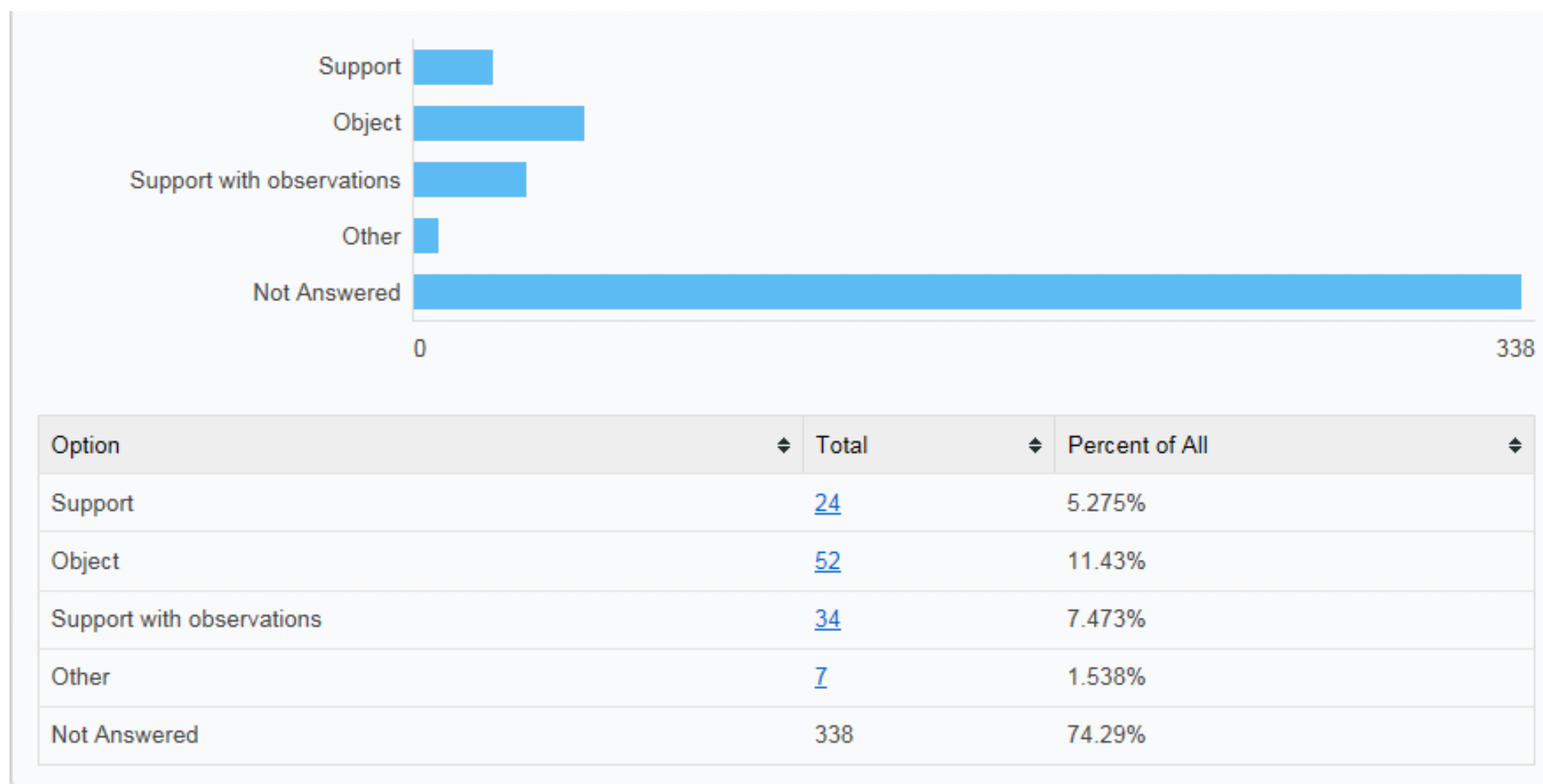


**Policy SS2 – Development Strategy (Part 2)**



Answer	Response ID	Do you support this way of distributing the housing needed in the Borough? - Opinion on SS2	Do you support this way of distributing the housing needed in the Borough? - Comments	Officer Response	Officer's Recommendations
Aidan Thatcher (on behalf of	ANON-BHRP-	Support with	As per my comments on the previous policy, the Primary Rural Service Centres housing numbers should be increased.	Noted	

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Mr Herbert Daybell)	4HEA-E	observations			
Alan and Heather Woodhouse	ANON-BHRP-4HMQ-6	Object	Because Long Clawson is currently incorrectly classified as a Primary Rural Service Centre in contradiction of the set guidelines.	See Settlement Role Review	
Alan Luntley	ANON-BHRP-4HEQ-X	Support with observations	Move Long Clawson and Waltham to Secondary and adjust figures	See Settlement Role Review	
Alison Thurley	ANON-BHRP-4HGG-P	Support with observations	Only support with full outer relief bypass for Melton.	Noted, however the need to additional homes must be addressed by the plan otherwise it will be found unsound	
Angus Smith	ANON-BHRP-4HZK-D	Support with observations	Why the imbalance on numbers between Secondary Rural Service centres and the Rural Supporters group. It is difficult from just viewing above figures what this might mean to an individual village/community. My assumption could be that there are less Secondary Rural Service centres to Rural Supporters so the individual numbers happen to be the same or smaller. But leaving interpretation to individuals assumptions are no way to get a good plan and only lead to confusion later.	The details of the distribution of the housing numbers is set out in later parts of the plan, particular in relation to policy C1. However these will change as a result of the Settlement Role Review	
Angus Walker	ANON-BHRP-4HB4-X	Support with observations	Number of Secondary Rural Service Centres should be increased Total should be adjusted within specific area if significant planning approvals are granted prior to adoption of plan	See Settlement Role Review	
Anthea Brown	ANON-BHRP-4HE4-1	Support with observations	As the primary rural service villages are so popular, I would support larger housing allocations for the primary rural service centres particularly.	See Settlement Role Review	
Anthony Barber	ANON-BHRP-4H6R-G	Object	The allocation to rural communities seems arbitrary. The concept of secondary rural service centres is flawed. Brownfield development at, for instance, Great Dalby airfield appears to have been ruled out with no adequate explanation	See Settlement Role Review	
Anthony Edward Maher	ANON-BHRP-4HUS-G	Support with observations	The Town and Rural services centres require the necessary infrastructure as part of the plan, be it school places, GP surgeries or Bypasses. These should form an up front part of the plan.	See Settlement Role Review	
Anthony john Connolly	ANON-BHRP-4HFT-2	Object	higher allocations should be made to Melton, large scale village developments in villages are unsustainable, leading to more commuting by car, more pollution etc.	Comments noted. 65%/35% split between Melton Mowbray and the villages is considered appropriate and reflects evidence of need arising from population change. See Settlement Role Review	
Anthony Thomas	ANON-BHRP-4HFX-6	Object	Housing estates do not have any place in traditional villages. Why is the Total for Primary Rural Service Centres not subject to review as it is for Secondary Rural Service Centres and Rural Supporter?	See Settlement Role Review – which reviews all villages and the housing distribution within each category	
Catherine Sinclair – Head Teacher of Lon Clawson CE School	ANON-BHRP-4HMM-2	Not Answered	Long Clawson School could not accommodate 36 extra pupils which would be generated using the 2009 DfE formula of .24pupils to 1 dwelling: .24 x 150 = 36	See Settlement Role Review	
CHRISTINE LARSON	ANON-BHRP-4HUU-J	Object	As per previous comments	See Settlement Role Review.	

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Christopher Green – Andrew Granger & Co (on behalf of a local Landowner)	ANON-BHRP-4HHJ-T	Support with observations	Housing targets should be viewed as minimum targets and not aspirations. This will allow for greater flexibility to assist in meeting need as it arises.	See Settlement Role Review.	
Christopher John Noakes	ANON-BHRP-4HBK-N	Object	<p>As stated in earlier response:</p> <p>The 65-35 distribution places an undesirable reliance on the provision of housing amongst rural areas. Indeed, it is clear from the SSRS report that the rejection of a 70-30 distribution pattern would result in the 5% differential falling wholly onto the (currently nominated) Rural Supporter villages (namely + 600 houses - rather than +300 - amongst 18 settlements of varying and questionable sustainable capacity).</p> <p>As per para 13.3 of SSRS report - 'An uplift in growth in Rural Supporters and Other Rural Settlements is unlikely to yield significant benefits for the Borough'</p> <p>An even greater emphasis on MM itself could readily be justified, when examining the (non-rejected) SHLAA options around the town itself (e.g. 75 - 25 split ?).</p> <p>Additionally, by definition the 65-35 split appears to place an unreasonable reliance on the achievement of 'windfall' sites in the lower category settlements (i.e. 15% of overall provision in the Plan period).</p>	<p>See Settlement Role Review.</p> <p>Evidence suggests that the 65%/35% split is appropriate to meet the needs arising from population and household changes</p>	
Clair Ingham	ANON-BHRP-4HMZ-F	Support	It seems reasonable over the period of time	See Settlement Role Review	
Cllr Martin Lusty – Waltham on the Wolds & Thorpe Arnold Parish Council and Neighbourhood Planning Group	ANON-BHRP-4HBZ-4	Object	See comments on the 2 previous sections regarding the total and the split between settlements. As it turns out, the requirement for Waltham has already been exceeded by existing building and approved applications. Will the remaining development sites now be removed from the finalised Local Plan?	See Settlement Role Review	
Colin Love	ANON-BHRP-4HBR-V	Object	<p>It is quite inappropriate to allocate 370 houses to Bottesford - as already indicated in the responses to previous sections. This figure comes from an allocated heavily skewed toward Bottesford from within the four identified Primary centres. Bottesford is already large, is probably the furthest settlement from any of the major locations of large employment - and thus involves the greatest 'travel to work', unsustainable, distances. Further, it has the EA identified Very High flood risk issues.</p> <p>In contrast, Waltham has a substantial number of identified housing</p>	See Settlement Role Review	

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			<p>development sites, no flood risk and is in relative close travelling distance to the employment opportunities within Melton. One of the stated objectives within the</p> <p>Melton Plan is to provide additional housing for those employed within Melton - thus Waltham would be a far better location for such housing that the 'far-away' Bottesford.</p>		
Craig Eaton	ANON-BHRP-4HGU-4	Object	<p>The current number of houses suggested for Bottesford in my view is too high and will drive down house prices apart from the fact there is little room for them, without significant impact on the environment and will overly stretch local services. Also, in particular I don't feel the schools can cope with these extra houses being built as they are already struggling currently with mixed ages/levels of children in the same classes, as I have children at both the preschool and the primary school and can see the problems that exist currently.</p>	See Settlement Role Review	
Craig Heaney	ANON-BHRP-4HUY-P	Support with observations	<p>Who are the 6000+ people that we are expecting to live in the Borough? And what are we expecting them to do for employment?</p>	<p>New homes are required to address changes in population and household size as well as to support economic growth. Much of the need for new homes in Melton arises from our ageing population, where more and more people remain in their homes for longer so fewer houses are freed up to first time buyers and families to access the market. In addition the ageing population means that we will not have enough people of working age living in the Borough to support the number of existing jobs in the Borough – this can be re-dressed by ensuring there are sufficient new homes available to accommodate an appropriate sized labour force.</p> <p>This evidence is set out in the SHMA, and the emerging housing need study and HEDNA</p>	
David A Haston (on behalf of Mr Richard Chandler, Highfield Farm, Long Clawson)	ANON-BHRP-4HG5-4	Object	<p>It is considered that a greater proportion of housing should be directed towards Long Clawson given that:</p> <ul style="list-style-type: none"> <li>- it benefits from a good range of services and facilities;</li> <li>- it has a significant range of employers and proportionally more than within the other Primary Rural Service Centres, resulting in a relative imbalance between employment opportunities and local workforce, the consequence of which is the level of commuting into the village. Additional housing at Long Clawson would provide an opportunity to address this imbalance and help to create a more sustainable community;</li> <li>- The relatively small number of completions over the period 1994 to 2014 is as a direct consequence of restraints imposed by previous Development Plan policies as opposed to market demand or need for housing. Less weight should therefore be attributed to this criterion in the consideration of housing numbers within the emerging plan if the historic imbalance between employment and housing is to be addressed. Otherwise this historic problem will be perpetuated.</li> </ul>	See Settlement Role Review	

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			- Unlike some other Centres, there are sufficient suitable and identified housing sites to meet a target of between 200 and 250 houses over the plan period.		
David Mell	ANON-BHRP-4HF8-6	Object	Too granular an allocation of numbers - see my comments on the chapter as a whole.	See Settlement Role Review	
Dr Jerzy A Schmidt	ANON-BHRP-4H4P-C	Support with observations	See my comment on Long Clawson more closely meeting the definition of a secondary service centre. The loss in allocated housing could be accommodated with 5-10 more each per primary, secondary centres and the rest spread among rural supporter villages	See Settlement Role Review	
Elizabeth Anne Taylor	ANON-BHRP-4HMD-S	Support with observations	All development must take in to account the opinions of local residents who will be directly affected and provide the appropriate services to sustain them.	This is why the Local Plan making process includes the need to engage the community in its preparation. This consultation forms part of that engagement	
Gaynor Ratcliffe	ANON-BHRP-4H3Q-C	Object	I don't believe that this level of housing is actually required or justifiable. Birth rates are declining so why should we need more & more housing? I think about 30 properties for secondary rural or rural supporters should be the maximum considered.	New homes are required to address changes in population and household size as well as to support economic growth. Much of the need for new homes in Melton arises from our ageing population, where more and more people remain in their homes for longer so fewer houses are freed up to first time buyers and families to access the market. In addition the ageing population means that we will not have enough people of working age living in the Borough to support the number of existing jobs in the Borough – this can be redressed by ensuring there are sufficient new homes available to accommodate an appropriate sized labour force. This evidence is set out in the SHMA, and the emerging housing need study and HEDNA	
George Breed – Persimmon Homes	ANON-BHRP-4HF3-1	Support with observations	The spread of units is contingent upon this quantum being found sound. The Leicestershire SHMA 2014 upon which these figures are based has been found unsound.	The current evidence is set out in the SHMA, this will be replaced by evidence in the emerging Borough housing need study and HEDNA	
Gerald Hourd – Stathern Parish Council)	BHLF-BHRP-4H2E-Y	Other	On the question of the 65%-35% Melton to Villages ratio, our result showed a 50-50 split. Although we have some concerns as to the limited emphasis on building around the town we accept that this is not going to be changed.  The sharing of the 35% between villages is again difficult to question once you challenge the initial breakdown. The apportioning of 15% to Primary Centres is seen as fair but we do not have the numbers available to truly understand what 1000 extra homes in the lesser villages implies.  The number quoted for Stathern (50) is broadly acceptable although some 42% thought it was too high. The Parish Council believe that an implied growth rate of 15-18% over 20 years will not be detrimental to the village and may be a positive.  When asked to vote on speed of development, some two thirds of respondents wanted gradual growth at an average of 2-3 per year. The	Support for some slow growth in Stathern is noted	

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			<p>Parish Council strongly supports this view.</p> <p>In line with that finding, two thirds also said that small sites were best with the majority choosing 5 or less.</p>		
Graeme Gladstone	ANON-BHRP-4HZH-A	Object	<p>Long Clawson cannot assimilate as many as 150 more houses without significant upgrades to infrastructure.</p> <p>The current waive of applications are for significant numbers all at once which will change the character of the village.</p> <p>Long Clawson has seen significant schemes built in the past which have no doubt changed the character of the village and It's a bit simplistic to assume that bigger villages have to get bigger, let some smaller villages catch up.</p>	See Settlement Roles Review	
Jeanne Petit	ANON-BHRP-4HF6-4	Object	See previous comments made about Somerby		
Jim Malkin – BHB Architects (on behalf of Barwood Homes)	BHLF-BHRP-4H82-J	Support with observations	<p>Policy SS2 advises that Waltham on the Wolds is considered to be a Primary Rural Service Centre alongside Asfordby, Bottesford and Long Clawson. These villages would be expected to accommodate 15% (920 units) of the Borough's housing needs.</p> <p>Whilst supportive of growth within the Rural Service Centres we believe the quantum of development attributed to these villages to be too low. The plan proposes that 15% (920 units) of the housing requirement for Melton through to 2036 will be provided in 'Rural Supporter' villages and within 'Rural Settlements'. We feel that there is no logic behind this number, which we believe is far too great for the smaller villages that have little or no services to support the significant growth proposed. The NPPF in paragraph 17 requires the promotion</p> <p>of our main urban areas and that the taking into account of the different roles and character of areas should underpin plan-making. We do not believe that provision of 920 homes in 'Rural Supporter' villages and within 'Rural Settlements' promotes main urban areas, or respects the different roles associated with these villages. It is entirely reasonable that some organic growth of these areas should be promoted but a more proportionate level of growth would be a maximum of 5% in Rural Supporter Villages and 2.5% in Rural Settlements, with the extra quantum provided within the Rural Service Centres, with a minimum of 22.5% (1,380 units) of the proposed growth within these areas. 4.3 Focusing on the Rural Service Centres, the existing allocation of 920 units is proposed to be split across the four villages in the following quantum:</p> <ul style="list-style-type: none"> <li>• Bottesford – 368</li> <li>• Asfordby – 303</li> </ul>	See Settlement Roles Review	

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			<ul style="list-style-type: none"> <li>• Long Clawson – 147</li> <li>• Waltham – 101</li> </ul> <p>This level of development attributed to each location has been calculated by taking into account the existing levels of services and infrastructure that each village can offer, and also taking into account past housing completion rates and census data. This has resulted in the quantum of growth to be attributed to Waltham being significantly lower than other Rural Service Centres.</p> <p>The Emerging Options (Draft Plan) advises that Waltham contains a local primary school, GP's and a range of local services and employment opportunities, alongside regular bus services to Grantham, Melton Mowbray and Loughborough. The plan also accepts that Waltham fulfils an important role as a service centre to the wider rural hinterland.</p> <p>The quantum of development attributed to Waltham we believe is too low and should be increased. The scale of development proposed for Waltham has been allocated to reflect the size and range of existing facilities and the ability of the area to absorb new development. This is contrary to the growth agenda set out in the NPPF in paragraph 17 which advises that responding 'positively to wider opportunities for growth' should underpin plan making, and it is also contrary to the vision of the emerging plan which seeks to ensure 'that people benefit from having better access to key services and facilities to create strong, healthy, safer communities'.</p> <p>In advising that the quantum of development to be allocated to Waltham should reflect its existing facilities, the emerging plan fails to promote the inclusive growth of the village that can be supported by increased development and would be likely to lead to the stagnation of the village.</p>		
Joanne Belcher	ANON-BHRP-4HHM-W	Support with observations	Dependant on the local need as previously mentioned which may change, also on brown field and environmental / transport issues as well as potential rural employment.	Noted	
John A Herlihy	ANON-BHRP-4HU3-G	Other	Here we go again ! Lets grow the entire area - but please recognise the knock on effect upon the over worked and over capacity roads we have now!!! People have to live somewhere and I am not a NIMBY. I am realistic. The lovely rural aspects of the Boro' are appreciated but the horrendous traffic is certainly not	Noted	
John Mace	ANON-BHRP-4HEM-T	Support	Providing there is evidence of a need for this additional housing supported by local employment, otherwise it is simple encouraging more people to travel greater distances to work	Noted	
John Matthew Williams – Wymondham	ANON-BHRP-4HBD-E	Support with observations	Overall this is sensible	Noted	

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and Edmondthorpe Neighbourhood Plan Committee					
JOHN RUST	ANON-BHRP-4HUV-K	Object	<p>Extract:</p> <p>We consider that the overall number of 6125 houses proposed is too great and that this is not a sustainable figure. This large figure puts undue pressure for development that is going to be unsustainable. Putting 35% of development into the villages is also going to change their characters considerably and a lower figure would be more sustainable.</p> <p>Bottesford and Asfordby, are supported by good transport infrastructure. Similarly, some villages on main roads also have good transport infrastructure, but are given minimal amounts of development. For example Asfordby Hill and Frisby-on-the-Wreake all share the same good bus links from Melton through Asfordby to Leicester. Neither Broughton and Ab Kettleby share a good bus route from Melton to Nottingham. Sustainability is based around having good public transport links, but these do not appear to have been considered in the assessment for the distribution of housing.</p> <p>The way the housing is proposed to be distributed takes no account of the sustainability of the villages and the scope those villages have for expansion. Building large numbers of houses in Long Clawson is unsustainable because the school is full (see The Melton Local Plan Issues and Options: Infrastructure Delivery Plan). However, other villages have schools that are on the brink of closure due to lack of pupils, the assessment of sustainability should consider the viability of schools, shops and pubs, not just be a checklist of facilities.</p>	See Settlement Roles Review New homes are required to address changes in population and household size as well as to support economic growth. Much of the need for new homes in Melton arises from our ageing population, where more and more people remain in their homes for longer so fewer houses are freed up to first time buyers and families to access the market. In addition the ageing population means that we will not have enough people of working age living in the Borough to support the number of existing jobs in the Borough – this can be redressed by ensuring there are sufficient new homes available to accommodate an appropriate sized labour force.	
John William Fairbrother - MNAG	ANON-BHRP-4H45-H	Support with observations	I support the village developments, apart from Melton on the bypass issue, as stated in my previous section comment	Noted	
Julian Parker	ANON-BHRP-4HHP-Z	Support with observations	You need to address the transportation issue, adding 3985 homes to Melton Mowbray and circa 6000 in the borough without a properly defined and clearly thought out bypass will cripple the town more than it already is. There is already an issue with traffic congestion and there are fewer busses.	Provision of an Outer Relief Road for Melton Mowbray forms part of the plan (policy IN1). Both MBC and LCC are committed to the delivery of this road however it must be recognised that a large part of the road will be delivered using developer contributions rather than public sector funding. Therefore development is required to deliver the road.	
Kaithleen Mara Eaton	ANON-BHRP-4HHG-Q	Object	I object to the bulk of the housing being allocated to Bottesford. I wonder whether Bottesford has been chosen because it is so far away from Melton Mowbray; we rely on so few services supplied by the borough council (essentially just our bins). If we need an ambulance it comes from Nottinghamshire or Lincolnshire. If we are referred from our GP to hospital, we visit QMC or Grantham. We shop in Grantham,	Majority of the housing is being allocated in Melton Mowbray. Bottesford is the next largest settlement in the Borough with the biggest range of services and facilities. It is logical and sustainable that Bottesford should therefore accommodate the next largest amount of development	



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			Newark or Nottingham. I strongly feel Bottesford has been chosen to make up the numbers, while not pressurising the infrastructure provided by Melton Borough Council. However the infrastructure of the village itself cannot support the number of new houses proposed.		
Kenneth Bray	ANON-BHRP-4HBX-2	Object	Top down approach cannot be 'sustainable'. Needs to take into account local variations and needs. NPPF says 'villages should be allowed to grow to meet local needs' This approach assumes that they will be forced to grow to meet Melton employment needs, acting as dormitories.	See Settlement Role Review	
Kerstin Hartmann	ANON-BHRP-4HGW-6	Object	don't accept Somerby in the category of primary rural service centre hence object	See Settlement Role Review	
Laura Smith	ANON-BHRP-4HB7-1	Support with observations	Please explain the rationale behind allocating more housing to Rural Supporters than Secondary Rural Centres.	Whilst the % distribution is higher the actual number of houses this would mean for each settlement within the category is much lower than that distributed to the four Primary rural centres. However this will change as a result of the Settlement Role Review	
Laurence Holmes – Melton North Landowner Consortium	ANON-BHRP-4HGQ-Z	Object			
Lesley Judith Twigg	ANON-BHRP-4HEH-N	Object	I think over all total aspired to should be lower. Also that Melton could perhaps the 70% rather than 65% as it is already urban and has infrastructure. You would then spare the villages much more. I am not just being selfish here--they are an asset which people visit--to walk, cycle go out for meals to a country pub. Increased rural building will upset these activities with more traffic making cycling more dangerous-- I would certainly not cycle through Melton even now.	Comments noted. 65%/35% split between Melton Mowbray and the villages is considered appropriate and reflects evidence of need arising from population change.	
Linda Irena Adams	ANON-BHRP-4HHY-9	Object	Long Clawson cannot accommodate this level of development without changing its character. It does not have the infrastructure to support this level of development.  Why is the level of development for Primary Rural settlements not "subject to review"?	See Settlement Role Review	
Lucy Flavin – Broughton and Dalby Parish Council	ANON-BHRP-4H4T-G	Support with observations	As stated Long Clawson should not expand too rapidly and the facilities need upgrading alongside the expansion.	See Settlement Role Review	
Malcolm Anthony Grant	ANON-BHRP-4H6T-J	Other	I am not qualified to judge whether the figures and distribution are right or wrong	Noted	
Margaret Jean Bowen	ANON-BHRP-4HHV-6	Object	Too little additional housing in Melton which has the greatest potential for developing the infrastructure necessary to support an increased population.	Comments noted. Members may wish to reconsider the split as part of the settlement Roles Review	
Mark & Kathryn Chapman	ANON-BHRP-4HFJ-R	Support with observations	Broadly support, but can't comment on numbers in individual locations as we're not familiar enough with them.	Noted	
Mark Brend	ANON-	Support	The numbers for development appears to provide rural settlements	See Settlement Role Review	

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	BHRP-4HGD-K	with observations	with similar percentage growth to other settlement classes. This will be more acutely felt in these settlements because of their small size and will have a far greater impact on the existing communities and infrastructure.		
Mark Colin Marlow	ANON-BHRP-4HEJ-Q	Object	The rural areas do not "need" these developments. The government says we should have them, but we don't need them. There is insufficient evidence to say we do. For example, please explain who decides that Somerby needs 50 houses? No-one in Somerby has asked for them.	New homes are required to address changes in population and household size as well as to support economic growth. Much of the need for new homes in Melton arises from our ageing population, where more and more people remain in their homes for longer so fewer houses are freed up to first time buyers and families to access the market. In addition the ageing population means that we will not have enough people of working age living in the Borough to support the number of existing jobs in the Borough – this can be redressed by ensuring there are sufficient new homes available to accommodate an appropriate sized labour force. If the Local Plan does not make provision for this number of new homes it will be found unsound at Examination	
Martin smith	ANON-BHRP-4H6A-Y	Object	Depends how quickly these figures need to be achieved If within the next few years then too many for some villages . If however over next 20 years then maybe ok	Development requirement is for 20 years – however the development rate across the Borough needs to pick up substantially therefore it is likely that development in the villages may take place quite quickly	
Mary Anne Donovan	ANON-BHRP-4HUR-F	Object	These distributions are arbitrary, a place to start, but should be revised.	Noted	
Melanie Steadman	ANON-BHRP-4HFE-K	Object	Please see my comments in the previous section. Waltham is beyond its allocation now, does this mean development will stop here for the next 20 years.  I think Asfordby is realistically the only sustainable location on this list for reasons previously stated. If Melton is to get a by-pass and investment in its infrastructure then more should be loaded onto this system instead of other places, with no investment, no on-going maintenance of their already unsustainable systems. The 20 year housing allocation for these sites, at current application rates, will be complete within the next 5 years. At this rate, some of the occupants of these houses haven't been born yet.	See Settlement Role Review	
Mick Jones	ANON-BHRP-4H6N-C	Support with observations	I have doubts as to whether the borough council will be able to defend the final local plan against challenges by developers. The view that if all else fails, they will look at development on the listed airfields, their fall-back position renders the plan unworkable.	Noted	
Moira Hart	ANON-BHRP-4HU7-M	Object	The 6,125 houses proposed for development in the Borough is too great and not a sustainable figure. If there were to be 35% of development into the villages it would change the character of the villages considerably.  Bottesford and Asfordby, are supported by good transport	New homes are required to address changes in population and household size as well as to support economic growth. Much of the need for new homes in Melton arises from our ageing population, where more and more people remain in their homes for longer so fewer houses are freed up to first time buyers and	

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			<p>infrastructure. Similarly, some villages on main roads also have good transport infrastructure, but are given minimal amounts of development. For example Asfordby Hill and Frisby-on-the-Wreake all share the same good bus links from Melton through Asfordby to Leicester. Nether Broughton and Ab Kettleby share a good bus route from Melton to Nottingham. Sustainability is based around having good public transport links, but these do not appear to have been considered in the assessment for the distribution of housing.</p> <p>The way the housing is proposed to be distributed takes no account of the sustainability of the villages and the scope those villages have for expansion. Building large numbers of houses in Long Clawson is unsustainable because the school is full (see The Melton Local Plan Issues and Options: Infrastructure Delivery Plan). However, other villages have schools that are on the brink of closure due to lack of pupils, the assessment of sustainability should consider the viability of schools, shops and pubs, not just be a checklist of facilities.</p>	<p>families to access the market. In addition the ageing population means that we will not have enough people of working age living in the Borough to support the number of existing jobs in the Borough – this can be redressed by ensuring there are sufficient new homes available to accommodate an appropriate sized labour force.</p> <p>The Settlement Role review takes into account the capacity of existing facilities and the ability of settlements to absorb growth.</p>	
Moira Hart – Clawson in Action	ANON-BHRP-4HBM-Q	Object	<p>We consider that the overall number of 6125 houses proposed is too great and that this is not a sustainable figure. This large figure puts undue pressure for development that is going to be unsustainable. Putting 35% of development into the villages is also going to change their characters considerably and a lower figure would be more sustainable.</p> <p>Bottesford and Asfordby, are supported by good transport infrastructure. Similarly, some villages on main roads also have good transport infrastructure, but are given minimal amounts of development. For example Asfordby Hill and Frisby-on-the-Wreake all share the same good bus links from Melton through Asfordby to Leicester. Nether Broughton and Ab Kettleby share a good bus route from Melton to Nottingham. Similarly, Rearsby, Kirby Bellars, Burton Lazars and Thorpe Arnold are all on / close to major roads but are all given minimal development. Sustainability is based around having good public transport links, but these do not appear to have been considered in the assessment for the distribution of housing.</p> <p>The way the housing is proposed to be distributed takes no account of the sustainability of the villages and the scope those villages have for expansion. Building large numbers of houses in Long Clawson is unsustainable because the school is full (see The Melton Local Plan Issues and Options: Infrastructure Delivery Plan). However, other villages have schools that are on the brink of closure due to lack of pupils, the assessment of sustainability should consider the viability of schools, shops and pubs, not just be a checklist of facilities.</p>	<p>The Settlement Role review takes into account the capacity of existing facilities and the ability of settlements to absorb growth.</p>	
Mr & Mrs J. Rogan	ANON-BHRP-	Object	<p>We are concerned about the location and size of housing allocations in Bottesford due to flooding risk.</p>	<p>Noted</p>	

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	4HMH-W				
Mr Julian Evans	ANON-BHRP-4H43-F	Object	This is ridiculous, how can you suggest building this amount of houses in the villages. It would be interesting to put this in percentage increases for each village. Take Waltham for example, 100 houses, that will nearly double the size of the village?	Noted	
Mr Peter Rogers	ANON-BHRP-4H62-G	Object	Your Settlement Process is flawed and unfair, as stated in previous questions.	See Settlement Role Review	
Mrs Clarissa Sally Garden	ANON-BHRP-4HUG-4	Support with observations	It depends where you build these houses.	noted	
Nicholas John Walker	ANON-BHRP-4HGC-J	Object	The development of rural communities will damage the "brand" develop the Melton Urban Area improve facilities and infrastructure within the town and reduce the reliance on the rural communities for housing.	Noted	
Nick Farrow	ANON-BHRP-4HUD-1	Object	The whole borough should be reduced and a lower % forecast.	Noted	
Patricia Laurance	ANON-BHRP-4HG2-1	Object	It would be better to develop all the two sets of villages below Primary Services Centres with an overall allocation of housing. I think it would then be 915 houses across 17 villages? I think it should also be possible to have development above the 5 houses cap if it is brownfield development as long as it is appropriate in scale to the village.	Noted	
Piers Geraint Hardiman	ANON-BHRP-4HU4-H	Object	Stathern should be designated as a rural supporter. Harby has a large brown field site that could support a substantial housing development - the old dairy site on Colston Lane	Comments noted	
Richard Cooper – HSSP Architects	ANON-BHRP-4HNV-B	Support with observations	Developments in rural settlements to be restricted to individual homes. Must be some way of capping total development numbers in each of the rural supporters / rural settlements.	Comments noted	
Robert Anthony Fionda	ANON-BHRP-4H13-C	Support with observations	With the exception of Long Clawson, the distribution appears to be about right.	Noted	
Robert Ian Lockey	ANON-BHRP-4H3G-2	Object	There seems to be no evidence of the need and demand for housing in each settlement to support the figures given.  For example, high house prices could be taken as evidence of unsatisfied demand in a settlement, which could then be expected to take more development.	Noted	
Ros Freeman	ANON-BHRP-4HF2-Z	Object	As previously stated I do not agree with categorising villages in this way  50 houses for a small village like Somerby is ridiculous	Noted	
Russell Collins	ANON-BHRP-4HZW-S	Support	Melton should be the major location for housing development. This will help to reduce traffic movements to some extent.	Noted. This is what is proposed by this policy	
Russell Pride	ANON-BHRP-4H6H-6	Support with observations	Clearly a method to provide housing distribution is required, but I question the approach in dealing with the Rural Supporter and Rural Settlements as it is too "broad brush". (See also my comments in Appendix 2).  Rural supporter 18 villages 10% = 615 by 2035 (clusters 5 or less), includes Great Dalby (100% = 6150 houses). Average per village = 34.2	See Settlement Role review	

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			<p>over 18 years = 2/year or over 24 years = 1.5/year</p> <p>Rural settlements 47 villages = 5% = 305 by 2035 (clusters of 3) (100% = 6100 houses). Average per village = 6.4 over 18 years = 0.36/year or over 24 years = 0.27/year.</p> <p>For Great Dalby this many houses (34 based on the hypothesis on page 34) represents the typical number of current houses in any of the four major single roads in the village or about 25% growth in a mere 18 years. It would far exceed any fill-in strategy and would require the establishment of one or more new housing estates.</p>		
sarah mant	ANON-BHRP-4HUE-2	Support with observations	Viability of housing in areas with little public transport and no shop needs to be reconsidered	Noted	
Sharon Gustard	ANON-BHRP-4H6K-9	Object	Historic growth should not be taken as the indicator for continued growth rate. The geographic location of Bottesford means it is looked at as favourable for greatest expansion within Melton Borough Council but it is taken in isolation from other neighbouring councils and therefore the decisions made could potentially damage the area several fold as a result.	See Settlement Role review	
Siobhan Noble	ANON-BHRP-4HED-H	Support with observations	I think the number of 50 for these areas is a fair increase; I would question it in Somerby and perhaps look at shifting that quota elsewhere.	Noted	
Stephen Mair – Andrew Granger & Co (on behalf of various landowner clients)	ANON-BHRP-4HHB-J	Support with observations	Housing targets should be viewed as minimum targets and not aspirations. This will allow for greater flexibility to assist in meeting need as it arises.	Agree – the housing requirement is not seen as a maximum target – hence the words “at least” are used in the policy	
Susan Green – Home Builders Federation	BHLF-BHRP-4H8N-E	Other	<p>This emerging options consultation sets out a proposed settlement hierarchy and development distribution comprising :-</p> <p>In Melton Mowbray Main Urban Area at least 3,980 dwellings representing 65% of the overall housing need of which 2,000 dwellings (1,700 dwellings in the plan period) (30%) are proposed on the Melton Mowbray South Sustainable Urban Extension (SUE) in Policy SS4 and 1,700 dwellings (25%) are proposed on Melton Mowbray North SUE under Policy SS5. Therefore it is assumed that the remaining 10% (398 dwellings) are proposed on other sites situated within the Melton Mowbray Main Urban Area ;</p> <p>In Primary Rural Service Centres of Asfordby, Bottlesford, Long Clawson and Waltam on the Wolds at least 920 dwellings representing 15% of overall housing need are proposed on allocated sites within and adjoining the settlements together with the encouragement of small scale development of 10 or less dwellings on unallocated sites ;</p> <p>In Secondary Rural Service Centres of Somerby, Croxton Kerrial, Frisby on the Wreake, Stathern, Asfordby Hill and Wymondham at least 300</p>	A site Assessment process has been devised which considers the availability, viability and deliverability of potential allocations, this is to ensure that the proposal included in the final plan can be demonstrated to deliver the housing requirement set out.	

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		<p>dwelling representing 5% of overall housing need are proposed on allocated and unallocated sites of less than 10 dwellings within and adjoining these settlements ;</p> <p>In Rural Supporter (yet to be defined) at least 615 dwellings representing 10% of overall housing need are proposed on unallocated sites of less than 5 dwellings ;</p> <p>In Rural Settlements at least 305 dwellings representing 5% of overall housing need are proposed on unallocated sites of less than 3 dwellings;</p> <p>In the Open Countryside it is proposed that development is restricted. Although the HBF would not wish to comment on the merits or otherwise of individual sites proposed for allocation by the Council it is critical that the Council’s assumptions about the availability, suitability, deliverability, viability and developability of these sites are correct and realistic to provide sufficient headroom and flexibility in the overall land supply throughout the plan period.</p> <p>When allocating sites the Council should be mindful that to maximize housing supply the widest possible range of sites, by size and market location are required so that house builders of all types and sizes have access to suitable land in order to offer the widest possible range of products. The key to increased housing supply is the number of sales outlets. Whilst some sustainable urban extensions (SUEs) may have multiple outlets, in general increasing the number of sales outlets available means increasing the number of housing sites. So for any given time period, all else been equal, overall sales and build out rates are faster from 20 sites of 50 units than 10 sites of 100 units or 1 site of 1,000 units.</p> <p>The maximum delivery is achieved not just because there are more sales outlets but because the widest possible range of products and locations are available to meet the widest possible range of demand. It is also important that the Council recognises the difficulties faced by rural communities in particular due to a lack of housing supply, high house prices and unaffordability.</p> <p>The NPPG emphasises that all settlements can play a role in delivering sustainable development in rural areas so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided. One of the core planning principles of the NPPF (Para 17) is to “take account of the different roles and character of different areas ... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”. This principle is re-emphasised in Para 55 which states “to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities”.</p>	<p>Agree with the comments regarding the need to ensure there is a good range of site size and type and location to enable house builders of all size to deliver new homes</p>	
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Susan Herlihy	ANON-BHRP-4HE3-Z	Support with observations	Concerned over the number of houses in Melton.	Noted	
Susan Love	ANON-BHRP-4HZP-J	Object	<p>Bottesford floods.</p> <p>It has nearly reached its optimum size. The constraints on Bottesford re flood risk, size of the village centre, poor vehicular access to the schools causing congestion at peak times, and distance from Melton have not been fully acknowledged in the housing distribution.</p> <p>Flood free Waltham, near to Melton, with an excess of preferred SHLAAS should take more houses and benefit from some growth</p>	Noted. See settlement role review	
Suzanne Taylor	ANON-BHRP-4HG4-3	Object	40% of the housing quota for Primary rural area in Bottesford is not a fair spilt, Bottesford has already seen a 40% increase in the last 20 years more than any of the other areas.		
Tom Parry – Barkeston, Plungar & Redmile Parish Council	ANON-BHRP-4H1P-9	Object	Please see or other comments on this chapter - we consider the allocation of housing to Rural Supporters and Rural Settlements to be unsustainable and unachievable. We do not consider that such housing would result in better communities and facilities in those locations.	Noted. See settlement role review	
Valerie Lever	ANON-BHRP-4HZY-U	Support with observations	There seem to be 370 houses 'in the pipe line' already in Bottesford in the next few years. Will development stop once the target has been reached?	Not sure where the 370 in the pipeline are located. It must be recognised that the housing requirement for the Borough is not a maximum therefore additional homes may well be allowed over and above the indicative requirement for each settlement	Consider how the distribution is worded to indicate that the allocation to a village is not a maximum and that additional sites may be permitted.
Vic Allsop – Hoby with Rotherby Parish Council	BHLF-BHRP-4HDH-M	Support with observations	Number of Secondary Rural Service Centres should be increased. Total should be adjusted within specific area if significant planning approvals are granted prior to adoption of plan	Noted. See settlement role review	
Victoria Kemp	ANON-BHRP-4HGK-T	Object	I have commented above. I am of the opinion that allocation of housing to Rural Supporters and Rural Settlements is both unsustainable and unachievable. From past experience we know that increase in housing does not result in improved facilities and infrastructure.	Noted. See settlement role review	
William Paul alcock	ANON-BHRP-4HB1-U	Other	Agree with the principle but feel that developments in the rural settlements will have a disproportionate impact on the communities and character of the smaller villages and would only allow building in exceptional circumstances such as utilising redundant buildings.	Noted. See settlement role review	