston (on behalf of Mr Richard Chandler, Highfield Farm, Long	ANON-BHRP-4HG5-4	Support with observations	Excessive weight given to best and most versatile agricultural land. This should only become an important consideration where significant loss would occur. The requirement for an operation to be financially viable is nonsensical. Many	See above.	A viability report could be produced in circumstances of farm diversification. It is primarily aimed at preventing equestrian related development being built in open countryside locations then becoming	

Chapter 9: Managing Development

Clawson)			equestrian developments are introduced on agricultural units as a means of diversifying the agricultural business and providing some supplementary income to support a declining income from agriculture. They need not necessarily be viable in their own right. The policy as currently drafted precludes smaller farm based diversification and would only allow larger equestrian developments that are viable in their own right.		obsolete in a couple of years.	
Kerstin Hartmann	ANON-BHRP-4HGW-6	Support with observations	There are two equestrian facilities either end of Somerby village already, another one proposed to be build on the edge of Pickwell towards Somerby village. Do we need this many equestrian facilities so close together - will they be viable in such close vicinity? There is another one just outside Burrough on the Hill, one in Cold Overton.	increase of traffic volume to be included in the policy	Comments noted.	Add criterion discussing effect of equestrian related traffic.
Margaret Jean Bowen	ANON-BHRP-4HHV-6	Support with observations	The design and building materials need to be controlled. How many more ugly, corrugated iron roofs do we have to suffer? Equestrian centres can be attractive they do not have to look like rural factories.	More emphasis on good, aesthetic design and materials and strict control.	Applications for Equestrian Development would be assessed against Policy D1 also, ensuring a high quality of design.	
Vic Allsop – Hobby with Rotherby District Council	BHLF-BHRP-4HDH-M	Other	Equestrian development in rural areas should be undertaken only through the support of Neighbourhood Development plans		Many areas are not and likely will not create such a Neighbourhood Plan. Restricting it to only those with a plan would be unreasonable.	
Mr Andrew Russell-Wilks, Ancer Spa Ltd – Buckminster Estate (on behalf of Mr Stephen Vickers, Managing Director of the Buckminster	BHLF-BHRP-4HCK-P	Support	Buckminster broadly supports the policy, and considers that the safeguards to protect the landscape, local character and residential amenity are sufficient.		Comments noted.	

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Policy D3 – Agricultural Workers Dwelling



Answer	Response ID	Opinion on D2	Officers Comments	What changes would you like to see made to this policy?	Officers Comments	Changes to Policy
Robert Ian Locky	ANON-BHRP-4H3G-2	Object	<p>The only valid reason for refusal of planning permission seems to me where the council suspects that the development is a disguised or fraudulent attempt to build for the commercial market, or build to release another property on to the commercial market.</p> <p>On C, I thought it was Council policy for people to live close to their place of</p>	Generally relax the restrictions.	<p>It is not agreed that a lack of restriction is necessary. There can be just cause for someone to need to live in an isolated and likely unsustainable locations. However this must be shown to the Borough Council prior to approval. Without restrictions there would be an increase in unnecessary building in the countryside.</p> <p>This is generally the case, in sustainable</p>	

Chapter 9: Managing Development

			employment.		locations. This policy refers to more isolated, unsustainable locations in the open countryside where housing would not usually be permitted.	
Angus Smith	ANON-BHRP-4HZK-D	Support with observations	<p>Please ensure that where planning permission is not sought before build begins that action is taken to prevent agricultural sprawl prior to an agricultural/ equine business being proven viable or sustainable.</p> <p>I generally support the need for agricultural workers to have their accommodation close to their place of work due to inhospitable and long hours being worked and it is unacceptable to expect them to travel long distances if they are to manage the land and perform appropriate animal husbandry</p>	None	Comments noted.	
Mr John Brown	ANON-BHRP-4H4Z-P	Support with observations	Wildlife and the environment should be considered at all times.	See above.	Comment noted.	
Mark Colin Marlow	ANON-BHRP-4HEJ-Q	Support with observations	I don't see the need for these developments.	Farming had changed drastically over the years and there is not the need for these types of development that there used to be	In certain scenarios even with modern techniques and machinery it can still sometimes be necessary to live on site.	
Moira Hart	ANON-BHRP-4HU7-M	Support with observations	Agricultural development should not be permitted in villages where it could form a way of getting permission for a development that would not normally be acceptable.		This form of development is usually outside of villages. By definition it is a way of seeking residential permission which would not normally be permissible, but the houses would be tied to the agricultural business through planning condition.	
Moira Hart – Clawson in Action	ANON-BHRP-4HBM-Q	Support with observations	Agricultural development should not be permitted in villages where it could form a way of getting permission for a development that would not normally be acceptable.		This form of development is usually outside of villages. By definition it is a way of seeking residential permission which would not normally be permissible, but the houses would be tied to the agricultural business through planning condition.	

Chapter 9: Managing Development

Deborah Caroline Adams	ANON- BHRP- 4H38-K	Support		There needs to be a provision to ensure that such dwellings are not built on the pretence of them being agricultural workers' dwellings only for them to be sold on the open market.	In most cases the use can be tied to the agricultural business through planning condition.	
Shelagh Woollard	ANON- BHRP- 4HB5-Y	Support with observations	The development should have a "tie" so that it remains linked to the relevant business.		In most cases the use can be tied to the agricultural business through planning condition.	
Clair Ingham	ANON- BHRP- 4HMZ-F	Support	Again seems sensible if all the criteria are met above	None	Comment noted.	
Melanie Steadman	ANON- BHRP- 4HFE-K	Support with observations	The provision of an agricultural tie on the property, so that it is only used for its said purpose and that this is enforced. This is a condition that is not on the equine pages either, and should be considered. The enforcement is the key issue here.	Above	In most cases the use can be tied to the agricultural business through planning condition.	
Richard Simon – Bottesford Parish Neighbourhood Plan Steering Group	ANON- BHRP- 4HUB-Y	Support with observations		9.5.6 (p163) We think it should be extended to 24 months	Comment noted.	Look to extension of time from 12 months to 24 months on 9.5.6.
Richard Simon	ANON- BHRP- 4HZC-5	Support with observations		9.5.6 (p163) I consider that the period in 9.5.6 should be extended to 24 months instead of 12 months	Comment noted.	Look to extension of time from 12 months to 24 months on 9.5.6.
Richard Simon – Bottesford Parish Council	ANON- BHRP- 4H1W-G	Support with observations		9.5.6 (p163) We think it should be extended to 24 months	Comment noted.	Look to extension of time from 12 months to 24 months on 9.5.6.
John Rust	ANON- BHRP- 4HUV-K	Support with observations	Agricultural development should not be permitted in villages where it could form a way of getting permission for a development that would not normally be acceptable.		This form of development is usually outside of villages. By definition it is a way of seeking residential permission which would not normally be permissible, but the houses would be tied to the agricultural business through planning condition.	
Colin Love	ANON- BHRP- 4HBR-V	Support	That these should be only for FULL TIME workers - not seasonal, zero hour contract, or part-time as is so often the case now in	None	Comments noted.	Add clarity as per the comment.

Chapter 9: Managing Development

			many industries including the food industry central to Melton's economy			
Alan and Heather Woodhouse	ANON-BHRP-4HMQ-6	Support with observations	Providing the development is not simply a means of achieving a move from an adequate 'inner village envelope' dwelling to an outer development, that would otherwise not be permitted.	No further comment	This form of development is usually outside of villages. By definition it is a way of seeking residential permission which would not normally be permissible, but the houses would be tied to the agricultural business through planning condition.	
David A Haston (on behalf of Mr Richard Chandler, Highfield Farm, Long Clawson)	ANON-BHRP-4HG5-4	Support with observations	<p>The policy is generally acceptable, notwithstanding there is no longer any reference to financial criteria in the NPPF.</p> <p>Consideration should also be given to the High Court judgment in the case of Embleton Parish Council.</p> <p>Criterion A should perhaps be refined - its meaning is unclear.</p> <p>Provision should be made for temporary dwellings in support of new or developing rural enterprises where viability and functional need have yet to be demonstrated.</p>	<p>Criterion A should assess the enterprise that is generating the essential functional need for the on-site residential presence of a worker. If a financial criterion is to be included, it is the business or enterprise profitability, viability and/or ability to finance the cost of constructing the dwelling that should be assessed, rather than the 'proposal'.</p> <p>Criterion D: change 'available/suitable' to 'available and suitable'. Availability and suitability have quite specific meanings and are in fact separate tests, both of which need to be addressed (see the High Court Judgments of Keene, Cussons and Tait).</p>	Comments noted.	Look to implement changes as suggested in the comment.
Gavin Simpson	ANON-BHRP-4HHQ-1	Support with observations	<p>This should be compatible with paragraph 28 of the NPPF</p> <p>At paragraph 28, the NPPF advises that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.</p>		This development by definition may not be seen as sustainable as per the NPPF description, especially given the unsustainable locations of potential applicants. The NPPF is cautious of new freestanding houses in the countryside, hence the requirement of restrictions to agricultural workers dwellings.	
James Brown – Rural Insight Ltd (on behalf of The Freeby Estate and various other landowners)	ANON-BHRP-4HHC-K	Support with observations	Policy needs to allow for new / young agricultural workers / family members returning to the holding. Life expectancy continues to increase and often the retiring generation do not want, or are not ready, to downsize. On occasions there is alternative accommodation available 'nearby' but it's not suitable, ideal or	Sub-section D should be amended to read "It can be shown that there are no existing dwellings within 1 mile (by road) to the premises which would be available/suitable".	Comments noted. Additional family members may be able to apply so long as the justification as to the need can be given. The demonstration of 'need' can include family circumstances and the unavailability of existing houses.	Sub-section D should be amended to read "It can be shown that there are no existing dwellings that could meet the requirements of the enterprise which would be available/suitable".

Chapter 9: Managing Development

			<p>appropriate in the longer term for the on-going development of the farming enterprise, nor is it sufficiently close. Livestock farmers and stockmen/women need to be in close proximity to the livestock.</p>			
Margaret Jean Bowen	ANON-BHRP-4HHV-6	Support with observations	<p>Providing the design and materials are appropriate and pleasing to the eye.</p> <p>All workers dwellings do not have to look like 1930's council houses and they do not all have to be built in rows of standard shapes.</p>	<p>More emphasis on design and materials being appropriate and aesthetically pleasing. Tighter control of standards.</p>	<p>Policy D1 would apply to ensure a high quality of design.</p>	