

Chapter 5: Melton's Communities – Strong, healthy and vibrant - Comments on Housing Chapter as a whole

53 respondents (11.6%)				
Name	User ID	Issue or Comment	Officer Response	Proposed Amendment
Robert Ian Lockey	ANON-BHRP-4H3G-2	If you would like to comment on this chapter as a whole please do so here. - Add comments about the whole chapter 5.3.2 Ensuring provision for the "specific" housing needs is clearly a council responsibility.	The Council recognises this and hence this suite of policies in the Local Plan to address this.	
Angus Smith	ANON-BHRP-4HZK-D	On the whole support the communities - are not places like Great Dalby, Frisby, Kirby Bellars, Scalford, Saxby etc. Communities as well. Come on clarify where you see them sitting.	This is set out in Policy SS2 and the Appendix. However, this is being revised in the Settlement Hierarchy and Roles.	
Gordon Raper	ANON-BHRP-4H3N-9	I would like to comment about the 265 properties off Rectory Farm and 18 off Normanton Lane (Page 61 Chapter 5), but as you haven't provided an obvious map I can't do so. Can you advise where this is?	There are sections in the online comment form to be able to comment on other areas of the Local Plan, which include the Policies Map at the end of the document for each village.	Contact made with the person and given him an option to respond to this.
John David Smith	ANON-BHRP-4H4X-M	Most interesting and informative.	Comment welcomed and noted.	
Mr John Brown	ANON-BHRP-4H4Z-P	You need to recalculate the number of houses built between 2001 - 2015 as the figures do not seem to reflect the actual number of builds. Stathern, along with a number of other villages, has a number mentioned above (40) which is less than the one stated currently (50). In Stathern's case an increase in 10 houses. How has this come about?	This information has been updated and been included in our 5 year land supply calculation. The Emerging Options document was produced without this updated information. Stathern requirement for 2011-2036 is 50 dwelling. 5 have been built and 5 have planning permission, which means there is a need to identify 40 more for 2016-2036.	Use the updated information in the final document. Take figures from the latest monitoring information.
John William Fairbrother	ANON-BHRP-4H45-H	I believe you are asking people like me to do the impossible. To read through all this council jargon is difficult to understand. To ask people to make comment on all the sections involved is impossible, I for one have completed less than one third of the survey and this is my third visit of four hours. I have commented on the area that I live in, but find it impossible to carry on. I wonder how many people like me trying to take an interest will give up. Plus the folks that will not even try. Out of the number of the population, it will be interesting to see the response figure printed in the local press	Noted. We have a requirement to consult the community on this, we encourage different methods of responding and are happy to help with the same. The number of responses will be presented to the Full Council.	No amendment proposed for this issue as such. From next consultation, acknowledge that it is an onerous exercise but if people are interested in their living and working place, it is in their best interests that they participate and let us know their views. It will be useful to point out though they don't have to comment on it all, but only on the sections that they are interested in.
Siobhan Noble	ANON-BHRP-4HED-H	Frisby is the only village without a deliverable supply of housing, is this because all criteria have yet to be met and a plot is not considered viable until it has a developer prepared to build on it, e.g. if is profitable and marketable. There are three plots that have been submitted to the SHLAA.	Noted. All new SHLAA sites are being assessed.	
Lesley Judith Twigg	ANON-BHRP-4HEH-N	SHLAA used to take account of the rural quality of the environment and avoid greenfield sites or those beyond village boundaries. This takes not account of upset to existing residents. Affordable housing is OK just as much as high end -- but you need to be more sensitive about where you impose it	SHLAA takes into account and assesses all submissions that come through. SHLAA methodology clearly set out and is a Policy off assessment. SHLAA process itself does not determine sites to be allocated.	
Mark Colin Marlow	ANON-BHRP-4HEJ-Q	The notion of affordable housing needs addressing. I live in a recently built "affordable" housing community. There are two houses un-occupied, two old people bungalows that do not contain old people, and old people unable to reside in them because they are on their own and do not meet the application criteria. There needs to be a much more sensible approach to housing, where old people, who tend to end up on their own, can still be eligible for two bedroom bungalows. We can't put all the oldies in flats, even if it does mean the government gets to sell their house from beneath their feet.	We are commissioning a housing needs study to be undertaken to establish, amongst other things, which settlements within the borough require more affordable housing than others and in what form this is required (size and tenure type).	Mention in the policies or the texts that the borough wide HNS will inform these.

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		Somerby does not have a "requirement" for 34 new homes! MBC might, the government might, but Somerby does not. Ask the people who live here. Rural developments should be placed much more in the hands of rural people. The planning committee should have to take into consideration of local communities when deciding on planning applications and rural development.	The evidence suggests need for housing development is across the Borough. The Local Plan must make provision to meet the evidenced need otherwise the Plan will be found unsound.	
Anthea Brown	ANON-BHRP-4HE4-1	All proposals are sensible and well thought through and seem to meet the requirements for a growing sustainable population in the town and rural areas. It would be worthwhile having more incentives for developers to build both small and medium sized developments with mixed housing types.	Support welcomed and noted. This is a good idea however not much suggestion of what these incentives will be.	
Malcolm Brown	ANON-BHRP-4HEV-3	There is a need for housing for first time buyers and pensioners (bungalows). The lack of incentive for developers to build low cost housing needs to be resolved as soon as possible.	Noted.	
Susan Love	ANON-BHRP-4HZP-J	<p>5.4.9 Agree development in Melton is the most sustainable. 70% in Melton would be preferable.</p> <p>5.4.18 and 5.4.20 I support Bottesford's Neighbourhood Plan which has identified a good site , Rectory Farm, on the new part of the village which the local flood warden describes as the driest area of the village and is well contained by the boundary of the railway. Water leaving the Rectory Farm site can be channelled into the Devon at the point where the river is leaving the village. (A good option compared to the rejected Belvoir Rd site where the water is entering a minor waterway, the Winterbeck just before a constricting bridge, and the rejected Grantham Rd site where water entering the Devon still has travel through the village.)</p> <p>Also -see below - landowners are already arranging to work with the community by providing professionally led workshops for local residents on the design and use of the site.</p> <p>As mentioned above the constraints on Bottesford's expansion are significant:</p> <p>Flooded 2001</p> <p>Flood Warning 2012</p> <p>Exceptional rainfall events are no longer 'exceptional' - I felt extremely fortunate in December 2015 and Jan 2016 that the band of heavy rain was sitting further north than the East midlands.</p> <p>Speaking from experience there is a great deal more stress to being flooded than the events of the first few days. It was over a year before we could redecorate and have full use of our house again. Not only did flooding affect the house but also the drains - another problem to sort out whilst managing to continue to live mainly upstairs for months. Other residents not so fortunate had to vacate their houses entirely.</p> <p>9 March, 2016 after less than one day's rainfall the Winterbeck was rising to less than a foot of room under the Belvoir Rd bridge arch. As a Belvoir Rd</p>	<p>Noted. Consideration may be given to 70/30% split.</p> <p>Site-specific issue rather than whole chapter as a whole issue –will be dealt with in the site assessments.</p>	

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	<p>resident I am very worried about the water flowing back down the dyke from Barratt's Belvoir Rd development and flooding Belvoir Rd and the houses on the w. side of the road which lies lower than the field. Photos of this event have been sent to Mr Worley - further copies can be supplied if requested.</p> <p>The areas of separation around Bottesford also coincide with flood zones, and /or with areas known to have flooded in 2001 but not shown as flood zones on the EA map.</p> <p>Bottesford is very low-lying, and the Belvoir Rd area is very flat. Interference with the natural drainage system may have unintended consequences. The Barratt estate POS (once an adequately drained field) has been holding surface water since November, 2015. Each week it becomes worse, and now represents a Public Open Swamp. Extensive work will be needed to make this a space available for the public to use, to overcome the compaction resulting from it having been the site office and parking area in the early stages of construction, and to install adequate drainage.</p> <p>Whilst not at present a flood risk in the event of an overflow from the adjacent dykes and attenuation pond this saturated area is unable absorb any excess water between the pond and Belvoir Rd adjacent.</p> <p>5.5 and 5.8.9 'Affordability' is a problem in Bottesford. On the current Barratt Belvoir Rd site the cheapest houses are being marketed at just under £170,000. Is this because the cost of building on the running sand at Belvoir Rd is so high that even the 2 bedroom terraces are 25k and more expensive than the average house price in the whole Borough?</p> <p>It's a sad reflection on current society that these unattractive so-called 'affordable' have been built behind excellent 20c Council Housing which was the standard of truly affordable housing in the village in the mid 20c.</p> <p>Is there any evidence that any Housing Associations have signed up to take on some of these houses and offer them to local people at an affordable rent?</p> <p>Is there any evidence that MBC has purchased any of the houses to offer them as Council tenancies?</p> <p>5.6 I support the housing standards review. There is no point in allowing poor quality housing now to make the numbers required and then have to pull it down later because we have allowed the slums of the future, e.g. the Meadows area in Nottingham - new in the 1970s, now to be partly replaced.</p> <p>5.9 Rural exception sites should not be built in flood zones, or areas where they produce a risk of flooding elsewhere.</p> <p>5.10 Use the hard standing on old airfields for traveller's sites.</p> <p>5.11.8 Rectory Farm development in Bottesford will improve community assets as it offers the possibility of opening up currently inaccessible walks along the</p>	<p>The issue of affordability has been addressed through Policy C2 in this Chapter which is informed by the evidence.</p> <p>Housing such as that provided at The Wickets, Belvoir Road, Bottesford meets the needs of households who would otherwise be priced out of the homeownership market. These properties are deemed to meet an affordable housing need.</p> <p>Derwent Living have had the affordable housing units transferred to them and so they will remain as affordable units.</p> <p>Noted.</p> <p>Policy does not allow this.</p> <p>Noted.</p> <p>Support welcomed and noted.</p>	
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		<p>Devon. The strip along the Devon could be a linear country park for Bottesford</p> <p>5.11.9 Existing sports fields and school playing fields in Bottesford must be protected in the Plan.</p> <p>5.13 Rectory Farm site ideal for custom/self-build in Bottesford. It can offer a diversity of housing provision including barn conversions. The Landowners' agent is already offering through Neighbourhood Plan representatives to work with the community and provide professionally led consultation sessions on the design of the site.</p> <p>Policy C8 - Care needed here that unscrupulous mass builders will not overprice the plots so that they fail to sell.</p> <p>5.14 Health and gardens -</p> <p>"RHS' magazine 'The Garden' Jan. 2016 p. 8 cites studies of allotment gardening which endorse the health benefits of gardening.</p> <p>Village developments should not offer the restricted house plot sizes that may be acceptable in towns. Gardens should vary in size, allowing choice re similar houses, good non-linear street layout could ensure this. Gardens should have enough light and depth of top-soil to allow for effective cultivation so that people can produce their own sustainable fruit and vegetables.</p> <p>Developers should provide: a. allotments on large sites, and b. a fruit tree or bush in each new garden to encourage growing and sharing produce which makes good connections between new neighbours.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	
Jeanne Petit	ANON-BHRP-4HF6-4	See previous comments made about Somerby		
Catherine Sinclair	ANON-BHRP-4HMM-2	As previously stated. No room to accommodate pupils generated by housing development. Developments of less than 10 in number would be more difficult to accommodate in that they do not generate any S106 funding either.	Noted.	No amendment proposed for this issue as such, except make clear in the text and or policy re contributions etc.
Mr & Mrs J. Rogan	ANON-BHRP-4HMH-W	<p>We would note that deliverable supply is linked to the cost and availability of development land. Land being allocated for development, where development opportunity is otherwise restricted, will increase the value of the land and the land price that a developer has to pay will be passed on in turn as part of the sale price of houses. Given these pressures, it becomes more difficult to build either starter homes or houses for the elderly (typically lower density housing/bungalows that have lower returns where land prices are high.</p> <p>The pressure to find development land should not be at the expense of releasing land not suitable for development or that would create forms of development that would not create pleasant places for people to live.</p>	Noted.	
Nick Farrow	ANON-BHRP-4HUD-1	I do not believe every village should be stereo typed and that development within the community should be to meet local requirements and needs.	There is an identified need to meet the local needs and requirements, however the policies in the Local Plan encourage to keep the character of the existing settlement which will help the villages getting stereotypical.	
John A Herlihy	ANON-BHRP-	You say - Communities – Strong, Healthy and Vibrant.	Noted.	

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	4HU3-G	Well - they wont be if we cant breath because of traffic congestion, air pollution, lack of employment opportunities.		
Mrs Clarissa Sally Garden	ANON-BHRP-4HUG-4	Thank you for the PDF. I read it with interest. At what point, recently, have the Council engaged widely with the community? If very few people turned up in December, following the packed house earlier in the year, perhaps there was a lack of notification. Or perhaps, cynically, this consultation was arranged when most people would have been Christmas shopping. Will there be another opportunity for consultation?	The consultation was started in January for a period of 12 weeks leading upto April. This included a large number of consultation events across the Borough. The next opportunity would be at the time of publication plan when the comments could be made directly to the Secretary of State.	
Moira Hart	ANON-BHRP-4HU7-M	Comments are made in the individual sections. I do not agree that Long Clawson should be classed as a Primary Rural Service Centre. This designation implies that large-scale development will be permitted. Such development is out of character with our village and not sustainable with the facilities that we have in the village. Only small-scale development (up to 10 houses) should be allowed at any one time in Long Clawson to maintain the sense of place that characterises the village.	This is being revised through the Settlement Roles and Hierarchy study.	
CHRISTINE LARSON	ANON-BHRP-4HUU-J	I have already made comments in previous sections on the wrong classification of villages. I live in Long Clawson and the list of facilities described is not recognisable to me. 1. The village has neither a Post Office or Bank - we have to drive to Hose or Harby; 2. There is no regular bus service to a 'higher order centre' than Melton Town and since this bus only runs for work times and early evening to Melton, cannot be used as a connection to work in other towns of higher order. 3.The Primary School is over capacity and children already have to be driven to neighbouring schools. This position will remain for the foreseeable future according to LCC. 4. We have a very small newsagents and a flower shop. We drive to Harby or Melton. This cannot be compared to a convenience store. 5. We have a village hall and a playing field but no changing facilities and therefore no sport. These facilities are community owned and maintained with no public money. It is hardly comparable with Asfordby facilities. To the residents of Long Clawson it is a total puzzle that MBC persists in insisting that Clawson has facilities it doesn't have and totally disregards the views of its residents. In 2003 422 people complained about the classification as Category 1 village but MBC chose to ignore this evidence after it was lost in the fire.	This is being revised through the Settlement Roles and Hierarchy study.	
Moira Hart	ANON-BHRP-4HBM-Q	Comments are made in the individual sections, but we dispute that Long Clawson should be classed as a Primary Rural Centre. This suggested designation brings with it the expectation that large-scale development will be permitted. Such development is out of character with the village, not in keeping and not sustainable with the facilities available in the village. Only	This is being revised through the Settlement Roles and Hierarchy study.	

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		small-scale development (up to 10 houses) should be allowed at any one time to help get different styles of properties as time progresses and to maintain the sense of place that characterises the village.		
Deborah Caroline Adams	ANON-BHRP-4H38-K	All SHLAA sites should have remained to be considered during the public consultation rather than marking them as "rejected" in the main Draft Local Plan.	All SHLAA sites went through a rigorous process of detailed site assessment including several layers of meeting the vision and the strategic priorities, SA objectives and the site size thresholds for being considered for the Local Plan Emerging Options (not in that order though). However all sites whether assessed as potential or rejected formed part of this consultation.	
Anthony Paphiti	ANON-BHRP-4HBV-Z	<p>The number of houses keeps changing thought the plan. From a total of 3,700 we are now up to 3,985 - a potential of 12-16,000 additional people! The "urban extensions" will change forever the communities there. This is not a policy driven by need.</p> <p>This level of population growth will bring with it an increase in crime. What proposals are there for increasing police strength in Melton Mowbray and immediate environs? At present I am aware of the paucity of officers available at weekends and the fact that police from as far away as Loughborough are drafted in to Keyham Lane on "response".</p> <p>Medical/ambulance services will be considerable stretched. What proposal is there for enhancing local medical facilities?</p> <p>If the town grows to the extent suggested, akin to a small city, with traffic lights and the usual congestion problems, ambulances sent from Leicester to treat e.g. stroke victims will not arrive in time to prevent serious injury or death.</p> <p>This project is too ambitious and is projected over too short a time frame. There is little chance of the infrastructure changes needed being in place. What funding arrangements have been made for the degree of highway development necessary, or for rail and bus links to cope with this huge increase in population? How much funding has been promised from central government. What are the projected costs?</p>	<p>It has been highlighted in the evidence reports that there is a requirement of increased housing nationally, regionally and locally. The housing requirement for the Borough is a minimum site allocations may be made to exceed this to provide for choice, flexibility to ensure the requirement is delivered. .</p> <p>The infrastructure needs will be addressed through developer contributions. This will be explored in detail in the Infrastructure Delivery Plan and CIL document.</p> <p>No government funding has yet been secured for the relief road. It is expected that most of the route will be provided by new development.</p>	No amendment proposed for this as such. Except that take forward the IDP and the CIL.
Shelagh Woollard	ANON-BHRP-4HB5-Y	<p>As a retired health professional I would like to stress how important it is to ensure all smaller properties are suitable for adaptation for use by disabled people. A person walking with just one stick can find walking around a normal room hazardous. Add a zimmer frame or wheelchair into the mix and you have a recipe for disaster.</p> <p>Disabilities do not only occur to the elderly - younger adults and children suffer too and often need even more room as their needs may be constantly changing. The current trend to build small boxes on several floors is a grave mistake.</p> <p>Car parking facilities also need to be provided for all properties.</p>	Noted.	
Clair Ingham	ANON-BHRP-	Seem to be reasonable ideas & should cover the needs of people in the community	Support welcomed and noted.	

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	4HMZ-F			
Mr Peter Rogers	ANON-BHRP-4H62-G	Too many houses being allocated in the borough villages. All villages turning into small towns with NO infrastructure. I do not want to live in a town.	Growth is inevitable and the Council and the government recognise this. However the future development is suggested to be encouraged in most sustainable locations and those where the development will enhance the vitality of the village. At the same time, it is encouraged through the policies in the Local Plan that the character of the village will be maintained through proper design and mitigation measures.	
Valerie Lever	ANON-BHRP-4HZY-U	5.4.14. A regular bus service to higher order centres is NOT available in Bottesford. Is there any commitment from the council to improve this?	Noted. It is not within the remit of the Council to provide public transport routes other than through developer funding.	
Martin smith	ANON-BHRP-4H6A-Y	It would appear that Asfordby hill could accommodate a higher number of new dwellings as per assessments already made. This would allow villages like Frisby to be spared any large developments. Is that methodology built into your plans? It is important to maintain the beauty of our villages for the future. We don't have mountains large lakes national parks ...just our villages	A large number of homes are already identified in Asfordby which is significantly constrained by flood risk, bypass and AoS.	
Richard Simon	ANON-BHRP-4HZC-5	Given the lack of a 5 year land supply a more thorough review of land availability should be undertaken and rather than leave small sites to 'windfall' consider reducing the size of sites included in the SHLAA to say 5 dwellings instead of 10 as is currently the case	Noted. This is currently being undertaken.	
JOHN RUST	ANON-BHRP-4HUV-K	Extract: Comments are made in the individual sections, but we dispute that Long Clawson should be classed as a Primary Rural Centre. This suggested designation brings with it the expectation that large-scale development will be permitted. Such development is out of character with the village, not in keeping and not sustainable with the facilities available in the village. Only small-scale development (up to 10 houses) should be allowed at any one time to help get different styles of properties as time progresses and to maintain the sense of place that characterises the village.	This is going to be addressed through Settlement Roles review.	
Colin Love	ANON-BHRP-4HBR-V	5.4.3 - Grammar - It should read ...capacity of fewer units... (not less). Third bullet point - this is a 'dangerous' approach in thinking about housing needs and provision in villages. Of course developers will argue that they want to build more expensive houses in villages for the better off to buy their houses in villages for the 'rural life style'. The argument that building 'affordable' houses in villages is 'not viable' for developers simply means they have paid too much for the land and/or are looking to maximised their profits. A balanced village community needs 'affordable' houses to accommodate those who cannot afford the ubiquitous 'executive' housing so loved by developers.	Noted. We are commissioning a whole plan viability assessment to be undertaken to determine if certain areas of the borough require more or less than the proposed 37% affordable housing contribution. Evidence of viability assessments will be requested on an application by application basis. Policy C2 concerns housing mix.	Make amendment.
Anthony Edward Maher	ANON-BHRP-4HUS-G	Some new mixed developments have 3 story and 2 story developments which if not designed well can mean that properties can be overlooked and dominated by the taller buildings, This may not be comfortable for many especially older people. Parking on some developments can also be a problem with too few designed in places hence people use pavements which can make it difficult for buggies or	The policies in the Local Plan encourage all new development to keep in with the surrounding development etc. Detailed matters such as overlooking are considered in determining planning applications. Noted.	

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		disabled chairs to negotiate.		
Mick Jones	ANON-BHRP-4H6N-C	The reasoning behind section 5 seems solid but I suspect that Policy C7 - Rural Services is not being applied at the moment, especially as the villagers of Thorpe Satchville asked for the Fox public house to be listed as a community asset and this was turned down by the borough council.	Noted. The Community Assests are maintained by the Economic Development team – Policy C7 does not maintain the record of community assets, however encourages retaining and adding the community assets.	Check this information and make amendments if necessary.
Rosemary Barrett	ANON-BHRP-4H16-F	I would like to know if any measures have been considered to investigate the possibility of increasing accommodation above commercial properties in the town centre. There are many buildings with unoccupied spaces above the ground floor which, with some support, could be turned into homes. There is clearly demand for such homes as the development of the George Hotel site and the Old Court House demonstrate. Also are measures being taken to identify vacant properties and bring them back into use? Over the years there have been a number of houses on the old hospital site off Ankle Hill which have stood empty and neglected for a long time, and along side Norman Way the old Bricklayers Arms pub has been boarded up for a number of years now. Should we not be bringing these existing buildings back into use in order to slightly reduce the need for even more new builds?	Noted. Both the locations now have got planning permission.	To check if there is an issue in town centre for reusing of upper floors in the policy support in town centre.
Angus Walker	ANON-BHRP-4HB4-X	Agree with overall approach Implementation should be through Neighbourhood Planning processes Greater focus on quality of housing design and outside space for all new dwellings	Support welcomed and noted. Neighbourhood Plans site alongside the Local Plan and are encouraged across the Borough to be taken up and brought forward. There are about 12 Neighbourhood Areas designated as of now in the Borough.	
Cllr Martin Lusty	ANON-BHRP-4HBZ-4	See comments regarding numbers and split of housing requirements under Chapter 4.		
Nicholas John Walker	ANON-BHRP-4HGC-J	Any housing that is proposed for rural areas should be proven as required and be in small infill housing locations as apposed to large developments. Due to the commercial pressures on developers the inclusion of affordable housing means that the housing mix is not consistent with the proven requirement and layout are produced in order to make excessive profit which is ethically and policy wrong.	There is an identified need for the number and type of housing which is used to inform the policies. Noted about infill housing in the villages.	
Colin Wilkinson	ANON-BHRP-4HHZ-A	In an area of high house prices with many homes occupied by wealthier executives and affluent older people, the Belvoir Estate plays a very significant role in the local housing market. By providing housing for estate workers and the private rented sector it effectively acts as the main provider of affordable housing in the locality. However, many estate homes are occupied by retired workers who now find themselves living in isolated, large, older housing with poor energy efficiency and high energy prices. Many are on low incomes and are in ill-health. The Belvoir Estate wants to improve its understanding of the housing needs of these tenants and consider the possibility of providing new, affordable homes that meet their needs. With land on the edge of Bottesford, Waltham-on-the-Wolds and Croxton Kerrial and the Earl of Rutland and Dr Fleming's Hospital Trust as a possible delivery vehicle, the Estate could utilise affordable housing rural 'exception' polices to provide new homes for former workers in places	Noted and welcomed.	

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		<p>with good access to services, including modern medical services, with nursing homes and sheltered accommodation close by.</p> <p>This in turn will free-up under-occupied family homes for private rent, owner-occupation or holiday let. As properties become vacant, there is an opportunity for repairs, modernisation, the improvement of energy efficiency and the installation of micro-renewables.</p> <p>With potential building plots in Redmile, Knipton and Croxton Kerrial, the Estate can also provide much-needed smaller, family homes for private rent or owner-occupation in rural villages.</p> <p>Consideration can also be given to the development of small market housing sites in Easthorpe, Muston, Belvoir, Barkestone-le-Vale, Harston, Branston and Eastwell.</p> <p>More generally, the Estate is prepared to work with local communities, Registered Social Landlords and the Rural Housing Enablers to identify the need for housing needs in the wider area with a view to making Estate land available for the development of small affordable housing schemes.</p>		
Kerstin Hartmann	ANON-BHRP-4HGW-6	<p>affordable housing... as shown in Somerby - not very much liked by all of it's residents the latest example of affordable housing - 7 such houses built 3 years ago, high turnover of residents already and two of them now empty for some time. Somerby residents who are looking for housing for relatives or children to be able to stay in the village say that they are too small, too close to each other, not enough garden or outside space, not enough light and at risk of flooding on a site which was known to be in a flood risk area. A few days ago someone who wanted affordable housing in the village said to me they were like a prison and they would never move there. Affordable housing at the price of quality of living? If they can be affordable at good quality and providing enough space yes otherwise a waste of space.</p>	Noted.	
Anthony Barber	ANON-BHRP-4H6R-G	<p>Settlement roles and housing allocations are not set in a way that reflects individual community needs and appear very arbitrary.</p>	<p>This is being revised through additional work and more updated information. However the community need is under community, not just under one village.</p>	
Vic Allsop	BHLF-BHRP-4HDH-M	<p>Agree with overall approach. Implementation should be through Neighbourhood Planning processes. Greater focus on quality of housing design and outside space for all new dwellings</p>	<p>Noted. Support welcomed and noted. Neighbourhood Plans site alongside the Local Plan and are encouraged across the Borough to be taken up and brought forward. There are about 12 Neighbourhood Areas designated as of now in the Borough.</p>	
Sue Booth	BHLF-BHRP-4HDB-E	<p>Further, it is the PC's understanding that the Frisby NP MUST be allowed to have a significant influence on the type, mix, location and number of residential settlements as stated in the principles relating to NP's and their role in promoting Localism. It is therefore our understanding that the NP can evolve alongside the MLP and that once the NP is adopted it will take precedence over the Melton Plan for our village.</p>	<p>The NP or the MLP do not take precedence over each other – they sit alongside as the Local Plans for the parish and the borough. Both have to be and must be informed by the most up to date evidence base regarding need, type, mix, location etc. The NP is used together with the Local Plan to decide the Planning applications in the area. The NP has to be in overall conformity with the Local Plan (adopted and emerging) and the NPPF. Therefore the housing numbers will be determined by the Local Plan.</p>	
Mr Andrew	BHLF-	<p>Paragraph 5.4.3 indicates that SHLAA sites which are not located adjacent to</p>	<p>The sites are encouraged to be submitted and are assessed</p>	

Chapter 5: Melton's Communities – Strong, healthy and vibrant - Comments on Housing Chapter as a whole

<p>Russell-Wilks, Ancer Spa Ltd</p>	<p>BHRP-4HCK-P</p>	<p>Melton Mowbray, Primary Rural Service Centres, or Secondary Rural Service Centres were all discounted, regardless of the other sustainability ratings of these sites or the planning merits or benefits that these sites could offer.</p> <p>As a major investor within the borough, Buckminster considers that there may be circumstances within villages outside of these narrowly-defined areas where a need arises for additional residential accommodation, or where specific opportunities for development at sustainable sites exist in villages outside of these limited Services Centres. To discount all sites just because they 'currently' lie outside of these settlement categories, at this time when even the Council acknowledges that the list of villages within each settlement tier may still change (please refer to paragraph 4.2.9) is premature. This may deter landowners and developers from promoting otherwise sustainable sites which could make a valuable contribution to the serving the needs of local communities.</p>	<p>in all parts of the Borough. However, SHLAA has sites across the Borough, but Plan only looks to allocate in Primary and Secondary rural centres.</p>	
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