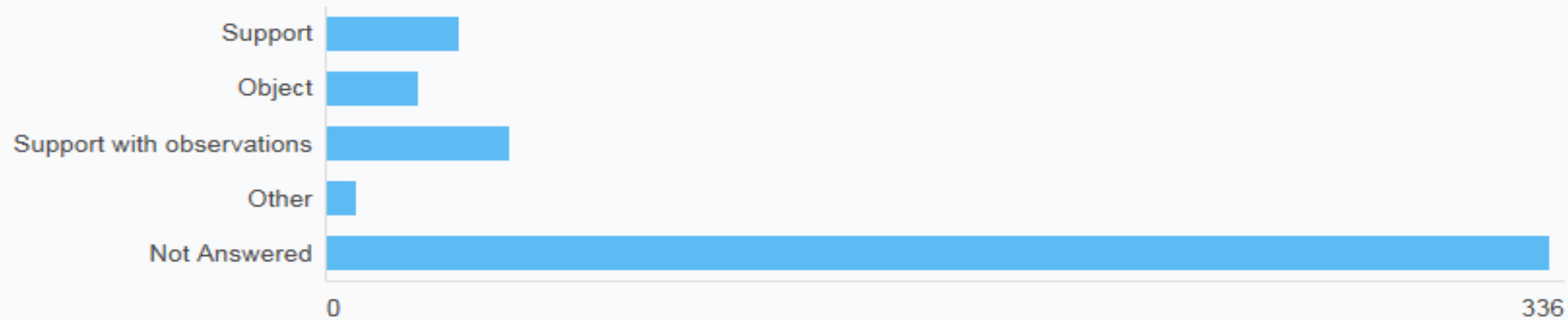


Policy SS6 – Alternative Development Strategies and Local Plan Review



Option	Total	Percent of All
Support	<u>36</u>	7.912%
Object	<u>25</u>	5.495%
Support with observations	<u>50</u>	10.99%
Other	<u>8</u>	1.758%
Not Answered	336	73.85%

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Name	Response ID	Do you support this policy? - Opinion on SS6	Do you support this policy? - Comments	What changes would you like to see made to this policy? - Comments	Officer Response	Officer Recommendations
Adrian Thorpe – Oadby and Wigston Borough Council	BHLF-BHRP-4H84-M	Support with observations	<p>The Local Plan includes a policy that demonstrates Melton Borough Council's commitment to meeting its requirements for housing, employment and other development and infrastructure. It states that where monitoring identifies significant and persistent shortfalls for the delivery of housing and employment, poor spatial distribution or there are changes to the objectively assessed need for development, the Council will consider an early review of the Local Plan to identify alternative development sites.</p> <p>Whilst monitoring is one factor that might identify such issues, changes to the wider Housing Market Area evidence base, the Leicester and Leicestershire Strategy Growth Plan and/or the ability of other planning authorities in the Housing Market Area to meet their own Objectively Assessed Need could also lead to a position whereby Melton Borough Council would wish to see these factors identified in Policy SS6 in addition to monitoring.</p>		<p>Noted.</p> <p>The Council is mindful of the impending Housing and Economic Development Needs Assessment and its potential implications for housing requirements. Any distribution of unmet need would need to be agreed through a memorandum of understanding and based on evidence of the ability to accommodate growth in the context of environmental constraints.</p>	
Aidan Thatcher (on behalf of Mr Herbert Daybell)	ANON-BHRP-4HEA-E	Object	The plan should meet for its housing need now and no defer addressing the borough's full objectively assessed housing need.	This policy should be deleted and the preceding policies altered to ensure all housing need, plus buffer, is planned for.	The plan seeks to address its full housing need. Policy SS6 seeks to provide a 'plan B' if the preferred strategy cannot be delivered.	
Alison Thurley	ANON-BHRP-4HGG-P	Support	If there is not a full outer relief bypass for Melton then this should be the preferred option.		<p>The proposed Relief Road is not a complete ring road, but does seek to alleviate traffic congestion at pinch-points in Melton Mowbray town centre.</p> <p>The strategy set out in policies SS1 to SS5 is the preferred approach.</p>	
Angela Cornell – Fisher German LLP (on behalf of Burrough Court Estate Ltd)	BHLF-BHRP-4HAX-1	Support	The policy indicates that the Council will support 'suitable' small sites within the rural area in the event of significant and persistent shortfalls in the delivery of housing, considering that 65% of housing will be in the 'Melton Mowbray Main Urban Area' with a significant number coming forward from the strategic site allocations, it is considered that the comments made in Section 3b and 4b apply. Paragraph 5.4.4 of the Emerging Options document indicates that 'small scale development in smaller villages may be necessary and	Development should be more evenly distributed through the Borough with a variety of settlements accommodating development to meet local housing needs and support the requirements of the Borough. Appropriate housing delivery can be achieved across all settlement categories including 'Rural Settlements' where	The Council's Sustainability Appraisal indicates that an 'urban concentration' approach is a more suitable strategy than distribution amongst smaller settlements which are less well-served by services and facilities and access to transport choice.	

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			<p>appropriate and will help</p> <p>to sustain existing communities and ensure these villages thrive rather than die. Development in these villages may also help to support existing local services, facilities and community functions'. Therefore it is identified that the Council accept development in smaller settlements in principle, which we support, however as previously mentioned, the Council seeks to limit the capacity of development in such locations, which we object to.</p>	<p>development is suitable and appropriate, which should not be restricted to such small scale delivery e.g. 3 dwellings or less, when appropriate development, such as 10-15 units may be more appropriate in some settlements, whilst none is appropriate in others.</p>		
Angus Smith	ANON-BHRP-4HZK-D	Support with observations	<p>Need to ensure that in the review that these alternative development sites are not in place of the Northern or southern strategies as the will not be able to deliver the necessary infrastructure changes that are required to ensure Melton and the borough is a place of choice to investors rather than a place to avoid.</p>	<p>Ensure that this policy allows for alternative additional spaces not already highlighted within the SHLAA or Melton Plan rather than instead off, except for really overwhelming and extenuating circumstances.</p> <p>Rural communities will not be in support if they receive all the Pain without the main part of Melton taking its share and delivering the infrastructure support necessary.</p>	<p>Policy SS6 does not replace the North and South Sustainable Neighbourhoods. It seeks to provide a 'plan B' if the preferred strategy cannot be delivered.</p>	
Angus Walker	ANON-BHRP-4HB4-X	Support with observations	<p>Policy needs to explain what and when a review would be triggered and the nature of the consultation processes.</p>		<p>The policy justification indicates that the Council will monitor housing delivery against its trajectory. Where a demonstrable shortfall in delivery is emerging, a plan review including assessment of alternative options in policy SS6 will be triggered. It is not helpful to apply a rigid formula / trigger point as this would not respond to short term fluctuations in delivery rates.</p>	
Anthony Barber	ANON-BHRP-4H6R-G	Support with observations	<p>The large scale site options should be reviewed and explored now.</p>	<p>See above</p>	<p>Disagree, the plan sets out the preferred strategy to meet its full housing need. Policy SS6 seeks to provide a 'plan B' if the preferred strategy cannot be delivered.</p>	
Anthony Edward Maher	ANON-BHRP-4HUS-G	Support with observations	<p>I feel developers should have to build within a specified timeframe and be committed to delivering the housing requirements for the Town or Rural centre. When planning permission has been granted a commitment to deliver a number of houses / year should be given.</p>		<p>The Council will liaise with developers and site promoters in order to ensure that any trajectory is realistic and robust. Delivery can however, be dependent on external factors necessitating a need for a plan B.</p>	
Anthony john Connolly	ANON-BHRP-4HFT-2	Support with observations	<p>Six Hills new development should be proceeded with.</p>		<p>Six Hills is not the preferred strategic approach. It is remote, requires considerable infrastructure provision which has</p>	

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					not been proven in terms of its viability or deliverability. It is one of a number of options if the preferred strategy is not successful.	
Anthony Paphiti	ANON-BHRP-4HBV-Z	Object	<p>Great Dalby airfield is not suitable for development. It is an historic site being one of the remaining Thor missile sites from the cold war. Moreover, the addition of so many houses would</p> <p>a. Change the character of nearby villages (Great Dalby. Burton Lazars)</p> <p>b. presents a huge increase in traffic along Dalby Road/ A6047 and through the village of Great Dalby (which has already seen a large increase in traffic flow in the past few years, and is used as a "rat run" between Leicester road and the Oakham road).</p> <p>c. increase pollution</p> <p>d. place a strain of local medical services and</p>	Look for other suitable sites	Great Dalby airfield has previously been considered acceptable for development and is currently allocated in the Melton Local plan. It is not the preferred strategy to meeting growth. Policy SS6 seeks to provide a 'plan B' if the preferred strategy cannot be delivered. Any adverse environmental impacts or impacts on infrastructure would require mitigation if this site were pursued.	
Anthony Thomas	ANON-BHRP-4HFX-6	Support with observations	<p>Support development at Six Hills.</p> <p>Road infrastructure at Normanton is not suitable.</p>	"Suitable small sites" needs defining in terms of housing numbers or density per acre.	<p>Six Hills is not the preferred strategic approach. It is remote, requires considerable infrastructure provision which has not been proven in terms of its viability or deliverability. It is one of a number of options if the preferred strategy is not successful.</p> <p>If Normanton Airfield were pursued, it would need to demonstrate that a satisfactory transport solution is achievable.</p> <p>Policy SS3 sets out what might be suitable small scale sites.</p>	
Anthony Woollard	ANON-BHRP-4H6F-4	Support with observations	NOT Normanton Airfield - would put too much pressure on Bottesford and its roads		<p>Normanton Airfield is not the preferred strategic approach. It is one of a number of options if the preferred strategy is not successful.</p> <p>If Normanton Airfield were pursued, it would need to demonstrate that a satisfactory transport solution is achievable.</p>	

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Beth Johnson (chair) – Burton & Dalby Parish Council	ANON- BHRP- 4HU6-K	Object	<p>The intention of having the overall Spatial Strategy is to confidently allocate land for housing as established within its SLHAA.</p> <p>Having an additional policy as an intended fallback could discourage developers from fulfilling the delivery of allocated sites leading to less sustainable sites being developed in their place.</p> <p>This policy discourages Authority from thoroughly considering alternative windfall/brownfield sites of which they are not currently aware.</p>	<p>It should not be included.</p> <p>The Local Plan is subject to regular review at which time any additional potential development sites can be introduced for consideration.</p>	<p>The policy is required to demonstrate that the Council has options should the preferred strategy not be delivered.</p>	
Brian Hodder	ANON- BHRP- 4HG8-7	Support	<p>Particularly support development of West Melton this is a no brainier in terms of town development</p>		<p>West of Melton Mowbray is not the preferred strategic approach as there is no single site promoter at present and viability or deliverability is more uncertain. It is one of a number of options if the preferred strategy is not successful.</p>	
CHRISTINE LARSON	ANON- BHRP- 4HUU-J	Support with observations	<p>These sites should be actively explored in any event not just if there is a shortfall</p>	<p>Undertake a review of Dalby and Normanton airfields and Six Hills</p>	<p>The sites identified are not the preferred strategic approach. The sites have less certainty in terms of viability and deliverability. They remain options if the preferred strategy is not successful.</p>	
Christopher Fisher	ANON- BHRP- 4HM2-7	Support with observations	<p>This does appear to give the Council a carte blanche in developing beyond the proposed targets within the plan. There needs to transparent criteria which allows the council to initiate such new developments.</p>		<p>The policy seeks to clarify available options if the ‘targets’ in the plan are not being delivered. It does not seek to provide development above the targets.</p>	
Christopher John Noakes	ANON- BHRP- 4HBK-N	Object	<p>Reference to specific - currently rejected - options (that are not considered to be appropriate in terms of scale, location and/or sustainable objectives) would seem undesirable. It would appear to represent support for these development options.</p> <p>The one exception might be 'west of MM', although it might best offer an opportunity to increase the % amount of overall new growth in the MM area up to 2036.</p> <p>Any review of the Local plan would no doubt examine the suitability of ALL alternatives, and their relative</p>	<p>Omit reference to potential alternatives/long term options.</p>	<p>The policy is required to demonstrate that the Council has options should the preferred strategy not be delivered.</p> <p>West of Melton Mowbray is not the preferred strategic approach as there is no single site promoter at present and viability or deliverability is more uncertain. It is one of a number of options if the preferred strategy is not successful.</p>	

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			acceptability, in the context of the circumstances arising from Plan monitoring.			
Clair Ingham	ANON-BHRP-4HMZ-F	Support	To protect the heritage of our current villages we will need to provide new villages and communities for the future	None	Noted.	
Cllr Martin Lusty – Waltham on the Wolds & Thorpe Arnold Parish Council and Neighbourhood Planning Group	ANON-BHRP-4HBZ-4	Object	The development of the brownfield site at Dalby Airfield should be a priority, not an alternative.	See above.	Great Dalby airfield has previously been considered acceptable for development and is currently allocated in the Melton Local plan. However, despite allocation, it has not been delivered. It is not the preferred strategy to meeting growth. Policy SS6 seeks to provide a 'plan B' if the preferred strategy cannot be delivered.	
Colin Love	ANON-BHRP-4HBR-V	Support with observations	Normanton Airfield is not really appropriate for consideration as it is too remote from sustainable 'journey to work' destinations. Whilst access to employment (and retail facilities) could be considered 'reasonable' to Grantham, the road system to Nottingham would place totally unacceptable demands on the rural roads in and around Normanton and Bottesford.	Normanton Airfield removed from consideration	Normanton Airfield is not the preferred strategic approach. It is one of a number of options if the preferred strategy is not successful. If Normanton Airfield were pursued, it would need to demonstrate that a satisfactory transport solution is achievable.	
Colin Wilkinson – Planit-X Town & Country Planning Services Ltd (on behalf of Mr G Bryan)	ANON-BHRP-4H19-J	Other	Great Dalby Airfield is not a brownfield site. Previously developed (brownfield) land is defined in the NPPF Glossary as land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time is excluded. Most of the airfield is in agricultural use or otherwise green and to some extent the site has blended into the landscape. Notwithstanding whether the site can be regarded as previously developed land, the NPPF does not support a 'brownfield first' approach to the release of housing sites. The Development of the Great Dalby airfield is incompatible with the Melton South development option.	Delete Great Dalby Airfield as an alternative or long-term option.	Great Dalby airfield has previously been considered acceptable for development and is currently allocated in the Melton Local plan. However, despite allocation, it has not been delivered. It is not the preferred strategy to meeting growth. Policy SS6 seeks to provide a 'plan B' if the preferred strategy cannot be delivered. It is noted that only part of the airfield site constitutes 'previously developed land'.	
Colin Wilkinson – Planit-X Town & Country	ANON-BHRP-4H15-E	Other		Great Dalby Airfield is not a brownfield site. Previously developed (brownfield) land is defined in the	Great Dalby airfield has previously been considered acceptable for development and is currently	

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Planning Services Ltd (on behalf of Mrs G Moore)				<p>NPPF Glossary as land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time is excluded. Most of the airfield is in agricultural use or otherwise green and to some extent the site has blended into the landscape. Notwithstanding whether the site can be regarded as previously developed land, the NPPF does not support a 'brownfield first' approach to the release of housing sites.</p> <p>The Development of the Great Dalby airfield is incompatible with the Melton South development option.</p>	<p>allocated in the Melton Local plan. However, despite allocation, it has not been delivered. It is not the preferred strategy to meeting growth. Policy SS6 seeks to provide a 'plan B' if the preferred strategy cannot be delivered.</p> <p>It is noted that not all of the airfield site constitutes 'previously developed land'.</p>	
David A Haston (on behalf of Mr Richard Chandler, Highfield Farm, Long Clawson, LE14 4NQ)	ANON-BHRP-4HG5-4	Support	Seems sensible to make provision for an early review if circumstances require.	No comment	Noted.	
David Mell	ANON-BHRP-4HF8-6	Object	We should look at those options anyway - not just in case Plan A does not deliver. I would particularly recommend this given the recent development of the NHS Healthy New Community initiative.	See above	The sites identified are not the preferred strategic approach. The sites have less certainty in terms of viability and deliverability. They remain options if the preferred strategy is not successful.	
Deborah Caroline Adams	ANON-BHRP-4H38-K	Support		The previously considered large-scale sites of Normanton Airfield, Melton (Dalby) Airfield, and Six Hills should have a higher priority than they have been given and should have formed the 'first line of attack' when considering meeting the housing allocation for the Borough.	The sites identified are not the preferred strategic approach. The sites have less certainty in terms of viability and deliverability. They remain options if the preferred strategy is not successful.	
Dermot Daly	BHLF-BHRP-4HDK-Q	Support with observations	If there is the option of significantly large developments which effectively create new villages in the locale of Six Hills, Old Dalby, and Normanton Airfield (this being a		Bottesford is the best-served of the Rural centres and is able to accommodate some additional	

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			brown-field site), seriously challenges the need for any development in Bottesford over and above minor developments of up to three or four houses.		growth. The proposed 'plan B' options are not intended to replace growth in other settlements.	
Dr Ian Chappell	ANON-BHRP-4HUA-X	Object	The objective of the Local Plan is to identify sites that are definitely allocated for development. To have sites that are neither allocated nor rejected prejudices proper review every 5 years. The existence of 'fallback sites' would pre-empt the possible emergence of other more sustainable development sites of which the authority is currently unaware.	It would be sufficient to state that the development strategy will be reviewed, at which time all available sites should be considered on their merits.	The policy is required to demonstrate that the Council has options should the preferred strategy not be delivered. It is accepted that the policy should not replace a review of the Local Plan which, from time-to-time will be necessary.	
Dr Jerzy A Schmidt	ANON-BHRP-4H4P-C	Support with observations	I believe Six Hills should not be on this list. It is a very much more isolated area compared to the other proposals and would require MASSIVE additional infrastructure in schools (primary and possibly secondary) shops, recreational facilities, health facilities, dedicated public transport etc. It is also a greenfield site. The other proposed large development sites (Normanton airfield, Great Dalby airfield) are brownfield and located closer to existing infrastructure which would require less development to meet needs. Six Hills has good links to the A46 but that is all it has. residents will be able to easily reach Leicester and Nottingham but the links to Melton are poor so residents are unlikely to contribute to the borough or have any affinity to it	Remove Six Hills from the list	Six Hills is not the preferred strategic approach. It is agreed that it is remote, requires considerable infrastructure provision which has not been proven in terms of its viability or deliverability. It is however, one of a number of options if the preferred strategy is not successful.	
Elizabeth Ann Johnson	ANON-BHRP-4HGR-1	Object	The Spatial Strategy's purpose is to allocate land with confidence using information obtained from the SHLAA. This 'fallback' policy is contrary to that process and would not encourage the Authority to thoroughly consider all alternative sites that become available during the plan period. The Local Plan is subject to regular review at which time any additional potential development sites can be introduced for consideration.	This policy should not be included.	The policy is required to demonstrate that the Council has options should the preferred strategy not be delivered.	
Elizabeth Anne Taylor	ANON-BHRP-4HMD-S	Object	What is the point of having a local plan if it can be overruled in this way? The objective of the local plan is to identify sites that are definitely allocated for development. To have sites that are neither allocated or rejected, prejudices proper review every 5 years. The existence of 'fallback sites' would pre-empt the possible emergence of other more sustainable development sites of which the authority is currently unaware.	Due research and assessment processes should be adhered to include suitable sites in the local plan. Local communities to be given fair hearing as to the potential impact on their lives.	The plan sets out the preferred strategy to meet its full housing need. Policy SS6 seeks to provide a 'plan B' and is required to demonstrate that the Council has options should the preferred strategy not be delivered.	
Emilie Carr – Historic England	BHLF-BHRP-4H8Q-H	Other	No plans are included and therefore it is not possible to assess these sites. Historic England would welcome the opportunity to comment further on submission of site plans.		Noted. The Council will continue to engage with Historic England to assess the impacts on heritage assets should the sites need to be	

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					pursued.	
Gary Stephens – Marrons Planning (on behalf of Mr Hawley and Mr & Mrs Stokes, Landowners at Six Hills)	BHLF-BHRP-4H8Y-S	Object	<p>In submitting the Plan to the Secretary of State, the Council must be confident its strategy can deliver the development necessary to meet objectively assessed needs, with sufficient flexibility to ensure delivery in the event that sites do not deliver as envisaged.</p> <p>If Policy SS2 is amended to build in sufficient flexibility to ensure the development needs of the area can be met as suggested above, then Policy SS6 should not be necessary.</p> <p>However, if the Council consider there is a need for Policy SS6, the policy needs to be clearer as to what will trigger an early review of the Plan. It also needs to be clearer as to how long the review process will take, and what the Council will do in the intervening period in relation to its determination of planning applications on unallocated sites. Adopting the approach set out in Policy SS6 does run the risk of a period of ‘planning by appeal’ and sporadic growth of the town and villages without any influence from the Council.</p>	This policy is unnecessary, and as worded is ambiguous and should be deleted from the Plan.	<p>It is accepted that the Council will need to demonstrate that it can deliver its objectively assessed need for housing. Policy SS2 sets out the strategic approach with further clarification in terms of locations and delivery rates being set out in subsequent policies and in the housing trajectory. The overall requirements are set out as minima allowing some flexibility.</p> <p>Policy SS6 seeks to provide a ‘plan B’ and is required to demonstrate that the Council has options should the preferred strategy not be delivered.</p>	
Gavin Simpson	ANON-BHRP-4HHQ-1	Support with observations	<p>Normanton, and Dalby Airfield not suitable.</p> <p>Dalby Airfield in addition to Melton south for housing is unacceptable.</p> <p>Keep options open (review) for better brown field sites to come forward in the future on a regular basis.</p>		<p>Normanton and Dalby Airfields are not the preferred strategic sites. The sites have less certainty in terms of viability and deliverability. They remain options if the preferred strategy is not successful.</p> <p>Brownfield sites will continue to help delivery of the overall housing requirements.</p>	
George Breed – Persimmon Homes	ANON-BHRP-4HF3-1	Support	<p>The three alternatives appear to constitute overspill site, each offering their own unique set of constraints and possibilities.</p> <p>Delivery of any new settlement is contingent upon high developer interest with the capital needed to delivery the levels of infrastructure required early doors.</p> <p>High risk ventures of this type understandably make developers wary, thus delivery of any such scheme must provide certainty before developers are going to come on board.</p> <p>At present three large options with no guidance on</p>	If Melton borough council are seriously considering a new settlement then a lot more certainty is needed. At present this policy is very reactive and I'm afraid reactionary policies won't provide the levels of certainty needed for such a project to get out of the ground.	<p>It is agreed that site options should have sufficient certainty to be allocated within the Local plan.</p> <p>The sites identified are not the preferred strategic approach. The sites have less certainty in terms of viability and deliverability. They remain options if the preferred strategy is not successful.</p>	

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			<p>quantum, certainty or indeed location renders these backup options redundant.</p> <p>Melton needs to get a handle on whether these are needed, if so which, for how much and by when?</p>			
George Simpson	BHLF-BHRP-4HDF-J	Other	Policy SS6 I think there should be consideration for a village in Six Hills!		Six Hills is not the preferred strategic approach. It is remote, requires considerable infrastructure provision which has not been proven in terms of its viability or deliverability. It is one of a number of options if the preferred strategy is not successful.	
Graeme Gladstone	ANON-BHRP-4HZH-A	Object		<p>Use your imagination and have a vision for what is possible.</p> <p>For example a model village somewhere in a location served well by transport infrastructure and secure from flooding?</p>	<p>Policies SS2 – SS5 set out the preferred strategy for meeting housing need.</p> <p>Policy SS6 seeks to provide a ‘plan B’ and is required to demonstrate that the Council has options should the preferred strategy not be delivered.</p>	
Guy Longley (on behalf of Wilson Enterprise Ltd)	BHLF-BHRP-4H8V-P	Support with observations	<p>This submission is made on behalf of Wilson Enterprise Limited who have interest in land at Dalby Airfield to the south of Melton Mowbray.</p> <p>Policy SS6 sets out the proposed approach the Council intends to take to deal with shortfalls in housing provision or changes to the objectivity assessed need for development. The policy proposes an early review of the plan to identify alternative development sites and refers to potential alternative long terms options including the previously considered large scale option at Dalby Airfield.</p> <p>The identification of land at Dalby Airfield as a potential long term option is supported. However, it is considered that the Council should build flexibility into the plan through the identification of appropriate reserve sites to that any shortfalls in provision can be addressed more effectively, without the need for a potentially lengthy Local Plan review.</p>	The policy should be amended to identify land at Dalby Airfield as a reserve site that would be brought forward to address shortfalls in delivery and also to clearly set out appropriate triggers and mechanisms for bringing forward any identified reserve sites.	<p>The Council consider that Dalby airfield is of such scale that it identifying it as a reserve site could be inconsistent with the overall strategy set out in the plan.</p> <p>It is one of several options that should be considered through a plan review if the preferred strategy is not being delivered.</p>	

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			<p>The inclusion of reserve sites amounting to 20% of the strategic housing requirement as a mechanism to deal proactively with changing circumstances was one of the recommendations made to government by the Local Plan Expert Group in their recent report on Local Plans, March 2016.</p> <p>The Local Plan should identify land at Dalby Airfield as a reserve site that would be brought forward to address shortfalls in delivery. The policy should also clearly set out appropriate triggers and mechanisms for bringing forward any identified reserve sites. For example a trigger could be where SUEs deliver less than 75% of projected completions in 3 consecutive years reserve sites are brought forward for release.</p>			
Gwynneth Whitehouse	ANON-BHRP-4HH7-7	Object	Including these sites would lead to a presupposition of their suitability. Each site should only be considered on its merits at the time of proposed development.	Specific sites should be removed from the plan.	<p>Policies SS2 – SS5 set out the preferred strategy for meeting housing need.</p> <p>Policy SS6 seeks to provide a ‘plan B’ and is required to demonstrate that the Council has options should the preferred strategy not be delivered.</p>	
James & Amanda Sparrow	ANON-BHRP-4H6U-K	Object	The Local Plan should be able to prevent unnecessary inappropriate development in the open countryside. The plan will need to be amended according to the performance of the national and local economies. Targets should be reduced in line with any contraction within the economies.	Sites put forward for development should be judged on their own merit each time and not just because developers find the development of green field sites to be much more profitable.	<p>The plan seeks to set out a sustainable solution to meeting need for development. It responds to evidence of need.</p> <p>Some delivery of development will be on brownfield land, but no evidence exists that this can be met in full without use of substantial areas of greenfield land.</p>	
Jeanne Petit	ANON-BHRP-4HF6-4	Support with observations	Difficult to assess without further details known		Noted.	
Jeevan Dhesi – Leicester City Council	BHLF-BHRP-4H8F-6	Support with observations	<p>The joint Leicester and Leicestershire SHMA 2014 sets out the objectively assessed housing need (OAN) for the Leicester and Leicestershire housing market area (HMA). The SHMA forms part of the on-going and effective cross boundary commitment to addressing planning matters in the HMA. The housing requirement for Melton is based on the OAN set out in the SHMA, an approach supported by Leicester City Council.</p> <p>The draft plan, through policy SS6, recognises that there</p>		Noted.	

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			may be circumstances where consideration of an early review of the plan would be required. The City Council supports the proposed review trigger mechanism. Current cross boundary work in the HMA is leading to the formulation of 'model' text to address review triggers in local plans in the HMA. This should be reflected in the next draft of the Melton Plan.			
Jim Malkin – BHB Architects (on behalf of Barwood Homes)	BHLF-BHRP-4H82-J	Support	We support the early review of the Local Plan should shortfalls in delivery occur. However in order to avoid shortfalls occurring it is important that housing allocations within the plan are met by deliverable sites. Our site in Waltham is supported by a developer with a track record of delivery and can be bought forward early in the plan period.		Noted. It is accepted that the Council will need to demonstrate that it can deliver its objectively assessed need for housing. Policy SS2 sets out the strategic approach with further clarification in terms of locations and delivery rates being set out in subsequent policies and in the housing trajectory.	
Joanne Belcher	ANON-BHRP-4HHM-W	Support		The development of brown field sites identified above should be looked at in preference to greenbelt sites!	Some delivery of development will be on brownfield land, but no evidence exists that this can be met in full without use of substantial areas of greenfield land.	
Jodie McCabe - Ministry of Defence	BHLF-BHRP-4H8W-Q	Other	The MOD notes that the Council has identified land to the west of Melton Mowbray as a potential alternative or longer term option for development. The MOD would welcome future discussions with the Council with respect to this policy to understand what area of land this applies to and to ascertain whether there could be impacts on Defence interests.		Noted. The Council will continue to engage with the MOD.	
John Mace	ANON-BHRP-4HEM-T	Support	It is good that MBC will have a flexible approach to development as I envisage considerable objections and problems with the proposed housing developments around Melton unless the traffic needs in particular are fully resolved.	Use of brownfield sites for community development should be a serious consideration by MBC in parallel to the existing draft plan	Some delivery of development will be on brownfield land, but no evidence exists that this can be met in full without use of substantial areas of greenfield land.	
John Matthew Williams – Wymondham and Edmondthorpe Neighbourhood Plan Committee	ANON-BHRP-4HBD-E	Support with observations	Rural locations with Neighbourhood Plans in place to deliver on their Allocations and which are not showing shortfalls should not be included in such a Review	- to clarify that suitable small sites within rural areas will not include those areas covered by a Neighbourhood Plan that is showing no shortfall - to clarify that a small site in a rural area is a site of up to ten houses	Policy SS6 does not seek to impose additional growth on areas with adopted Local plans. Any change in circumstances from the Local Plan would necessitate discussions with the Neighbourhood Plan groups. Policy SS3 sets out the broad parameters for growth in the rural areas.	
John Moore	ANON-BHRP-4HZS-N	Object	Reference at this time to particular alternative large-scale site options prejudices future site selection which should be based on the most up-to-date Strategic Housing Land Availability Assessment (SHLAA). At this	I am not persuaded that a policy SS6 should be included in the Melton Local Plan. However, if it must be, it should be sufficient to state:	Policies SS2 – SS5 set out the preferred strategy for meeting housing need.	

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			stage it is simply not possible to assess whether the locations identified would be the most suitable in future. For example, a large-scale site on previously developed land might have become available.	Land to the west of Melton Mowbray; Previously considered and new large-scale site options; and Suitable small sites within the rural area.	Policy SS6 seeks to provide a 'plan B' and is required to demonstrate that the Council has options should the preferred strategy not be delivered. West of Melton Mowbray is not the preferred strategic approach as there is no single site promoter at present and viability or deliverability is more uncertain. It is one of a number of options if the preferred strategy is not successful.	
JOHN RUST	ANON-BHRP-4HUV-K	Support with observations		I would support large developments such as Old Dalby Airfield and Six Hills rather than overloading the infrastructure in Melton and surrounding villages. Urban style developments within villages ruin their rural character and in some cases the quality of life of the existing residents due to the infrastructure cannot cope. My opinion that new settlements should be seized on as a great opportunity to build well designed eco friendly communities which incorporating all the required infrastructure paid for by the developers.	The sites which could accommodate 'New Villages' are not the preferred strategic approach. They have less certainty in terms of viability and deliverability. However, they remain options if the preferred strategy is not successful.	
John William Coleman	ANON-BHRP-4H6C-1	Support with observations	Whilst recognising the need to keep the delivery of the plan under review, and to adapt to changing circumstances, I would not give support to such vaguely written and open-ended options.		Policy SS6 seeks to provide a 'plan B' and is required to demonstrate that the Council has options should the preferred strategy not be delivered.	
John William Fairbrother - MNAG	ANON-BHRP-4H45-H	Support with observations	As stated on other areas.		Noted.	
Joyce Noon – CPRE Leicestershire	BHLF-BHRP-4H2J-4	Object	POLICY SS6 – ALTERNATIVE DEVELOPMENT STRATEGIES AND LOCAL PLAN REVIEW CPRE strongly object to the inclusion of this Policy. The intention of having the overall Spatial Strategy is to have certainty that the Local Plan confidently allocates land for housing as established within its SLHAA. As 1.15.1states that: "Local Plans must be based on		The Council considers that the preferred strategy can be delivered, however, it can be affected by external factors. Policy SS6 seeks to provide a 'plan B' and is required to demonstrate that the Council has options should the preferred strategy not be	

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			<p>robust evidence” yet none of the Key Evidence on page 54 indicates that there will be a shortfall.</p> <p>Having an additional policy as an intended fallback would discourage developers from fulfilling the delivery of allocated sites. Therefore unsustainable sites could potentially be developed as a result of Policy SS6.</p> <p>This would not encourage the Authority to thoroughly consider alternative windfall/brownfield sites of which they are not currently aware.</p>		delivered.	
Julian Parker	ANON-BHRP-4HHP-Z	Support	Six Hills should be considered as there are fantastic transportation links available.		Six Hills is not the preferred strategic approach. It is remote, requires considerable infrastructure provision which has not been proven in terms of its viability or deliverability. It is one of a number of options if the preferred strategy is not successful.	
Julie Moss	ANON-BHRP-4HM5-A	Support with observations	Normanton airfield would meet all requirements if the development included school, shops, doctors and other amenities. I don't know why it is not a prime site for development.	none	<p>Normanton Airfield is not the preferred strategic approach. It is one of a number of options if the preferred strategy is not successful.</p> <p>If Normanton Airfield were pursued, it would need to demonstrate that it could provide the necessary infrastructure.</p>	
Keith Allen	BHLF-BHRP-4HDX-4	Support with observations	<p>The old airfield to the south of the town should be used. Is it a brown field site? Probably more expensive to build on, but it is not taking up valuable farm land. The longer it is left cost would be greater with time.</p> <p>We have to import a large percentage of the food we consume</p> <p>and with an increasing population this will be even more. Future generations will not thank us if we have not acted wisely?</p>		Great Dalby airfield has previously been considered acceptable for development and is currently allocated in the Melton Local plan. However, despite allocation, it has not been delivered. It is not the preferred strategy to meeting growth. Policy SS6 seeks to provide a 'plan B' if the preferred strategy cannot be delivered.	
Kenneth Bray	ANON-BHRP-4HBX-2	Support with observations	Large scale options on airfields and Six Hills would be preferable as these can also be employment sites.	'Suitable needs to be clearly defined. To me it is brownfield or low quality farmland (not high quality pasture) and on (or close to) a good transport route	The sites which could accommodate 'New Villages' are not the preferred strategic approach. They have less certainty in terms of viability and deliverability. However, they remain options if the preferred	

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					strategy is not successful.	
Kerstin Hartmann	ANON-BHRP-4HGW-6	Support	as far as I know those sites I support but again I do not live in the vicinity of them and do not have local inside knowledge of those sites	no comment	Noted.	
Laurence Holmes – Melton North Landowner Consortium	ANON-BHRP-4HGQ-Z	Support with observations	Please refer to paragraph 3.65 of the 'Representation on the Melton Emerging Options Draft Plan' (Melton North Landowner Consortium).	n/a	Noted.	
Laurence Holmes – Leicestershire County Council and Richborough Estates	BHLF-BHRP-4H8K-B	Support with observations	The consideration of an early review of the Local Plan in event of persistent under-delivery of development within the Borough is supported and accords with the NPPF. To minimise the risk of under-delivery in respect of meeting the Borough's housing requirement up to 2036, it is important that there is reduced reliance within the Draft Plan on the delivery of windfall and small allocated sites (where viability may be more marginal) within less sustainable, lower-order settlements. The comments and recommendations made in respect of Policy SS2, which would ensure a greater proportion of the Borough's housing need is met within the Melton Mowbray urban area, will help to maximise housing delivery over the plan period.		Noted.	
Lesley Judith Twigg	ANON-BHRP-4HEH-N	Support with observations	Particularly support the large airfield sites and Six Hills as they are not hurting or spoiling any pre existing community. If large 106 money could help provide facilities? subsidise public transport	Omit small sites and land west of Melton--I guess Melton has already taken a lot!	The sites which could accommodate 'New Villages' are not the preferred strategic approach. They have less certainty in terms of viability and deliverability. However, they remain options if the preferred strategy is not successful. Small sites and west of Melton cannot be dismissed at this stage as they could help to deliver housing in sustainable locations desirable to the market.	
Linda Moore	ANON-BHRP-4HM6-B	Object	It is sensible to include provision for a review of the Local Plan as circumstances change, but to name specific fall-back sites is, I believe, prejudicial to an open and transparent review and could restrict better sites coming forward.	Deletion of specific reference to named sites	The list of sites identified in policy SS6 is not intended to be exhaustive. Clarification would be useful.	Add a further change that other suitable and sustainable sites that have been identified through the SHLAA or other sources, subject to compliance with other policies in the plan.
Lucy Flavin – Broughton and Dalby parish Council	ANON-BHRP-4H4T-G	Support with observations	The reviews must include an ability to reduce the number of houses if the total is not required. Six Hills is isolated and has no infrastructure. Should it	Six Hills removed from this list	Agree. The plan has to be responsive to changing circumstances, including changing housing requirements identified in	

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			really be on the list?		the impending Housing and Economic Development Needs Assessment. Six Hills should not be dismissed at this stage.	
M Howard	ANON-BHRP-4HUW-M	Support	Dalby airfield should be developed		Dalby airfield has previously been considered acceptable for development and is currently allocated in the Melton Local plan. However, despite allocation, it has not been delivered. It is not the preferred strategy to meeting growth. Policy SS6 seeks to provide a 'plan B' if the preferred strategy cannot be delivered.	
Malcolm Brown	ANON-BHRP-4HEV-3	Support with observations	Sites should not be abandoned if there are no planning objections but simply objections by residents. All sites within villages will receive objections due to the vociferous and articulate short sighted view of a minor number of residents		Noted. Policy SS6 does not seek to constrain development in the rural areas.	
Margaret Jean Bowen	ANON-BHRP-4HHV-6	Support with observations	I object to point 2 'small sites within the rural area.	Remove point 2	Small sites cannot be dismissed at this stage as they could help to deliver a housing need in locations desirable to the market.	
Mark & Kathryn Chapman	ANON-BHRP-4HFJ-R	Support	Support the alternative option (if needed) of a larger development on the Dalby Airfield site. It would be a good use of large "derelict" site.		Dalby airfield has previously been considered acceptable for development and is currently allocated in the Melton Local plan. However, despite allocation, it has not been delivered. It is not the preferred strategy to meeting growth. Policy SS6 seeks to provide a 'plan B' if the preferred strategy cannot be delivered.	
Mark Brend	ANON-BHRP-4HGD-K	Support with observations	Should persistent and significant shortfalls be identified, the use of alternative brown field sites to make up this short fall is highly appropriate. These sites should however be chosen such that they support growth of the Melton Borough and feed into existing Borough service centres/urban area.	A commitment to selected sites directly supporting growth within the Melton borough.	Noted. If these sites are required, they should only be supported if they are able to deliver the necessary infrastructure.	
Mark Colin Marlow	ANON-BHRP-4HEJ-Q	Support with observations	Dalby airfield should have been built on years ago. It is, in effect, a brown site and ideal for development	Developments in smaller rural areas should be kept to a minimum.	Dalby airfield has previously been considered acceptable for development and is currently allocated in the Melton Local plan. However, despite allocation, it has not been delivered. It is not the preferred strategy to meeting growth. Policy SS6 seeks to provide a 'plan B' if the preferred strategy	

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					cannot be delivered. Small sites cannot be dismissed at this stage as they could help to deliver a housing need in locations desirable to the market.	
Martin Alderson	ANON-BHRP-4HHU-5	Support	After a ring road is built.		It is unlikely that the full Relief Road would be constructed early in the plan period. The transport impacts of proposed 'alternative' options would need to be fully assessed before being considered acceptable.	
Mary Anne Donovan	ANON-BHRP-4HUR-F	Support with observations	<p>There is no mention of an Alternative strategy should there be no bypass or not having one for a decade or more. This would result in rural areas/villages (where the Plan already demonstrates insufficient data/consultation) being over-developed with harm to sustainability, particularly the environment.</p> <p>The New Homes Bonus makes this a realistic concern, because it is very possible Melton would see income from the New Homes Bonus as a funding source for the bypass. Inappropriate development in rural areas will have serious adverse consequences for residents and the environment The use of the Bonus to pressure or reward people to accept development would breakdown trust for the local authority and the rule of law and harm social cohesion. The CPRE is calling for reform of the New Homes Bonus which they characterise as 'subsidising developers to build in attractive local areas' and abuse of the New Homes Bonus is increasingly being recognized by the public (see East Bergholt, Suffolk case).</p>	The Plan should include an Alternative with no bypass and an Alternative with a Bypass in 10+ years. These Alternatives should have the backbone to state that the 6,125 housing target is not achievable without the bypass without major adverse consequences across the Borough. It should also state that the New Homes Bonus will play no part in planning decisions and put in place policies which protect rural settlements from inappropriate development in the period before a bypass is committed to. This would mean a lowering of the annual target for house building prior to a decision on the bypass.	<p>The Council's preferred strategy includes provision of a Relief Road in order to address transport problems in the centre of Melton Mowbray. The Council considers that this is viable and could be delivered during the plan period. At this stage, it is not considered that an alternative strategy 'without a by-pass' is necessary.</p> <p>New homes bonus and financial considerations are a material planning consideration that cannot be ignored.</p>	
Melanie Steadman	ANON-BHRP-4HFE-K	Support	<p>As mentioned previously, a custom built site, with capacity built into its infrastructure, new school and shop - ideal. There are no "sustainable" sites (i.e. 10+ houses) within the villages. It would be a wrench to absorb this number in one hit and would swamp the infrastructure and amenities, particularly schools and surgeries.</p> <p>Normanton Airfield will not provide a workforce for Melton Mowbray. It is too far from Melton.</p> <p>Dalby Airfield and Six Hills are far more tenable sites with greater ease of access to Melton and its amenities.</p>	See above.	If the alternative options identified in policy SS6 are required, they should only be supported if they are able to deliver or finance the necessary infrastructure.	

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Mick Jones	ANON-BHRP-4H6N-C	Support with observations	The way the plan is set out and the review of the policies makes it very repetitive. Please see other comments make in different sub categories.	Remove other potential development sites and focus on the ones you want to develop.		
Moira Hart	ANON-BHRP-4HU7-M	Support	Large scale development sites which have good links to the existing road network e.g. A46 - easy access to Leicester, Nottingham and Newark should be explored provided they do not impact on nearby villages and their infrastructure. I.e. they would need to be sustainable and self-sufficient in terms of schooling / healthcare and other necessary amenities.		If the alternative options identified in policy SS6 are required, they should only be supported if they are able to deliver or finance the necessary infrastructure without detriment to existing communities.	
Mr & Mrs J. Rogan	ANON-BHRP-4HMH-W	Object	"'Suitable' small sites within the rural area" this could result in over-reliance on infill sites within local communities. There needs to be a degree of open grain and green space within communities to ensure that their communities can remain pleasant places to live. Not everyone can leap into a car and drive somewhere to enjoy the amenity of green space.	Ensure that adequate green space within a village is protected.	Small sites cannot be dismissed at this stage as they could help to deliver a housing need in locations desirable to the market. Development in the rural areas must be consistent with other policies in the plan in terms of design quality and protection of important green spaces.	
Mr John Brown	ANON-BHRP-4H4Z-P	Other	Support airfield sites as long as they become self-sufficient developments and don't put extra pressure on existing infrastructure. Support Six Hills as it has excellent transport infrastructure.	More sensitive consideration needs to be given to suggest areas on a case by case basis and EVERYTHING should be taken into account. People live in Melton Mowbray and the Borough because they like it. If you over develop it you will change the character, etc. and people will move elsewhere; taking skills and employment with them.	If the alternative options identified in policy SS6 are required, they should only be supported if they are able to deliver or finance the necessary infrastructure without detriment to existing communities. The quantum of development reflects the Objective Assessment of Need for Housing.	
Mr Julian Evans	ANON-BHRP-4H43-F	Object	I believe a new village would be an Ideal option, Six Hills would be the best location.	.	Six Hills is not the preferred strategic approach. It is remote, requires considerable infrastructure provision which has not been proven in terms of its viability or deliverability. It is one of a number of options if the preferred strategy is not successful.	
Mr Peter Rogers	ANON-BHRP-4H62-G	Support	Please ensure you consider all sites above as they are excellent alternative. Do not forget Brooksby and Kirby Bellars ECO site.	No more than 48 in Frisby. Phase over 20 years not all in one go.	At this time the Brooksby and Kirby Bellars Eco sites are unlikely to be preferred 'alternative options'. If information were to be submitted setting out the merits of these options, the Council would consider whether these are	

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					reasonable options.	
Mrs Clarissa Sally Garden	ANON-BHRP-4HUG-4	Object	Those of us on the ground can actually anticipate problems with regard to drainage, access, wild life, recreational walks, extra traffic etc.		Noted. The consultation seeks local views.	
Nicholas John Walker	ANON-BHRP-4HGC-J	Support	I am in favour of the development Normanton Airfield, Dalby Airfield and Six Hills Small rural sites Land to the West of Melton	This will maintain the Melton "brand" and protect the very reason people visit the area and spend money.	Noted.	
Penelope Ardizzone	BHLF-BHRP-4HD4-Z	Other	In the past, there has been talk of developing Dalby Airfield and a site at Six Hills close to the Fosse Way but there is no mention of either of these in your literature.		Both Dalby airfield and Six Hills are referred to in the policy.	
Richard Cooper – HSSP Architects	ANON-BHRP-4HVM-B	Support	Agree delivery of targets needs to be monitored and reviewed.	none	Noted.	
Richard Laurence John LING (on behalf of Mr Bob Sparham, 58 Bowbridge Gardens and 22 other residents of Bottesford)	ANON-BHRP-4HHH-R	Support with observations	The objectors to the proposed housing site at Bottesford note that this policy indicates that there are alternative development options in the Borough so that if the site at Bottesford is dropped from the plan, there is a mechanism to replace the quantity of housing at other sites in the Melton area.		Bottesford is the best-served of the Rural centres and is able to accommodate some additional growth. The proposed 'plan B' options are not intended to replace growth in other settlements.	
Richard Simon – Bottesford Parish Neighbourhood Plan Steering Group	ANON-BHRP-4HUB-Y	Support with observations		The 5 year supply of Housing Land with planning consent needs to be identified urgently otherwise it appears that all other planning is relatively ineffective in that Planning Inspectors may approve development on sites that do not meet the relevant criteria. In the event of lack of progress with house building, and given the backlog in land supply these areas should be considered earlier rather than later. However there appear to be a number of sites in villages that are potential options but there is not an indicated housing need for them. (see the reference to Tables 7 and 8 below)These sites should also be revisited to see if the problems surrounding their use, such as excessive development in a given location can be overcome by the provision of compensating facilities.	It is accepted that the Council cannot currently demonstrate a 5 year supply of housing and as such decisions must be taken in the context of paragraph 14 of the NPPF. The plan seeks to identify a deliverable supply of housing that will demonstrate a 5 year supply at the point of adoption. Sites are being considered in these villages.	

				<p>The land to the west of Melton Mowbray (MOD Animal Centre 4.7.5) should be considered earlier than envisaged by this policy and its development planned within the timescales of the Local Plan, ideally as soon as the current users plan to move out. This latter should be included in current planning to take Melton Mowbray up to at least 70% of the required housing for the Borough as a whole.</p> <p>Normanton Airfield, Dalby, Six Hills and other suitable small rural sites will be a challenge but should be seriously considered.</p> <p>We are only familiar with the Normanton sites and development here will put substantial pressure on Bottesford, Normanton and Long Bennington both in long term construction traffic and in overloading existing services in those villages. It would be essential for infrastructure and services such as schools and health facilities to be provided in advance of housing development on Normanton Airfield to prevent overloading the available services in Bottesford and Long Bennington.</p> <p>Table 7 (P61) and Table 8 (P63) show a substantial mismatch between the potential site housing capacity and the indicative requirement for each location, and some additional building in locations not constrained by flood risk would aid growth in these locations and add to their sustainability.</p> <p>Location : Potential Capacity/Indicative Requirement Asfordby : 177/224 Bottesford : 283/300 Long Clawson : 267/122 Waltham : 294/67 Asfordby Hill : 121/39</p>	<p>West of Melton Mowbray is not the preferred strategic approach as there is no single site promoter at present and viability or deliverability is more uncertain. It is one of a number of options if the preferred strategy is not successful.</p> <p>Noted.</p> <p>Normanton Airfield is not the preferred strategic approach. It is one of a number of options if the preferred strategy is not successful. If Normanton Airfield were pursued, it would need to demonstrate that necessary infrastructure could be provided and a satisfactory transport solution is achievable.</p> <p>Noted. This refers to all sites and may not represent final allocations. It allows some flexibility if some sites fail to deliver.</p>	
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				<p>Croxton Kerrial : 119/45 Frisby : 40/48 Somerby : 59/34 Stathern : 0/40 Wymondham : 186/37</p> <p>The national ‘presumption in favour of development’ means that there is a real risk that all the work that has been put into this Local Plan and the various Neighbourhood Plans around the Borough will be overtaken by events and development authorised in locations that we would not regard as favourable. An urgent assessment of the deliverable housing land must be undertaken, and the issue of the lack of land supply addressed.</p>		
Richard Simon	ANON-BHRP-4HZC-5	Support with observations	<p>The 5 year supply of Housing Land with planning consent needs to be identified urgently otherwise it appears that all other planning is relatively ineffective in that Planning Inspectors may approve development on sites that do not meet the relevant criteria.</p> <p>The national ‘presumption in favour of development’ means that there is a real risk that all the work that has been put into this Local Plan and the various Neighbourhood Plans around the Borough will be overtaken by events and development authorised in locations that we would not regard as favourable. An urgent assessment of the deliverable housing land must be undertaken, and the issue of the lack of land supply addressed.</p>	<p>In the event of lack of progress with house building, and given the backlog in land supply these areas should be considered earlier rather than later.</p> <p>However there appear to be a number of sites in villages that are potential options but there is not an indicated housing need for them. (see the reference to Tables 7 and 8 below)These sites should also be revisited to see if the problems surrounding their use, such as excessive development in a given location can be overcome by the provision of compensating facilities.</p> <p>The land to the west of Melton Mowbray (MOD Animal Centre 4.7.5) should be considered earlier than envisaged by this policy and its development planned within the timescales of the Local Plan, ideally as soon as the current users plan to</p>	<p>It is accepted that the Council cannot currently demonstrate a 5 year supply of housing and as such decisions must be taken in the context of paragraph 14 of the NPPF.</p> <p>It is accepted that the Council cannot currently demonstrate a 5 year supply of housing and as such decisions must be taken in the context of paragraph 14 of the NPPF. The plan seeks to identify a deliverable supply of housing that will demonstrate a 5 year supply at the point of adoption.</p> <p>Sites are being considered in these villages.</p>	

				<p>move out. This latter should be included in current planning to take Melton Mowbray up to at least 70% of the required housing for the Borough as a whole. Development there might enable the ring road to progress towards being a ring.</p> <p>Normanton Airfield, Dalby, Six Hills and other suitable small rural sites will be a challenge but should be seriously considered.</p> <p>We are only familiar with the Normanton sites and development here will put substantial pressure on Bottesford, Normanton and Long Bennington both in long term construction traffic and in overloading existing services in those villages.</p> <p>It would be essential for infrastructure and services such as schools and health facilities to be provided in advance of housing development on Normanton Airfield to prevent overloading the available services in Bottesford and Long Bennington.</p> <p>Given the location of Six Hills near large centres and alongside the A46 perhaps this should be looked at closely to see if this meets the Borough's needs</p> <p>Table 7 (P61) and Table 8 (P63) show a substantial mismatch between the potential site housing capacity and the indicative requirement for each location, and some additional building in locations not constrained by flood risk would aid growth in these locations and add to their sustainability.</p> <p>Location : Potential Capacity/Indicative Requirement Asfordby : 177/224 Bottesford : 283/300 Long Clawson : 267/122 Waltham : 294/67</p>	<p>West of Melton Mowbray is not the preferred strategic approach as there is no single site promoter at present and viability or deliverability is more uncertain. It is one of a number of options if the preferred strategy is not successful.</p> <p>Noted.</p> <p>Normanton Airfield is not the preferred strategic approach. It is one of a number of options if the preferred strategy is not successful.</p> <p>If these sites were pursued, they would need to demonstrate that necessary infrastructure could be provided and a satisfactory transport solution is achievable.</p> <p>Six Hills is remote from services, facilities, employment and transport choice and has not demonstrated that it is viable or deliverable.</p> <p>Noted. This refers to all sites and may not represent final allocations. It allows some flexibility if some</p>	
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				<p>Asfordby Hill : 121/39 Croxton Kerrial : 119/45 Frisby : 40/48 Somerby : 59/34 Stathern : 0/40 Wymondham : 186/37</p> <p>Moving forward on the smaller developments may enable the use of local builders and keep the funding within the local economy. A good local builder may be easier and less expensive to deal with than larger companies with their experienced legal teams.</p>	<p>sites fail to deliver.</p> <p>Noted.</p>	
Richard Simon – Bottesford Parish Council	ANON-BHRP-4H1W-G	Support with observations		<p>The 5 year supply of Housing Land with planning consent needs to be identified urgently otherwise it appears that all other planning is relatively ineffective in that Planning Inspectors may approve development on sites that do not meet the relevant criteria.</p> <p>In the event of lack of progress with house building, and given the backlog in land supply these areas should be considered earlier rather than later.</p> <p>However there appear to be a number of sites in villages that are potential options but there is not an indicated housing need for them. (see the reference to Tables 7 and 8 below)These sites should also be revisited to see if the problems surrounding their use, such as excessive development in a given location can be overcome by the provision of compensating facilities.</p> <p>The land to the west of Melton Mowbray (MOD Animal Centre 4.7.5) should be considered earlier than envisaged by this policy and its development planned within the timescales of the Local Plan, ideally as soon as the current users plan to move out. This latter should be</p>	<p>It is accepted that the Council cannot currently demonstrate a 5 year supply of housing and as such decisions must be taken in the context of paragraph 14 of the NPPF.</p> <p>The plan seeks to identify a deliverable supply of housing that will demonstrate a 5 year supply at the point of adoption.</p> <p>Sites are being considered in these villages.</p> <p>West of Melton Mowbray is not the preferred strategic approach as there is no single site promoter at</p>	

				<p>included in current planning to take Melton Mowbray up to at least 70% of the required housing for the Borough as a whole.</p> <p>Six Hills and other suitable small rural sites will be a challenge but should be seriously considered.</p> <p>We are only familiar with the Normanton sites and development here will put substantial pressure on Bottesford, Normanton and Long Bennington both in long term construction traffic and in overloading existing services in those villages. It would be essential for infrastructure and services such as schools and health facilities to be provided in advance of housing development to prevent overloading the available services in neighbouring communities</p> <p>Table 7 (P61) and Table 8 (P63) show a substantial mismatch between the potential site housing capacity and the indicative requirement for each location, and some additional building in locations not constrained by flood risk would aid growth in these locations and add to their sustainability.</p> <p>Location : Potential Capacity/Indicative Requirement Asfordby : 177/224 Bottesford : 283/300 Long Clawson : 267/122 Waltham : 294/67</p> <p>Asfordby Hill : 121/39 Croxton Kerrial : 119/45 Frisby : 40/48 Somerby : 59/34 Stathern : 0/40 Wymondham : 186/37</p> <p>The national ‘presumption in favour of development’ means that there is a real risk that all the work that has been put into this Local Plan and the</p>	<p>present and viability or deliverability is more uncertain. It is one of a number of options if the preferred strategy is not successful.</p> <p>Noted.</p> <p>Normanton Airfield is not the preferred strategic approach. It is one of a number of options if the preferred strategy is not successful. If Normanton Airfield were pursued, it would need to demonstrate that necessary infrastructure could be provided and a satisfactory transport solution is achievable.</p> <p>Noted. This refers to all sites and may not represent final allocations. It allows some flexibility if some sites fail to deliver.</p>	
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				various Neighbourhood Plans around the Borough will be overtaken by events and development authorised in locations that we would not regard as favourable. An urgent assessment of the deliverable housing land must be undertaken, and the issue of the lack of land supply addressed.	It is accepted that the Council cannot currently demonstrate a 5 year supply of housing and as such decisions must be taken in the context of paragraph 14 of the NPPF.	
Robert Anthony Fionda	ANON-BHRP-4H13-C	Support with observations	Economic circumstances are likely to be the biggest factor in under delivery. In order to monitor the plan effectively, the Council needs to publish its average development targets for every area suggested for development.	As above	The Council's Annual Monitoring Report will assess progress against the plan targets.	
Robert Hobbs	ANON-BHRP-4HGP-Y	Object	Previously considered sites should be removed from this statement to ensure that a full and detailed review takes place in the future.	Remove any mention of previously considered sites.	The list of sites identified in policy SS6 is not intended to be exhaustive. Clarification would be useful.	Add a further change that other suitable and sustainable sites that have been identified through the SHLAA or other sources, subject to compliance with other policies in the plan.
Russell Pride	ANON-BHRP-4H6H-6	Object	I have already responded to Chapter 4: Growing Melton Borough – The Spatial Strategy - and noted that Bullet point 4 on Page 26, the proposal for housing on Dalby Airfield is inappropriate.	In place of housing, and clearly not large wind turbines, if it were to be used for other than farming, then it could be a good location for a low-level solar farm with its impact minimized by distributing high hedge rows both surrounding its boundaries and within the site itself.	Noted. This is not the purpose of policy SS6.	
Sarah Mant	ANON-BHRP-4HUE-2	Support with observations	rural development areas need to be carefully considered		Agree. Alternative options should be considered in the context of other policies in the plan to ensure that the optimum solution can be reached.	
Sharon Gustard	ANON-BHRP-4H6K-9	Support	I strongly believe the council should be investing and developing brownfield sites such as Normanton Airfield. This particular site could be developed as an entire new village/Primary or Secondary Rural Service Centre with identified services provided. Access to it could be direct from the A1 and therefore would not need to be provided through the current village of Normanton and if anything should be actively discouraged. The opportunity could be utilised to develop a further small regional train station (as with Elton& Orston and Aslockton) creating better service links to the villages around Allington and linked to their new road. The location of Six Hills next to the A46 would help develop the area by addressing the increase in commuters to Leicester and Nottingham as well as Melton. I don't know Dalby airfield sufficiently to comment but if it is an area of land going to waste then this should be a chosen	These options should be raised as priority for demonstrating bravery by a Borough Council for developing unused land. It could also be used as a national example by creating opportunities for local architects to be able to design new sustainable and affordable housing with high energy saving properties.	Some delivery of development will be on brownfield land, but no evidence exists that this can be met in full without use of substantial areas of greenfield land. Other policies in the plan support proposals that seek sustainable design solutions. The sites identified are not the preferred strategic approach. The sites have less certainty in terms of viability and deliverability. They remain options if the preferred strategy is not successful.	

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			development site as opposed to agricultural land.			
Shelagh Woollard	ANON-BHRP-4HB5-Y	Support with observations	Can only speak for Normanton airfield which I do not feel is suitable for large scale development. The infrastructure cannot cope and the through traffic through Normanton would be unacceptable for those living along this linear settlement.		Normanton Airfield is not the preferred strategic approach. It is one of a number of options if the preferred strategy is not successful. If Normanton Airfield were pursued, it would need to demonstrate that a satisfactory infrastructure and transport solution is achievable.	
Sheryl Smart	ANON-BHRP-4H1G-Z	Support with observations	Lack of confidence in any effective monitoring of new developments - is there going to be an increase in planning enforcement officers?		The Council currently monitors completions of housing and will continue to do so.	
Siobhan Noble	ANON-BHRP-4HED-H	Object	Further development in Melton on top of that planned seems unreasonable The Dalby airfield again seems my preferred option for Brown Field, it is closer to the established town centre in Melton Mowbray.	No consideration to six hills, land West of Melton	Melton Mowbray is a focus for growth as it is the most sustainable location for growth. Great Dalby airfield has previously been considered acceptable for development and is currently allocated in the Melton Local plan. However, despite allocation, it has not been delivered. It is not the preferred strategy to meeting growth. Policy SS6 seeks to provide a 'plan B' if the preferred strategy cannot be delivered.	
Soni Simpson	BHLF-BHRP-4HD1-W	Other	Policy SS6 I think there should be consideration for a village in Six Hills!		Six Hills is not the preferred strategic approach. It is remote, requires considerable infrastructure provision which has not been proven in terms of its viability or deliverability. It is one of a number of options if the preferred strategy is not successful.	
Stephen Denman	ANON-BHRP-4HEU-2	Support with observations	Some development should be undertaken in these areas to take account of my comment in the previous section.	Allocation of housing development should be incorporated in these areas as policy rather than alternative development strategies.	Policies SS2 – SS5 set out the preferred strategy for meeting housing need. Policy SS6 seeks to provide a 'plan B' and is required to demonstrate that the Council has options should the preferred strategy not be delivered.	

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<p>Stephen Jonathan Taylor</p>	<p>ANON-BHRP-4HHE-N</p>	<p>Support with observations</p>	<p>What is the point of having a local plan if it can be overruled in this way?</p> <p>The objective of the local plan is to identify sites that are definitely allocated for development. To have sites that are neither allocated or rejected, prejudices proper review every 5 years.</p> <p>The existence of 'fallback sites' would pre-empt the possible emergence of other more sustainable development sites of which the authority is currently unaware.</p>		<p>Policies SS2 – SS5 set out the preferred strategy for meeting housing need.</p> <p>Policy SS6 seeks to provide a 'plan B' and is required to demonstrate that the Council has options should the preferred strategy not be delivered.</p>	
<p>Susan Green – Home Builders Federation</p>	<p>BHLF-BHRP-4H8N-E</p>	<p>Support with observations</p>		<p>It has been determined that Melton is part of the Leicester & Leicestershire HMA comprising of Melton Borough Council together with Leicester City Council, Blaby, Charnwood, Harborough, Hinckley & Bosworth, North West Leicestershire and Oadby & Wigston District Councils. At this time in signed Memorandums of Understanding the Leicester & Leicestershire HMA authorities have individually committed to meeting their own OAHN within their own boundaries up to 2028. However beyond 2031 the meeting of OAHN in the HMA is less certain particularly within the city of Leicester thereafter if unmet housing needs arise Melton Borough Council may have to accommodate more than just its own OAHN. The Leicester & Leicestershire HMA authorities will have to work together to ensure that the long term HMA wide spatial strategy meets full OAHN and achieves economic growth ambitions.</p> <p>It is possible that Policy SS6 – Alternative Development Strategies and Local Plan Review will address any unresolved issues arising from the Duty to Co-operate. However as the NPPG recommends that Local Plans are reviewed every 5 years any proposal for an early review must be undertaken sooner within the first 5 years. Moreover if</p>	<p>Noted. Not a response to policy SS6.</p>	

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				<p>this policy is to be effective specific triggers should be set out.</p> <p>It is also noted that Melton Borough Council is bordered by three other neighbouring authorities namely Rushcliffe District Council, South Kesteven District Council and Rutland Council which are not part of the Leicester & Leicestershire HMA. When the Melton Local Plan is submitted for examination it is recommended that the Council provides a Statement of compliance with the Duty to Co-operate including a detailed commentary on the outcomes of the process. At the time the pre-submission Plan is published the HBF may wish to submit further representations on compliance with the legal requirements of the Duty to Co-operate and the soundness of the Melton Local Plan.</p>		
Susan Herlihy	ANON-BHRP-4HE3-Z	Support with observations	The development on the Dalby airfield site should be put as the main development and all the rest should be rethought	Main development should be based at Dalby airfield. Much smaller developments could then be in other areas.	Great Dalby airfield has previously been considered acceptable for development and is currently allocated in the Melton Local plan. However, despite allocation, it has not been delivered. It is not the preferred strategy to meeting growth. Policy SS6 seeks to provide a 'plan B' if the preferred strategy cannot be delivered.	
Susan Love	ANON-BHRP-4HZP-J	Support with observations	<p>Support further development of land to the west of Melton if necessary.</p> <p>Other than airfield and brownfield sites I think further sites (even small ones) within rural areas should not be pursued because if the Plan has ruled them out initially development there would probably be unsustainable and /or insensitive.</p>	As above	<p>West of Melton Mowbray is not the preferred strategic approach as there is no single site promoter at present and viability or deliverability is more uncertain. It is one of a number of options if the preferred strategy is not successful.</p> <p>Small sites cannot be dismissed at this stage as they could help to deliver a housing need in locations desirable to the market.</p>	
Suzanne Taylor	ANON-BHRP-4HG4-3	Support with observations	Normanton Airfield development would ease the demand for housing in Bottesford, if the site was to be developed to include services such as shops, school and		Normanton Airfield is not the preferred strategic approach. It is one of a number of options if the	

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			doctors a "New Village" would have a better feel in the local rural area.		preferred strategy is not successful. If Normanton Airfield were pursued, it would need to demonstrate that necessary infrastructure and a satisfactory transport solution would be achievable.	
Vic Allsop – Hoby with Rotherby Parish Council	BHLF-BHRP-4HDH-M	Support with observations	Policy needs to explain what and when a review would be would be triggered and the nature of the consultation processes.		Noted. The policy justification indicates that the Council will monitor housing delivery against its trajectory. Where a demonstrable shortfall in delivery is emerging, a plan review including assessment of alternative options in policy SS6 will be triggered. It is not helpful to apply a rigid formula / trigger point as this would not respond to short term fluctuations in delivery rates	
Wayne Hickling	ANON-BHRP-4H1R-B	Support with observations	I would be concerned if there was the possibility of previous Kettleby Magna proposals returning on Dalby airfield.	Look at the most sympathetic proposals possible to compliment the current landscape and features of the local environment / community.	Noted.	
William Paul Alcock	ANON-BHRP-4HB1-U	Object	Agree with the larger scale developments but disagree with the small sites in rural areas which would lead to uncertainty in local communities.	Omit the development in rural areas	Small sites in rural areas cannot be dismissed at this stage as they could help to deliver a housing need in locations desirable to the market.	