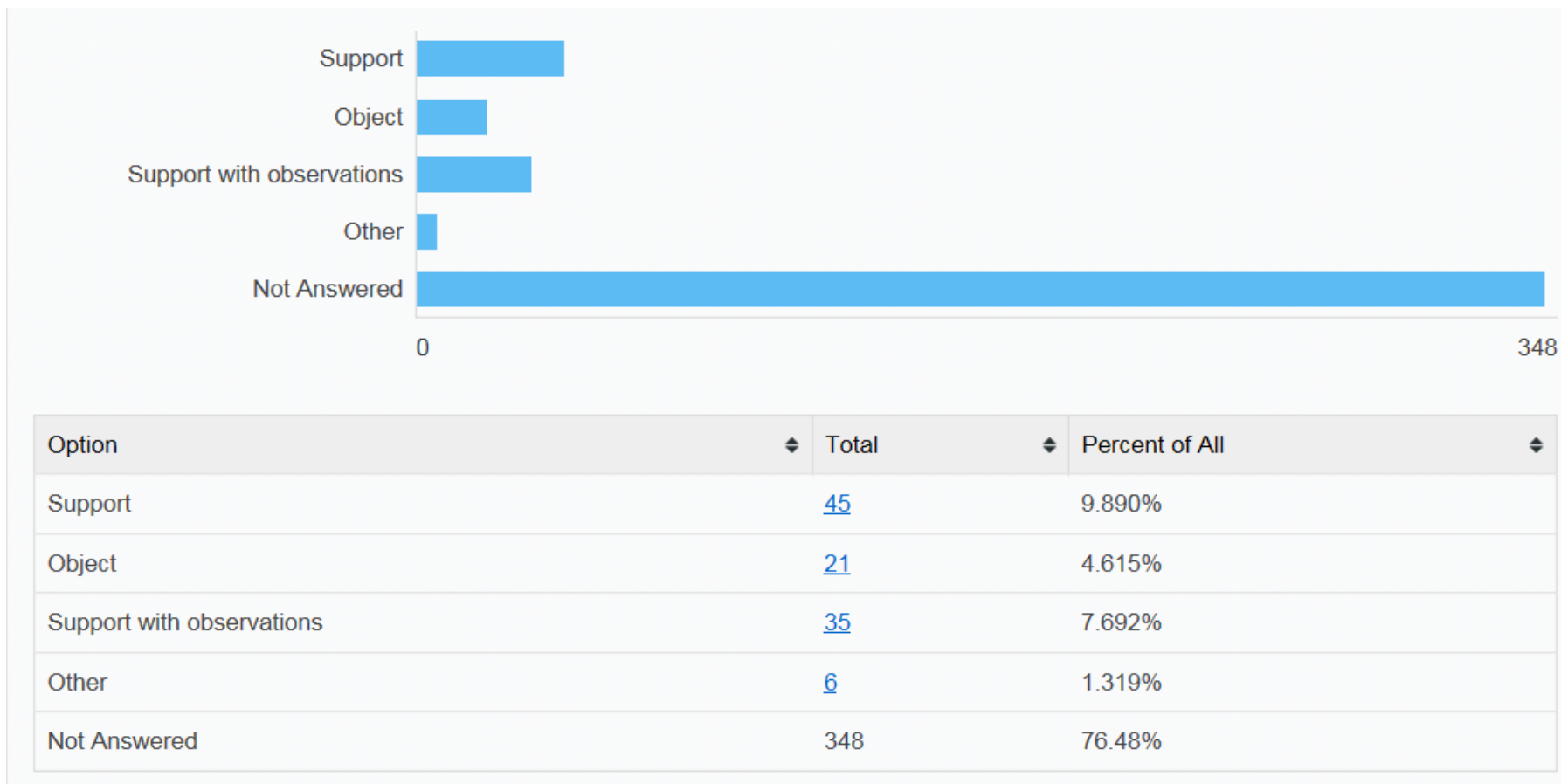


Chapter 4: Growing Melton Borough – Spatial strategy Policy SS1

Comments about Policy SS1



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Name	ID number	Support or Object	Comments	Officer response	Proposed Action
Mark Colin Marlow	ANON-BHRP-4HEJ-Q	Object	<p>"Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise."</p> <p>This is a blanket statement to support development. Emerging NP's should have to be considered as part of planning. Approval for development should never be "approved without delay". There is too much development happening in rural areas and the famous Melton countryside is fast disappearing in favour of nasty developments.</p>	<p>The presumption in favour of sustainable development is set out in NPPF. The planning system does not provide for "a majority" approval of residents, rather that all issues are balanced and a judgement made in the wider public benefit.</p> <p>Policy wording recommended by PINs</p>	PINs model policy – no changes proposed
Shelagh Woollard	ANON-BHRP-4HB5-Y	Other	<p>"Sustainable" is very subjective. In the local area we have recently seen that Inspectors can overturn sensible and valid refusals by MBC. Local views are important.</p>	<p>The presumption in favour of sustainable development is set out in national planning policy. The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans</p>	
David A Haston	ANON-BHRP-4HG5-4	Support	Accords with the NPPF	Noted	
George Breed	ANON-BHRP-4HF3-1	Support	agree	Noted	

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Maira Hart	ANON-BHRP-4HBM-Q	Support with observations	<p>All development must be sustainable as defined by the NPPF.</p> <p>It is essential that in testing sustainability the present and foreseeable infrastructure capacity must be considered including public transport, school capacity, local workplaces and impact on commuting patterns. The Melton Local Plan Issues and Options: Infrastructure Delivery Plan notes that Long Clawson School is at capacity; it is therefore unsustainable, the roads, parking and drainage situation around the village are also unsustainable.</p>	Noted – comment regarding capacity of infrastructure dealt responded to through Settlement hierarchy Review	
JOHN RUST	ANON-BHRP-4HUV-K	Support with observations	<p>All development must be sustainable as defined by the NPPF.</p> <p>It is essential that in testing sustainability the present and foreseeable infrastructure capacity must be considered including public transport, school capacity, local workplaces and impact on commuting patterns. The Melton Local Plan Issues and Options: Infrastructure Delivery Plan notes that Long Clawson School is at capacity; it is therefore unsustainable, the roads, parking and drainage situation around the village are also unsustainable.</p> <p>MBC's current assessment of sustainability appears to ignore current and future infrastructure and as yet I don't see MBC asking for a Community Infrastructure Levy (CIL) that would go some way to addressing infrastructure costs. Also, whilst on</p>	Noted – comment regarding capacity of infrastructure dealt responded to through Settlement hierarchy Review	

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			<p>the one hand in the Vision the Local Plan states the intention to keep Melton Town as the vibrant hub for the Borough, it then undermines this by creating competing settlements within the Borough - Primary Rural Centres. The village categories have been based on a tick box exercise for the presence of facilities, but takes no account of whether these facilities have the capacity for growth, or the village infrastructure is adequate to take further expansion. Nor does it weight the frequency of use of such facilities, so a Medical practice periodically used appears to carry substantially more weight than a school?</p> <p>Small villages and hamlets need also to be kept dynamic and alive. With an ageing population some rural schools will be threatened with declining attendance e.g Hose, when a small number of new starter and family homes, or homes for the elderly, would keep the village alive by providing a balanced demographic. This has nothing to do with whether there is a shop or garage but allowing organic growth that allows villages to grow as they always have - little by little.</p>		
John A Herlihy	ANON-BHRP-4HU3-G	Other	All very laudable - but that must NOT mean those in 'positions of influence' get permission to promote their own agendas.	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	

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Moira Hart	ANON-BHRP-4HU7-M	Support with observations	<p>Any development in Melton Borough must be sustainable – as defined by the NPPF.</p> <p>All infrastructure capacity must be considered which should include: public transport, school capacity, health care capacity, local workplaces and road network capacity. The Melton Local Plan Issues and Options: Infrastructure Delivery Plan notes that Long Clawson School is at capacity; it is therefore unsustainable, the roads, parking and drainage situation around the village are also unsustainable.</p>	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Elizabeth Anne Taylor	ANON-BHRP-4HMD-S	Support with observations	As above ensuring any adverse impact does not outweigh the benefits to the Town & surrounding communities.	Noted	
Susan Herlihy	ANON-BHRP-4HE3-Z	Support with observations	As long as any developments take into account the overcrowding of the roads into the town centre	Noted	
Valerie Lever	ANON-BHRP-4HZY-U	Support with observations	Development seems to be approved even when areas are known to flood. Local knowledge should be taken into account.	Noted	
Nick Farrow	ANON-BHRP-4HUD-1	Support with observations	Development should be with the support of local resident's needs.	Noted	
Anthony Edward Maher	ANON-BHRP-4HUS-G	Support with observations	Development should not be allowed without the appropriate detailed plans (including how infrastructure it is to be funded) and we are not presented with wishy washy outlined plans that	The national Planning system makes provision for Outline planning applications which establish the principle of the	

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			can be changed on a whim. Developers adhere to what has been agreed.	development of a sites for a specific use. MBC cannot prevent such applications from being submitted	
Sheryl Smart	ANON-BHRP-4H1G-Z	Object	Do not agree with this. More and more people are building homes in their gardens now, for profit rather than for need, and reducing the amount of green space around them. I still cannot understand what gives one person the right to destroy the land and in many cases the views which others have enjoyed and paid for.	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans It should be noted that the national planning system is clear that there is no “right to a view”	
Nicholas John Walker	ANON-BHRP-4HGC-J	Support with observations	Each proposal has to carefully assessed for need within the community and risks.	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Cllr Martin Lusty	ANON-BHRP-4HBZ-4	Support with observations	Firm policies need to be in place to balance this presumption, in particular to prevent over-development or inappropriate development in the Borough's villages. It is unclear how housing development will be controlled once a settlement has a negative residual requirement i.e. the number of dwellings built or approved exceeds the requirement in the Local Plan through to 2036. That is the situation now for Waltham. Until the time that this Local Plan and Neighbourhood Plans are in place, we need to observe saved policies to prevent a free-for-all for developers.	The housing requirements included in the Local Plan are not maximums but an indication of what is required to be delivered in order that the Borough’s housing requirement is met. Saved policy from the old local plan are still used where relevant, however in respect of housing policies the Borough does not currently have a five year housing land supply – therefore the housing policies are out of date and cannot be used.	

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Colin Love	ANON-BHRP-4HBR-V	Object	<p>For over a century, this country has, albeit with some backward stages, developed a meaningful planning policy at local levels, to try and ensure a high standard of building. One such backward stage was the more immediate post war period when there was a perceived urgency to build - often in pre-fabricated form - and to less than excellent standards. We are now experiencing the negative consequences of this - with considerable demolition of those builds as being the slums of today.</p> <p>Present government policy is pushing us to believe that a crisis similar to that of the post war period is now upon us and thus almost to 'build at any cost'. Despite the various caveats, the 'presumption in favour of sustainable development' is quite inadequate to ensure that we will not be required to build in totally inappropriate locations and that we will not be extensively building the slums of tomorrow.</p>	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Joanne Belcher	ANON-BHRP-4HHM-W	Object	<p>Full impact assessments should be made - not just a positive/ grant permission approach. The needs of the local environment/ residents and the impact from other developments as a whole should be considered.</p>	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Gavin Simpson	ANON-BHRP-4HHQ-1	Support with observations	<p>How can you support a policy of presumption in favour of sustainable development in unsustainable hamlets and villages?</p>	The Local Plan policies should establish a clear pattern of what is considered sustainable and what isn't. This will support the implementation of this policy	
brian kirkup	ANON-BHRP-4HE9-6	Support	<p>However the wording of the above allows you to justify many things that I may object to. Its all a bit</p>	The policy wording is that recommended by the Planning	

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			waffly.	Inspectorate for inclusion in all Local Plans	
Clair Ingham	ANON-BHRP-4HMZ-F	Support	I agree with the policy	Noted	
Linda Irena Adams	ANON-BHRP-4HHY-9	Other	<p>I am very concerned about what is considered sustainable.</p> <p>I do not believe that there should be a presumption in favour of accepting development proposals where this is not in accordance with maintaining the existing character of a village</p>	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Graham Storrie	ANON-BHRP-4HM4-9	Support with observations	I believe in sustainable development but that does not happen with rapid construction with only profiteering in mind.	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Angus Smith	ANON-BHRP-4HZK-D	Support with observations	<p>I believe it is imperative to develop with sustainability in mind otherwise there will be a plethora of development that then becomes run down and a drain of resources in the future.</p> <p>However it is vital to realise if a label of "Unsustainability" is inflicted on a community/village and no organic growth happens within that space - The Borough is condemning that Community to disappear in the annals of history - Does the Borough Council really want to do this??</p> <p>Isn't it better to have a policy statement that guides on what sort of development would be acceptable in "Unsustainable" villages and what conditions they would be subjected to. I refer mainly to housing development rather than masses</p>	All the policies in the Local Plan are relevant to the consideration of development proposals. Policy SS2 and SS3 clearly set out what is considered to be an appropriate scale of development in different villages. These policies recognise the need for some organic growth in the smaller villages suggested	

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			of agricultural equine commercial developments springing up under other policy arrangements.		
Victoria Kemp	ANON-BHRP-4HGK-T	Support	I support the policy in principle but have comments set out below on the Spatial Strategy as a whole	Noted	
Christopher Fisher	ANON-BHRP-4HM2-7	Support with observations	I think this is tricky. I believe people should have a level of freedom to develop their land but there needs to be consideration of the impact on others. The definition of what constitutes material considerations is critical.	Noted	

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Mick Jones	ANON-BHRP-4H6N-C	Support with observations	<p>I would hope that your plan is sufficiently robust enough for your policy and plan not to be tested. I find it hard to understand why the following would apply.</p> <p>Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> • Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the national planning policy framework taken as a whole; or • Specific policies in that framework indicate that development should be restricted. 	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Martin Smith	ANON-BHRP-4H6A-Y	Support with observations	<p>If allowing developments in rural villages it should be important that</p> <ol style="list-style-type: none"> 1. Naturally attractive countryside should be avoided 2. Good productive farming land must be preserved (good drainage etc) 3. Attention to existing build fringe sensitivity should be adhered to. Specifically overshadowing 	Noted. These factors are covered by other policies within the Local Plan.	

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			4. Biodiversity ie avoid natural pond and animal habitation sites.		
Margaret Jean Bowen	ANON-BHRP-4HHV-6	Support with observations	If the SHMA is not sufficiently detailed to address issues/items in individual settlements and there is no neighbourhood plan how can communities register the specific needs which should be taken into account by MBC when considering whether planning permission should be granted?	Not clear what is meant by this representation	
Christopher John Noakes	ANON-BHRP-4HBK-N	Support with observations	It largely reflects the guidance in para 14 of the NPPF (as might be expected)	Noted	
Mr John Brown	ANON-BHRP-4H4Z-P	Object	It should not be a given that planning applications will be granted. Planning Officers should visit all proposed sites and consider everything in the surrounding area. This is the only way a Committee can possibly give a decision on an application.	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Deborah Caroline Adams	ANON-BHRP-4H38-K	Object	It shows that MBC will continue to approve planning applications which they accept will cause problems to the Town and villages. They tell residents that they will work with developers to come up with long term solutions to these problems, but time and again nothing but lip service and token gestures on the part of developers is all that happens. The Council uses the excuse of the lack of a 5 year land supply and they say they are adhering to the NPPF. It seems though that the Council's idea of "sustainable" and we residents' interpretation of "sustainable" are different. Perhaps this is because	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans. It is a fact that there is not currently a five year housing land supply therefore the saved policies of the old local plan are out of date in relation to housing development. All Councils must adhere to the policies set out in the National Planning Policy Framework	

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			<p>we residents know first-hand the problems of living in the Town or in some of the villages, whereas I gather that most of the MBC employees involved in the Draft Local Plan and of course the consultants they employ to help them, live outside the Borough. I have yet to meet anyone in the Town who has confidence or who believes in their Council. That is a very sad state of affairs.</p>	(NPPF)	
CHRISTINE LARSON	ANON-BHRP-4HUU-J	Support with observations	<p>MBC's current assessment of sustainability appears to ignore current and future infrastructure and so far I don't see MBC asking for a Community Infrastructure Levy (CIL) that would go some way to addressing infrastructure costs. Also, whilst on the one hand in the Vision the Local Plan states the intention to keep Melton Town as the vibrant hub for the Borough, it then undermines this by creating competing settlements within the Borough - Primary Rural Centres. The village categories have been based on a tick box exercise for the presence of facilities, but takes no account of whether the facility has the capacity for growth, or the village infrastructure is adequate to take further expansion. Nor does it weight the frequency of use of such facilities so a Medical practice periodically used appears to carry substantially more weight than a school?</p> <p>Small villages and hamlets need also to be kept dynamic and alive. With an aging population some rural schools will be threatened with declining attendance e.g Hose, when a small number of new starter and family homes, or homes for the elderly, would keep the village alive by providing a</p>	<p>Programme for the preparation of a CIL is in place which would see this in place when the Local Plan is adopted.</p> <p>Comments regarding the capacity and use of facilities are addressed through the Settlement Hierarchy review</p>	

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			balanced demographic. This has nothing to do with whether there is a shop or garage but allowing organic growth that allows villages to grow as they always have - little by little.		
Malcolm Anthony Grant	ANON-BHRP-4H6T-J	Object	Melton's hands are tied of course by central government policy in this matter. It is a developers charter	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Aidan Thatcher	ANON-BHRP-4HEA-E	Support	New development should be in the most sustainable location possible, and in accordance with the NPPF, which promotes supporting all sustainable development.	Noted	
Mr Julian Evans	ANON-BHRP-4H43-F	Object	No further development without a ring road.	Comment noted, however evidence suggests that the houses and jobs are needed now. Delivery of much of the relief road is dependent upon private	

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				funding arising from the development it opens up.	
Colin Wilkinson	ANON-BHRP-4H15-E	Object	Query whether the model policy (SS1) is still a requirement.	Noted – our advice is that it should be included	
Colin Wilkinson	ANON-BHRP-4HHZ-A	Object	Query whether the model policy (SS1) is still a requirement.	Noted – our advice is that it should be included	
Colin Wilkinson	ANON-BHRP-4H19-J	Object	Query whether the model policy (SS1) is still a requirement.	Noted – our advice is that it should be included	
Richard Simon	ANON-BHRP-4HUB-Y	Support with observations	SS1 Presumption in favour of Sustainable Development(p28) -Supported with comments	Noted	
Alan and Heather Woodhouse	ANON-BHRP-4HMQ-6	Support with observations	Subject to Neighbourhood plans being in place and respected	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Susan Love	ANON-BHRP-4HZP-J	Support with observations	Support providing these policies are rigorously upheld in practice.	Noted	
Anthony Paphiti	ANON-BHRP-4HBV-Z	Support with observations	Sustainable development is another "in-phrase" open to different interpretations. "Sustainable development is development that meets the needs of the present, without compromising the ability of future generations to meet their own needs." Planning practice guidance says, "The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound	Comments noted	

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			<p>science responsibly."</p> <p>These are positive aspirations. What they mean in any specific case, and how they are applied may not be so favourably viewed.</p>		
Stephen Denman	ANON-BHRP-4HEU-2	Support with observations	<p>Sustainable development will cost more, and therefore national developers may want to reduce the amount of "affordable housing" in their plans. Will this be countenanced by the planning authorities?</p> <p>Will the planning authorities be prepared to stand up to this type of developer and insist on what their strategy says is in fact undertaken?</p>	<p>National policy requires Councils to consider the effect of policies on the viability of development schemes. The Council may therefore have to decide to accept lower provision of things such as affordable housing where it is demonstrated that the policy requirement makes a scheme unviable</p>	
Sharon Gustard	ANON-BHRP-4H6K-9	Object	<p>The bullet points within the plan are too broad and not specific to the individual areas concerned.</p> <p>The needs of the villages within the borough are very different to those of the town of Melton and so the statements do not cover the entire area.</p> <p>By accepting this policy it is giving the Borough Council the right to rail-road decision making without giving the local residents the right to object to the proposed plans as would normally be</p>	<p>The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans</p>	

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			granted under usual planning application rules.		
Julie Moss	ANON-BHRP-4HM5-A	Support with observations	The Council must take into account all residents affected by the proposed preferred development sites, not just a few who have turned up to a meeting that was poorly organised and clashed with the busiest Saturday for shopping a week before Christmas!!	Comments noted. All consultation responses will be considered by the Council prior to determining changes to the plan. The final plan will again be subject to public consultation before being submitted for Examination	
Kerstin Hartman	ANON-BHRP-4HGW-6	Object	the Melton brand would be damaged if policy was implemented	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Lesley Judith Twigg	ANON-BHRP-4HEH-N	Object	The NPPF and Localism Acts appear to have removed all safeguarding of greenfield sites the restrictions on building outside village envelopes etc in favour of "enabling development". Therefore consideration of character of a village, beautiful views across agricultural land , Areas of Particularly Attractive Countryside (APACs) are ignored. This will inevitably result in the urbanization of villages as housing estates are tacked onto them which then require a bigger school, more facilities etc etc. Again--you will increase car usage	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans. Consideration can and is given to local character and landscape issues – however there	

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Michael Cavani	ANON-BHRP-4HZ5-Q	Support with observations	<p>There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:</p> <ul style="list-style-type: none"> ● an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure; ● a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and ● an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. 	Noted - these elements are derived from NPPF	
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Peter Wilkinson	BHLF-BHRP-4HAD-D	Other	There should be a specific reference in the strategic priority and environmental objective sections of the Plan to support the use of brownfield land. This will: "encourage the effective use of land by reusing land that has been previously developed (brownfield land)...."which is advocated by the NPPF (para 17).	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Gordon Raper	ANON-BHRP-4H3N-9	Support with observations	<p>This is fine and is more efficient. It is only acceptable if communities have developed and agreed a Neighbourhood Plan. The views of residents will have therefore already been considered for the period.</p> <p>Without a NP, then residents may feel (perhaps unfairly) railroaded by aggressive developers.</p> <p>Whilst it is the responsibility of each community to determine a NP, 'Presumption' may feel against the spirit of consultation if it were to go ahead.</p>	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Anthony Thomas	ANON-BHRP-4HFX-6	Support	This policy needs to be rigorously enforced and needs to be given great emphasis.	Noted	
Ros Freeman	ANON-BHRP-4HF2-Z	Object	This Policy will see development running out of control until the bubble bursts as in Ireland, but it will be too late to prevent the destruction of the landscape and village character.	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Mrs Clarissa Sally Garden	ANON-BHRP-4HUG-4	Object	This seems to indicate that you are prepared to favour the proposers, rather than consulting all parties concerned.	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Anthea Brown	ANON-BHRP-4HE4-1	Support with observations	Very important that planning applications are not "blocked" unnecessarily as this discourages developers. The housing need is so acute, we	The policy wording is that recommended by the Planning Inspectorate for inclusion in all	

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		ons	should welcome development proposals with open arms.	Local Plans	
Brown & Co – Property & Business Consultants LLP	BHLF-BHRP-4HA9-2	Support with observations	We support the Policy, but not the Plan generally. The Plan generally fails to deliver sustainable growth and in particular, as contained in the first paragraph of the Policy, and to secure development that improves the economic, social and environmental conditions in the area. Allocating sites for development where there is no proven economic social benefit and this is not likely to lead to new services and indeed enhance existing services is inappropriate.	Comments noted. The site assessment process takes account of the deliverability of sites which may be allocated – this considers indications of market demand and the capacity of existing infrastructure.	
Tom Parry	ANON-BHRP-4H1P-9	Support	We support the principle of the policy, but please see our other comments on this chapter regarding our view on the Spatial Strategy as a whole.	Noted	
Anthony Barber	ANON-BHRP-4H6R-G	Support with observations	Where appropriate, Neighborhood Plans finalised after the end of this consultation period should carry equal weight with those completed earlier.	Neighbourhood Plans follow a statutory process including independent examination. They cannot therefore carry weight until they have been “made” part of the development plan. Regard will however be given to Neighbourhood plans which have reached the formal Submission stage.	
Robert Ian Lockey	ANON-BHRP-4H3G-2	Other	Whilst I cannot object the statement of paragraph 4.1.1 that development should be economically, socially and environmentally sustainable, I think this plan goes too far in interpreting this objective into a rigid set of criteria. The council should	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	

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			respect the wishes of the residents in all their diversity, and not coerce them by social engineering policies. People will continue to use their cars for commuting, shopping and leisure activities, and the council should not restrict this. From a development perspective, building in small communities should not be restricted because people there need to rely on their cars.		
Melanie Steadman	ANON-BHRP-4HFE-K	Object	You definition of "sustainable" is somewhat different to mine. This statement sounds biased towards the applicant which is off-putting and a presumption against concerns of locals residents, whose knowledge of their environment is far greater than yours. I refer you back to my comments on SuDS.	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Kenneth Bray	ANON-BHRP-4HBX-2	Support with observations	You need the best possible policies in the plan. Not there yet. In particular a stronger defence of rural communities. Rushcliffe, for example, say '[after the larger settlements] In all other settlements development will be for local needs only' This portion is assessed at 14% of the total. Kesteven says that even larger rural settlements should have 'limited development' and 'all others are restricted [to a list of replacements, proven need etc] This is not to say that rural communities can't absorb a higher percentage in this borough (based on number of settlements and population ratios), but without a strongly worded constraint inappropriate housing developments could soon start to fill the target numbers well ahead of the 20 year span intended.	Comments noted	
Mark & Kathryn	ANON-BHRP-4HFJ-R	Support with	Zones of separation should be preserved between the villages and Melton Town.	Areas of Separation (policy EN4) are proposed where there is	

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Chapman		observati ons		evidence that these are necessary to avoid the coalescence of settlements	
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What changes would you make to policy SS1

Name	User ID	Issue or comment	Officer Response	Proposed Amendment
Anthony Paphiti	ANON-BHRP-4HBV-Z	<p>1. Spell out in layman's terms what this plan means by the phrase "Sustainable Development"</p> <p>2. Be specific about what is meant by "working proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area."</p> <p>3. What say does the local community/communities have?</p> <p>4. What types of development would be included in this policy? Conversely, what types would be excluded?</p>	<p>Agree – an indication of sustainable development should be included in the supporting text</p> <p>Policy wording is from PINs model policy and is considered to be clear.</p> <p>Local communities are consulted on applications however comments must relate to planning matters and will be balanced against all other relevant material considerations – this is called the Planning Balance.</p> <p>Policy applies to all types of development</p>	<p>Add paragraph to supporting text setting out what sustainable development means in Melton Borough</p>
Richard Simon	ANON-BHRP-4HUB-Y	<p>4.1(p27) Bottesford is a commuter village with most people shopping and working outside of the village. The NPPF surely suggests that for maximum sustainability most development should be in or near Melton Mowbray.</p> <p>4.2.3 Given the housing required by MBC in Bottesford should there be a specific policy on employment</p>	<p>Agree in part – hence the majority of new development is being proposed in Melton Mowbray. However it is important to recognise that part of promoting sustainable development in a rural area is to support the viability of rural communities.</p> <p>Policy EC2 supports employment development in the rural parts of the Borough and EC3 seeks to protect existing employment sites. A site in</p>	<p>Consider including site in Bottesford in EC3 list</p>

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			Bottesford has been brought to our attention for inclusion in this list of sites	
Richard Simon	ANON-BHRP-4H1W-G	<p>4.1(p27) Bottesford is a commuter village with most people shopping and working outside of the village The NPPF surely suggests that for maximum sustainability most development should be in or near Melton Mowbray.</p> <p>4.2.3 Given the housing required by MBC in Bottesford should there be a specific policy on employment</p>	See above	See above
Nick Farrow	ANON-BHRP-4HUD-1	A local plan should embrace Neighbourhood Plan or Parish Council requirements when possible.	Agree Paragraphs 1.10 set out the Council's commitment to Neighbourhood Plans and the role they will play when made part of the development plan for the area	
Ros Freeman	ANON-BHRP-4HF2-Z	All development on green field sites should be on the basis of "Presumption AGAINST development and the onus on the developer and landowner to show why it is necessary and appropriate"	The presumption in favour of sustainable development is set out in national planning policy. The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Margaret Jean Bowen	ANON-BHRP-4HHV-6	An amendment which addresses the gap indicated in response to SS1 If the SHMA is not sufficiently detailed to address issues/items in individual settlements and there is no neighbourhood plan how can communities register the specific needs which should be taken into account by MBC when considering whether planning permission should be	The presumption in favour of sustainable development is set out in national planning policy. The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	

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		granted?)		
Mr John Brown	ANON-BHRP-4H4Z-P	As land is becoming scarce it should be harder to obtain planning permission. Everything should be considered, especially its impact on the surroundings and environment. Any new buildings should have to blend in and be EPC rated to a high specification to help reduce the impact on the environment. If any trees are removed, then the builder should have to plant like for like in an area nearby.	Noted	
Richard Simon	ANON-BHRP-4HZC-5	<p>Bottesford is a commuter village with most people shopping and working outside of the village The NPPF surely suggests that for maximum sustainability most development should be in or near Melton Mowbray.</p> <p>Given the housing required by MBC in Bottesford should there be a specific policy on employment</p> <p>Recent Planning decisions with developments on clearly unsustainable locations would seem to suggest that serious consideration be given to distributed Service centres rather than focus on the primary centres.</p>	A review of the approach to settlement roles and the housing distribution across the rural parts of the Borough has been undertaken and a new approach proposed.	See revised settlement roles and housing distribution

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Melanie Steadman	ANON-BHRP-4HFE-K	Define what you class as sustainable throughout the system, ie, roads, sewers, capacity at facilities, numbers at schools etc. Example, is bussing our children 5 miles for a primary school place classed as sustainable? Provide restrictions on SuDS systems, they are dependent on maintenance, there are no guarantees here, more preference for utilising sites that are not so dependent on these systems, that if failure occurs, it will have a far less detrimental effect on the environment that other sites.	Agree – an indication of sustainable development should be included in the supporting text	Add paragraph to supporting text setting out what sustainable development means in Melton Borough
Robert Ian Lockey	ANON-BHRP-4H3G-2	Delete all except the first sentence.	The presumption in favour of sustainable development is set out in national planning policy. The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Colin Wilkinson	ANON-BHRP-4H19-J	Delete policy	Disagree. The presumption in favour of sustainable development is set out in national planning policy. The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Colin Wilkinson	ANON-BHRP-4HHZ-A	Delete policy as it largely fails to set out what will or will not be permitted and where.		
Colin Wilkinson	ANON-BHRP-4H15-E	Delete policy.		
Michael Cavani	ANON-BHRP-4HZ5-Q	Deliver on all the requirements within the National Planning Policy Framework which includes the provision of infrastructure.	All NPPF requirements apply to the consideration of development proposals. NPPF also requires consideration of the viability of a development scheme in light of necessary policy requirements too	

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Angus Smith	ANON-BHRP-4HZK-D	<p>Dont just focus on Melton Town and the Larger villages for your growth - as you seem to be heavily focused on Melton, Asfordby, Waltham and Bottesford -"hoping" the other villages will just trail along behind -</p> <p>I thought you were planning for success - not just hoping for it</p>	<p>The Plan does cover all parts of the Borough not just the town and larger villages. Policy SS2 sets out a development strategy for different groups of villages and policy SS3 allows for some development and growth in all settlements provided it is of an appropriate scale to the existing settlement</p>	
Mark Colin Marlow	ANON-BHRP-4HEJ-Q	<p>Each development should be carefully considered before approval and rural developments should have to have the majority approval of local residents.</p>	<p>The presumption in favour of sustainable development is set out in NPPF. The planning system does not provide for “a majority” approval of residents, rather that all issues are balanced and a judgement made in the wider public benefit</p>	

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JOHN RUST	ANON-BHRP-4HUV-K	I would like MBC to take account of the changed world we live in where we accept that we commute to work or work from home; drive or bus to a doctor; and shop on-line. Good infrastructure and broadband, as well as public transport is key to sustainability in rural areas. Such services make all villages today sustainable rather than the facilities that come and go. Therefore the classification of villages should be scrapped so that we have a Market Town and villages. Villages network through Parish Councils but the Town should be the hub to which we all link. Housing development should be split with the majority in Melton and the rest across the villages. Where there is an opportunity to create a new discreet village - such as Six Hills or the Dalby Airfield this should be supported.	Comments noted. See Settlement Role review	
Colin Love	ANON-BHRP-4HBR-V	Far more control at local level - so that Local Authority specialists can demonstrate their professional skills as PLANNERS - not simply as largely impotent Development Control officers!	The presumption in favour of sustainable development is set out in national planning policy.	
John A Herlihy	ANON-BHRP-4HU3-G	I am not a politician and do not have time to construct a policy document like this.		

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<p>Deborah Caroline Adams</p>	<p>ANON-BHRP- 4H38-K</p>	<p>I believe that funding for a Melton Mowbray bypass should be secured, the route fixed and building of the bypass started before any further development is allowed in Melton Mowbray. Let us not forget that whilst a lot of building in the Borough has been taking place over the last few years, Melton Town itself has only had 128 new homes built out of 750 approved for development in the Town between 2011 and 2015. It is not as though the developers are chomping at the bit to build in Melton; indeed they seem to be sitting on approved applications and presumably waiting until they think there is a market for the new homes. This indicates that there is not an immediate need to develop in the Town. Even at the over-optimistic rate of 250 homes per annum, this gives Melton Town a 3 year buffer (or land supply!)</p> <p>The emphasis and priority must be for the bypass. This is not apparent in the Draft Local Plan.</p>	<p>Evidence points to a very high need for additional new homes in the town and a strong demand for them. Many of the homes with permission are on sites which are constrained for technical reasons. It is not possible or practical to continue to restrict development in the town until a relief road is in place. The development of a new road is a long and costly process and will required the development it supports to fund its delivery.</p> <p>Both LCC and MBC have accepted that there will need to be some “pain before the gain” and that development must be supported to ensure that the town can continue to thrive economically and socially. The plan makes provisions to secure both the housing and employment growth needed alongside the necessary infraastreuctr to support that growth – this includes provision of the MMORR</p>	<p>Update the Spatial Strategy section of the plan to clearly set out the need for the MMORR and progress made with the delivery of this route. Update chapter 8 with latest evidence and progress with the Transport Strategy</p>
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<p>Graeme Gladstone</p>	<p>ANON-BHRP-4HZH-A</p>	<p>I think the system is weighted too far towards the developer already. They can keep applying again and again and can appeal all the way to the secretary of state. The financial upside for developers is sometimes so huge that they will literally stop at nothing to get a development approved. It is already an unfair fight with objectors having little chance of influencing an outcome, regardless of numbers and whether a development is wanted by a community and no right of appeal.</p> <p>I should like to see much wider neighbour consultation in the pre-planning stages and a mechanism for developers to be able to compensate those that will be affected, for loss of view for example.</p> <p>Pre-planning consultation with neighbours/the community would result in proposals coming forward that have been 'pre-approved' by those directly affected and who are best able to comment on local issues like views; traffic; flooding etc.</p>	<p>The planning system is set out in Law and cannot be changed by individual councils. One of the main planks of legislation is that there is not "right to a view" there cannot therefore be compensation claimed for the loss of a view.</p> <p>The council does undertake neighbour notification of development proposals once an application is submitted, allowing an opportunity for those living next to a development to comment on the proposal. Planning matters raised by objectors are weighed alongside other relevant planning matters in determining applications.</p> <p>Pre-application consultation with communities is advised – however there is no legal requirement for applicants to undertake this .</p>	
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<p>CHRISTINE LARSON</p>	<p>ANON-BHRP-4HUU-J</p>	<p>I would like MBC to take account of the changed world we live in where we accept that we commute to work or work from home; drive or bus to a doctor; and shop on-line. Good infrastructure and broadband, as well as public transport is key to sustainability in rural areas. Such services make all villages today sustainable rather than the facilities that come and go. Therefore the classification of villages should be scrapped so that we have a Market Town and villages. Villages network through Parish Councils but the Town should be the hub to which we all link. Housing development should be split with the majority in Melton and the rest across the villages. Where there is an opportunity to create a new discreet village - such as Six Hills or the Dalby Airfield this should be supported.</p>	<p>Comments noted. See Settlement Role review</p>	
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Alan Haynes	ANON-BHRP-4H4V-J	<p>I would like the planners to consider the smallest/smaller of villages, as I feel that without expansion in these areas, the communities within them stagnate.</p> <p>The smaller villages are vital for supporting the others, with regards to schools, shops, public houses etc.</p> <p>In my experience, people brought up in those villages can't stay in them, should they wish to do so, as they can't afford to get on the housing ladder without starter homes being built.</p>	<p>Comments noted. See Settlement Role review.</p> <p>Policy SS3 does allow for small scale development within smaller villages to support local growth</p>	
Mick Jones	ANON-BHRP-4H6N-C	<p>I would like to see a Policy that fully supports the detail of the local plan and does not contain loopholes for developers to continually to test the water through constant challenges, these being both time consuming and costly.</p>	<p>All the policies in the local plan should be considered together when determining applications.</p> <p>The presumption in favour of sustainable development is a national policy set out in the NPPF</p>	
Christopher John Noakes	ANON-BHRP-4HBK-N	<p>INSERT :</p> <p>' whereas proposed development that conflicts with these policies will be refused, ' between 'delay' and 'unless' (which would reflect the guidance in para 12 of the NPPF ?</p>	<p>These words are included in para 12 of NPPF however paragraph 14 of NPPF upon which the model policy is based does not include these additional words. The policy wording is the PINS model policy and should not be amended unless there is a specific reason to do so</p>	No change
Anthony Edward Maher	ANON-BHRP-4HUS-G	<p>Interpretation: Proposals should NOT always be approved if it is not in the interests of the residents and community.</p>	<p>The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans</p>	

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Suzanne Taylor	ANON-BHRP-4HG4-3	Local plans are not being made public to local residents, they are being decided by as few as 10 parish councillors and are being rushed through as they know once residents hear of the plans they will object. These plans should be made public with good time to be put to a vote, we are supposed to live in a free country but it seems that we are not being given a voice.	Assume this response relates to Neighbourhood Plans rather than local plans. Statutory process for NPs requires a referendum of all those on the electoral role of the parish – we always advise NP groups to ensure they engage properly with their residents as the referendum will require a positive “yes” vote for the plan to be made	
Shelagh Woollard	ANON-BHRP-4HB5-Y	Local views should carry more weight than they currently do.	The presumption in favour of sustainable development is set out in national planning policy.	
Martin smith	ANON-BHRP-4H6A-Y	Make more sensitive as stated in comments above	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Lucy Flavin	ANON-BHRP-4H4T-G	Make reference to recognition of localism	The policy wording is that recommended by the Planning Inspectorate for inclusion in all Local Plans	
Sheryl Smart	ANON-BHRP-4H1G-Z	More consideration of local people who have to live with these buildings rather than an automatic decision in favour of the developer/builder.	The presumption in favour of sustainable development is set out in national planning policy.	
Nicholas John Walker	ANON-BHRP-4HGC-J	Normal planning considerations should be followed and planning agreed in line with the neighbourhood plan.	When made part of the development plan a Neighbourhood plan carries same weight in determining applications as the Local Plan	
Gordon Raper	ANON-BHRP-4H3N-9	'Presumption' for those communities with a NP.	The presumption in favour of sustainable development is set out in national planning policy.	

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Kerstin Hartmann	ANON-BHRP-4HGW-6	protect the countryside for walkers, cyclists, horse riders and wildlife. Change policy in damage to the brand outweighing building anywhere.	The presumption in favour of sustainable development is set out in national planning policy.	
Mrs Clarissa Sally Garden	ANON-BHRP-4HUG-4	Public consultation.	Public consultation takes place on applications and local plan policies	
Anthony Thomas	ANON-BHRP-4HFX-6	Remove the word 'significantly'	“significantly” is important in this sentence which comes from the NPPF and PINs	
Lesley Judith Twigg	ANON-BHRP-4HEH-N	Respect for the greenfield sites and village boundaries, APACs and consideration to local residents who may suddenly have housing built next to them. Need objections to be heeded if they come from a substantial body of the village. At the moment the MBC Local Plan over-rides in of our views about accepting building even if in the Neighbourhood Plan	The presumption in favour of sustainable development is set out in national planning policy. Neighbourhood Plans are still in early stages of preparation and must follow a statutory process to be made part of the Development Plan. It is important to recognise that NPs must be in general conformity with NPPF and the Local Plan, they must therefore also apply this presumption	
Sarah Mant	ANON-BHRP-4HUE-2	Review of village categorisation	Agree – see review of settlement roles	
Malcolm Anthony Grant	ANON-BHRP-4H6T-J	Scrap it.	Noted but no change proposed	

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Anthea Brown	ANON-BHRP-4HE4-1	<p>Sometimes protection of the environment (e.g. great crested newt surveys) can cause delays that are out of proportion to the species they are supposedly protecting. Surely common sense needs to prevail?</p> <p>Allow decisions to be made with an understanding that environmental needs will be dealt with appropriately.</p>	Noted	
Susan Herlihy	ANON-BHRP-4HE3-Z	Strongly worded note about the need for the bypass before we have any large scale building.	Noted – additional words to be included about the need for a MMORR in the Spatial Strategy chapter – however it cannot restrict the delivery of new homes and jobs	
Siobhan Noble	ANON-BHRP-4HED-H	That the policy is assessed regularly and effects changes quickly. For planning, some options are not yet available for comment which makes the planning policy less effectual if it is not being applied at consultation to all the SHLAA options.	Noted	
Cllr Martin Lusty	ANON-BHRP-4HBZ-4	The NPPF has a number of conflicting and unresolved conflicts. We hoped that the Local Plan would give some priority. For example, whilst recognising the needs for more housing, this should not be at the expense of the ambience and special character of the Borough and the quality of life for existing residents.	This matter is covered by many other policies in the plan – particularly those in Chapter 7	

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Sharon Gustard	ANON-BHRP-4H6K-9	<p>The policy to openly address the different needs and requirements of extending villages and towns and to deal with them individually.</p> <p>To have a specific plan on the impact to the villages concerned, in particular the Primary Rural Service Centres so it can be fairly commented on as opposed to dealing with ambiguities such as 'has been designated a potential option'.</p>	See review of settlement roles	Local Plan to include a separate summary about the assessment of each village identified as a service centre including information relating to capacity of services.
Mr Julian Evans	ANON-BHRP-4H43-F	The reference to a ring road.	Noted, but not to be included in this policy	
Linda Irena Adams	ANON-BHRP-4HHY-9	There should be an emphasis on maintaining the character of individual villages and the countryside otherwise the whole nature of Melton Borough as an attractive place to live or to visit will be destroyed	Noted. These matters covered by Chapter 7 of the plan	
Jim Malkin	BHLF-BHRP-4H82-J	This policy is supported and it explains the presumption in favour of sustainable development which is central to a robust and NPPF compliant plan.	Noted	
Graham Storrie	ANON-BHRP-4HM4-9	Truly think about sustainability.	Noted	
Mr Peter Rogers	ANON-BHRP-4H62-G	Where a NP is being developed, ensure the views and opinions are reflected in the Melton Plan.	The Local Plan will take into consideration any NPs which have progressed to the point of submission consultation. In addition comments and concerns of NP groups and parish councils have been considered as part of this consultation process, and in the site assessment work.	