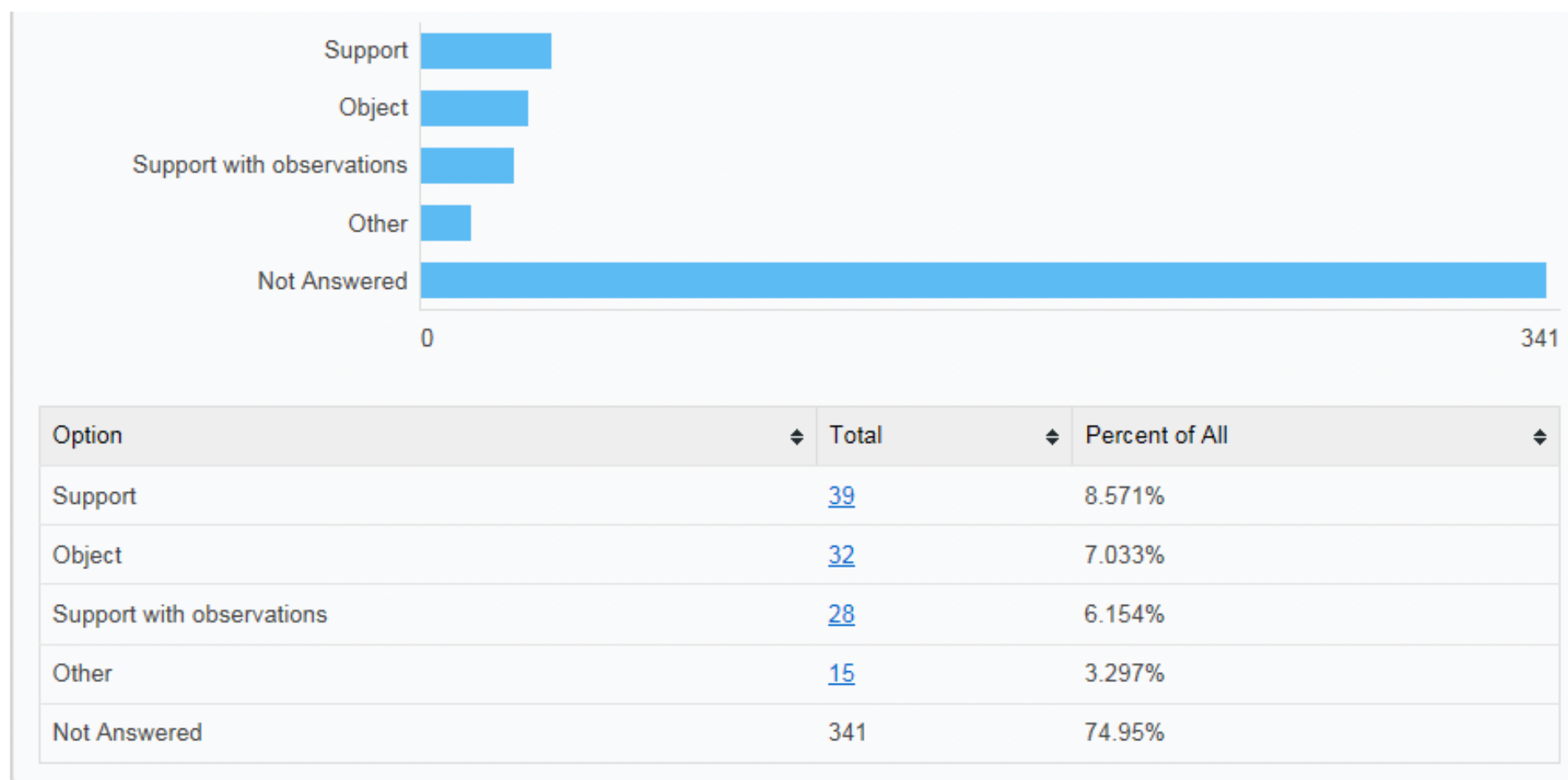


Policy SS3 – Sustainable Communities



Answer	Response ID	Do you support this policy? - Opinion on SS3	Do you support this policy? - Comments	What changes would you like to see made to this policy? - Comments	Officer Response	Officer Recommendations
Aidan Thatcher (on behalf of Mr Herbert Daybell)	ANON-BHRP-4HEA-E	Object	See below.	The number of units to be supported in Primary Rural Service Centres should be higher than that in Secondary Centres to demonstrate that they are more capable of accommodating sustainable development.	Noted – see Settlement Role Review which proposes combining primary and secondary centres into a single Rural service centre category. Comment about the effect of the limit on development sites in villages is noted , howewver the larger with a potential capacity of more than 10	

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				If there is a figure needed to be put forward, this should be 25 units for Primary, and 15 for Secondary. However the units of limits of numbers will mean that less dense, under-developed and less sustainable sites come forward.	houses should have been identified through the SHLAA and allocated if appropriate. This policy allows for small scale infill development as windfall.	
Alan and Heather Woodhouse	ANON-BHRP-4HMQ-6	Other	This is unclear. Does this mean that ONLY a total of 10 dwellings in Primary or Secondary Rural Service Centres? If so - over what time period?	No additional comment	No, as currently worded the intention is not a limit of ONLY 10 dwellings – it allows for any number of small sites to come forward during the plan period. Further consideration should be given to the wording of this policy to apply some control over how many small sites come forward this way	Reconsider policy wording to apply a limit to the amount of development delivered through small site windfall sites
Alan Luntley	ANON-BHRP-4HEQ-X	Support	This should allow build of executive houses and bungalows together with enhanced level of design and high degree of environmental integrity resulting in healthy homes cheap to run.		The mix of housing provided by a development will be considered under policy C2 in the Housing chapter	
Angela Cornell – Fisher German LLP (on behalf of Burrough Estate Ltd)	BHLF-BHRP-4HAX-1	Object	The policy indicates that developments of 3 dwellings or less will be permitted in 'Rural Settlements' which is not considered to be the most appropriate or flexible means of achieving housing and will therefore mean needs will not be able to be met on a single site where development of 6 dwellings, for example, on a single site may be the most appropriate solution for the settlement. In light of the restrictive nature of the policy, sites presented for development cannot be built out to capacity, and development may become fragmented as opposed to a more comprehensive approach adopted when planning marginally larger schemes. The potential for developer contributions dedicated to the local community may also be threatened as a result of limitations placed on development. In light of the lack of a 5 year housing land supply, it is considered that this policy will further exasperate the situation in that it will effectively limit potential housing coming forward to meet local housing needs.	Development should be more evenly distributed through the Borough with a variety of settlements accommodating development to meet local housing needs and support the requirements of the Borough. Appropriate housing delivery can be achieved across all settlement categories including 'Rural Settlements' where development is suitable and appropriate, which should not be restricted to such small scale delivery e.g 3 dwellings or less, when appropriate development, such as 10-15 units may be more appropriate in some settlements, whilst none is appropriate in others. It is considered that there should not be a limit to the number of dwellings permitted in a single application in the 'Rural Settlements' (category for reasons outlined in section 3a). The onus should be on identifying appropriate sites to accommodate development, within and adjoining settlement boundaries as opposed to setting a limit to development which would undermine the Local Plan and housing delivery.	Comments noted, however the Rural Settlements have very few existing facilities and are not particularly sustainable locations for development. The purpose of allowing some small scale development within these villages is to support the local community and ensure that the smaller villages thrive, it is not for them to accommodate growth.	
Angus Smith	ANON-BHRP-4HZK-D	Support with observations	Its Fine - but what about clarifying what it might mean to unsustainable areas - are the we being doomed to extinction?? Or are we to assume that we are a rural supporter and therefore likely to support 5 Dwellings.	IN this section it is vital that you clarify the contrary "Unsustainable" and what it means, Otherwise obliterate the unsustainable message and ensure policies control development in each described community, from Town centre down to Rural supporter/ Rural Environment.	The policy makes no reference to "unsustainable" and is designed to allow for the small amount of development needed to support smaller communities – all of which will be identified as Rural Settlements or Rural supporters. Policy C45 of the	Consider policy wording and clarify what unsustainable means if appropriate

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			Richard Mugglestone report has highlighted that Kirby Bellars needs affordable properties and properties of a size that enable others to downsize from what are larger properties in the village. Does this mean that we are likely to be having small amounts of development - but wont support small scale housing estates??		plan concerns rural exception sites for local need housing – subject to the need being demonstrated rural exception site development would be permitted as an exception to the restriction of 3 or 5 units in Policy SS3	
Angus Walker	ANON-BHRP-4HB4-X	Support with observations	Should be led by needs assessment within Neighbourhood Plan	Affordable housing policy in rural communities should be more explicit Rural supporters should be required to include a proportion of affordable housing within a 5 dwelling development notwithstanding the financial implications "Sustaining existing services" does not reflect the economic forces causing change be it: internet retail; reduced public funding for arts, culture, libraries; bus service reductions; pub viability; churches' usage.	Comments noted – policies C4 and C5 of the plan concern Affordable Housing , and rural exceptions schemes. Changes to the NPPG affect the threshold applied to affordable housing provision on market development sites – this is now 11 or more homes. Comment regarding external economic forces is noted. PolicyC7 covers this issue in greater detail.	
Anthea Brown	ANON-BHRP-4HE4-1	Support with observations	Further development in all villages is desirable in order that they don't become 'fixed in aspic' as a tribute to an earlier time. This is not sustainable and will scare away young families especially but also it will lose the older generation who wish to stay in the village but are unable to find suitable smaller houses.	To concentrate particularly on mixed developments including affordable homes for starter homes, small family homes and bungalows for downsizers.	Noted	
Anthony Barber	ANON-BHRP-4H6R-G	Other	This doesn't make it clear whether it means developments up to 10 dwellings in total or possibly multiple developments of up to 10 dwellings. If the latter, I would oppose the policy.	Clarify whether it means up to 10 in total or could mean multiple developments of up to 10.	Agree, as currently worded the intention is not to limit to 10 dwellings in total – it allows for any number of small sites to come forward during the plan period. Further consideration should be given to the wording of this policy to apply some control over how many small sites come forward this way	Reconsider policy wording to apply a limit to the amount of development delivered through small site windfall sites
Anthony Paphiti	ANON-BHRP-4HBV-Z	Object	It is not clear whether the proposed number of developments, eg "5 dwellings in 'Rural Supporters' " relates to the total per category or per individual village in the category. If the former, then I do not support it. If the latter, I do.	Clarify the basis of the allocations	Agree Further clarification to policy is required.	Reconsider policy wording to apply a limit to the amount of development delivered through small site windfall sites
Anthony Thomas	ANON-BHRP-4HFX-6	Support	Only will support the above if numbers quoted are strictly adhered to.	Only will support the above if numbers quoted are strictly adhered to.	Noted	Reconsider policy wording to apply a limit to the amount of development delivered through small site windfall sites

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Beth Johnson (chair) – Burton and Dalby Parish Council	ANON-BHRP-4HU6-K	Support with observations		"Where it has been demonstrated that the proposal enhances..." should be replaced by: "Where it can be demonstrated that the proposal enhances..."	Do not see how this improves the policy. With the current wording a planning application proposal will have to demonstrate this as part of the application rather than simply be able to state that it can demonstrate it	
brian kirkup	ANON-BHRP-4HE9-6	Object	I assume this would be in addition to the figures already allocated. All the talk of sustainability is specious. The villages are places to live. A tiny percentage of people use the transport services and although the shop is used most of the shopping is done outside the village. If the transport and the shop disappeared the volume of car journeys would not increase much as they don't have much impact on reducing them in the first place. As I strongly object to 50 houses in Frisby I am even more against 60 houses. We currently have about 240 dwellings and 557 residents so you would be looking to increase that by 25%. The road infrastructure is not coping well with the current traffic. The village school has more than 100 pupils and only has space for 6 more pupils. They have had to form an extra class for years 5 and 6 where they are oversubscribed.		Comments about Frisby noted.	
Brown & Co – Property & Business Consultants LLP (on behalf of M Hill, P Hill, M Hyde and P Pickup)	BHLF-BHRP-4HA9-2	Object	Generally small scale development should be allowable provided it is within curtilage lines and with regard to Criteria 8, where other more sustainable development locations are not available.	Adding a proviso at the end of 8 that such development will only be allowed where other sustainable locations are not available.	Adding this proviso would result in the need for all development proposal on site which are not allocated needing to demonstrate that a sequential approach has been applied to demonstrate no other more sustainable location is available. This is considered impracticable	
CHRISTINE LARSON	ANON-BHRP-4HUU-J	Support with observations	This policy should be applied to all villages other than Bottesford and Asfordby.	Do away with Village categorisation and apply this Policy to all villages except Bottesford and Asfordby	Noted	
Christopher Green – Andrew Granger & Co (on behalf of a local landowner)	ANON-BHRP-4HHJ-T	Object	This policy does not allow for flexibility and, as previously outlined, 'small scale developments' will not enable the Council to meet its housing targets for these locations. Secondary Rural Services Centres - such as Wymondham - can easily accommodate larger development sites which will deliver the required growth far easier than building out smaller sites, as well as offering greater contributions to local infrastructure and services.	We propose that the policy be changed to allow for this level of growth to be delivered on larger sites, which are well related to the existing settlements and in keeping with the built character.	The policy does allow for flexibility – the limit on development sites in villages is in recognition that the larger sites with a potential capacity of more than 10 houses should have been identified through the SHLAA and allocated if appropriate. This policy allows for small scale infill development as windfall in addition to allocated sites.	
Christopher John Noakes	ANON-BHRP-4HBK-N	Object	Firstly, there appears to be a contradiction in the policy (insofar as it relates to new development in Rural Supporters and Rural Settlements), by virtue of the reference to 'local need' in criteria 1 - when considered in the context of Policy SS2: the commentary in	As it currently reads, the policy would seem to be a for numerous individual (mainly) housing proposals within the smallest (two) categories of rural settlements, leading to a significant proportion of new development in largely unsustainable locations. These settlements generally lack services and	Local need in the context of this policy is qualified by the statement "as identified in a Neighbourhood Plan, or approved community led strategy or SHMA" this therefore takes the use of the phrase "local need" beyond that	Consider wording for policy to provide clarity about term "Local need" and to consider a more restrictive approach to development in smaller villages

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			<p>Para 4.2.21; and Chapter 5. Paras 5.4.28 - 5.4.31. These refer to the 'small scale developments' (windfalls) of up to 5/up to 3 dwellings in the relevant settlements - but not restricted to 'local need'. UNLESS the definition of 'local need' in this policy has a meaning beyond the normal acceptance.</p> <p>What view is taken on proposals where there is no neighbourhood/community led strategy ? Or is a 'general' need to provide housing within the SHMA sufficient in itself to justify compliance with criteria 1 (if so, then it has little qualifying impact).</p> <p>Are proposals under this policy expected to meet ALL (or some) (or most) of the stated criteria ?</p> <p>Criteria 2-8 would appear to be relevant to small-scale developments within the identified service centres.</p>	<p>facilities.</p> <p>A criteria-based policy to control new development in these poorly serviced and accessible settlements might be more acceptable, if supported by complementary limits of development and wider protection of open land/valued spaces. Without such additional context, the criteria could be open to undesirable wide interpretation.</p> <p>A more restrictive approach to development in such settlements on the lines of Policy CS4 of the Rutland Local Plan (so-called Restraint villages) would be more appropriate, e.g. replacements; conversions; previously-developments; and proven local needs.</p>	<p>normally used for considering rural exception sites.</p> <p>Comments regarding a more restrictive criteria based approach to development in smaller settlements is noted and a review of this element of the policy recommended</p>	
Christopher palmer	ANON-BHRP-4HEF-K	Support		<p>The policy is sound as long as the increased pressure/demand on existing services is considered. e.g. a development of any size will impact on the places required at the local school or surgery therefore a common means of communication should be set up with the relevant authorities to ensure that sufficient places are available in the area</p>	Noted	
Clair Ingham	ANON-BHRP-4HMZ-F	Support	<p>We do need to enhance existing services and facilities in the rural locations & ensure the development meets local needs of the area</p>	None	Support noted	
Cllr Martin Lusty – Waltham on the Wolds & Thorpe Arnold Parish Council and Neighbourhood Planning Group	ANON-BHRP-4HBZ-4	Support with observations	<p>These criteria should to relate to ALL development not just small scale sites.</p>	See above.	Noted	
Colin Love	ANON-BHRP-4HBR-V	Support	See below	<p>That these should be allowed only on the condition that they can demonstrate that they contribute to Melton's identified local housing needs. That is to say, they should not be for the building of substantial 'executive' houses for people wanting to have the benefit of living in villages whilst then undertaking substantial commuting journeys to work. Thus they should provide smaller, two or three bed houses and bungalows for local residents.</p>	Noted	
Colin Wilkinson - Planit-X Town & Country Planning Services Ltd (on behalf of Asfordby	ANON-BHRP-4HGY-8	Object		<p>Asfordby Parish Council has made good progress with the preparation of the Asfordby Parish Neighbourhood Plan. It has successfully applied to Melton Borough Council to be designated a</p>	<p>MBC has sought to work closely with Neighbourhood Plan groups in designated areas. Asfordby has made considerable progress in the</p>	

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Parish Council)				<p>Neighbourhood Area, and a Parish Profile and other evidence has been prepared. Local residents and school children have already had a chance to influence the Plan. Consultation on a Pre-Submission version of the Neighbourhood Plan has recently ended and the plan is due to be submitted very soon.</p> <p>National Planning Practice Guidance gives advice on the relationship between the Local Plan and Neighbourhood Plans (Paragraph: 013 Reference ID: 12-013-20140306). The Guidance states that 'where a neighbourhood plan has been made, the local planning authority should take it into account when preparing the Local Plan strategy and policies, and avoid duplicating the policies that are in the neighbourhood plan.' It is very likely that the Asfordby Neighbourhood Plan will be 'made' in advance of the adoption of the Melton Local Plan. Accordingly, the Parish Council expects the new Melton Local Plan to do more to recognise the status of the Asfordby Parish Neighbourhood Plan and ensure that Local Plan Policies are consistent with it and do not duplicate its policies or proposals.</p> <p>In particular, we expect Policy SS3 to reflect the approach being proposed by the Asfordby Neighbourhood Plan as far as Asfordby village, Asfordby Hill and Asfordby Valley are concerned. Village envelopes have been defined for these settlements in the Neighbourhood Plan and this should be acknowledged in the Melton Local Plan.</p>	preparation of their plan. MBC will reflect the proposals included in any neighbourhood Plan which has been made or reached Submission stage.	
Colin Wilkinson - Planit-X Town & Country Planning Services Ltd (on behalf of Mr G Bryan)	ANON-BHRP-4H19-J	Support with observations	<p>While supporting the settlement roles and the settlement hierarchy the approach to non-allocated, 'windfall' sites needs to be reconsidered:</p> <p>1 The limitation of development on windfall sites is unclear and could give rise to large scale development, by the accumulation of many small sites, in relatively unsustainable locations;</p> <p>2 The limitations may prevent good, large sites coming forward for development, including brownfield sites;</p> <p>3 The limitations may discourage the type of housing that is needed in rural areas. For example, the limitation to sites of three</p>		Agree in part – policy wording should be reconsidered to provide greater clarity of approach to small windfall sites across all villages	Consider wording for policy to provide clarity of approach to small windfall sites across all villages

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			<p>dwellings or less in Rural Settlements will encourage more large, detached properties and discourages mixed housing developments including smaller semi-detached homes.</p> <p>4 The limitations on size, especially in 'Rural Settlements' are unlikely to generate opportunities to enhance local services and facilities through planning obligations.</p>			
Colin Wilkinson - Planit-X Town & Country Planning Services Ltd (on behalf of Mrs G Moore)	ANON-BHRP-4H15-E	Support with observations		<p>While supporting the settlement roles and the settlement hierarchy the approach to non-allocated, 'windfall' sites needs to be reconsidered:</p> <p>1 The limitation of development on windfall sites is unclear and could give rise to large scale development, by the accumulation of many small sites, in relatively unsustainable locations;</p> <p>2 The limitations may prevent good, large sites coming forward for development, including brownfield sites;</p> <p>3 The limitations may discourage the type of housing that is needed in rural areas. For example, the limitation to sites of three dwellings or less in Rural Settlements will encourage more large, detached properties and discourages mixed housing developments including smaller semi-detached homes.</p> <p>4 The limitations on size, especially in 'Rural Settlements' are unlikely to generate opportunities to enhance local services and facilities through planning obligations.</p>	Agree in part – policy wording should be reconsidered to provide greater clarity of approach to small windfall sites across all villages	Consider wording for policy to provide clarity of approach to small windfall sites across all villages
Colin Wilkinson - Planit-X Town & Country Planning Services Ltd (on behalf of Belvoir Estate)	ANON-BHRP-4HHZ-A	Support with observations	<p>While supporting the settlement roles and the settlement hierarchy the approach to non-allocated, 'windfall' sites needs to be reconsidered:</p> <p>1 The limitation of development on windfall sites is unclear and could give rise to large scale development, by the accumulation of many small sites, in relatively unsustainable location;</p>		Agree in part – policy wording should be reconsidered to provide greater clarity of approach to small windfall sites across all villages	Consider wording for policy to provide clarity of approach to small windfall sites across all villages

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			<p>2 The limitations may prevent good, large sites coming forward for development, including brownfield sites;</p> <p>3 The limitations may discourage the type of housing that is needed in rural areas. For example, the limitation to sites of three dwellings or less in Rural</p> <p>Settlements will encourage more large, detached properties and discourages mixed housing developments including smaller semi-detached homes.</p> <p>4 The limitations on size, especially in 'Rural Settlements' are unlikely to generate opportunities to enhance local services and facilities through planning obligations.</p>			
David Mell	ANON-BHRP-4HF8-6	Object	Too rigid and granular a set of rules - set criteria and then judge as applications come forward. Fine to indicate rough size of expected proposals but hard boundaries of 10, 5 or 3 are too authoritarian.	See above	Noted	Consider wording for policy to provide clarity
Deborah Caroline Adams	ANON-BHRP-4H38-K	Other	The word "sustainable" is open to various interpretations depending upon where the proposed development is located.	It would be interesting to see MBC take the same view regarding proposed developments in the Borough as they do for planning applications in the Town i.e. occasionally allow developments to go ahead even when they are not sustainable and meet few of the above criteria.	Noted	
Dr Jerzy A Schmidt	ANON-BHRP-4H4P-C	Support	Whatever the designation of a village or community, development should be encouraged in small chunks rather than single large developments, so that infrastructure improvements can keep pace with housing numbers		Noted	
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.		Noted	
Geoff Platts – Environment Agency	ANON-BHRP-4HFU-3	Support with observations		We support this but would like to see the following included to reflect the need to protect controlled waters. "The redevelopment of brownfield sites is encouraged. Contamination issues must be addressed and the local water environment should be protected."	Agree	Amend policy to include suggested wording: . "The redevelopment of brownfield sites is encouraged. Contamination issues must be addressed and the local water environment should be protected."
Graeme Gladstone	ANON-	Object		Developments in smaller villages should be	Support noted	

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	BHRP-4HZH-A			encouraged in order to secure the sustainability of services in these villages, pubs, shops, churches for example.		
James Brown – Rural Insight Ltd (on behalf of The Freeby Estate & Various other landowners)	ANON-BHRP-4HHC-K	Object	There are windfall sites within Rural Supporters & the Remaining Rural Settlements which meet the criteria	The Policy should not limit the development within the Rural Supporter & Remaining Rural Settlements to 5 and 3 units respectively during the term of the plan. Windfall sites which meet the criteria and will enhance a settlement should still be granted consent if above the number permitted under this policy and/or if the number for that settlement has already been consented.	Comments noted. Policy to be reviewed to clarify this matter	Review policy to clarify the limit on site size in different tiers of village
JOHN RUST	ANON-BHRP-4HUV-K	Object	Extract The policy should also be applied to Long Clawson which should not have large allocation sites because the local infrastructure will not cope. It is not suitable as a Primary Rural Centre. The policy should also be applied to all villages except Bottisford and Asfordby	Extract: Do away with Village categorisation and apply this Policy to all villages except Bottesford and Asfordby	Noted	
John William Coleman	ANON-BHRP-4H6C-1	Object	This policy seems to be predicated on an urban viewpoint that a settlement needs to be of a certain size, or to contain specific developments, in order to be 'Sustainable'. All the communities in the borough have existed for many years and are evidently sustainable now. Those who live in the small rural villages do so because they enjoy the tranquillity and simplicity of such communities, and adapt their lifestyle to cope with the lack of facilities that others might regard as essential. Building more houses will not make them more sustainable or attractive to live in.		Noted, however policy arises from the view that the approach to development in smaller villages has been too restricted over recent years, this new, less restrictive approach has a degree of support through this consultation	
Jonathan White	ANON-BHRP-4HMW-C	Object	There should not be any, or an absolute minimum, development in the 'Rural Settlements'. These do not have the infrastructure to take new developments. By building in these settlements the amount of car journeys will increase as everything (schooling, work, shopping, entertaining, etc.) will need to be got from other settlements.	Development and building should be concentrated in larger settlements which can sustain new housing.	Noted, however policy arises from the view that the approach to development in smaller villages has been too restricted over recent years, this new, less restrictive approach has a degree of support through this consultation	
Joyce Noon – CPRE Leicestershire	BHLF-BHRP-4H2J-4	Object	What does the statement 'Where possible...' mean in loss of B & MV Land? It either would result in the loss.....or would not. Criteria 7 correctly states 'does not' wording which should be included in Criteria 6. Page 40 (at 4.3) – Growing Melton through Large Scale Development Sites.	POLICY SS3 – SUSTAINABLE COMMUNITIES Page 39. Suggested re-wording:- Outside those sites allocated through the local plan, planning permission will be (substitute) with may be granted for small scale development of up to (etc). There is further ambiguous wording again at:-	Provide clarity on loss of Best and most valuable agricultural land in criterion 6, however the other suggested re-wording is considered to be more ambiguous and provide less certainty The need for large scale housing development in Melton Mowbray is	Provide clarity on loss of Best and most valuable agricultural land in criterion 6

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			<p>The housing target of 3985 seems to have been influenced by the perceived need for improvements to the highway network to be achieved through two large scale 'sustainable neighbourhoods'. While the methodology may be correct, is it supported by the Leicestershire SMHA Strategy?</p> <p>Are the housing allocations for the benefit of securing highway improvements?</p>	<p>Criteria 6.</p> <p>NPPF para. 112 states that: "local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality".</p>	<p>derived from the housing need for the Borough identified in the SHMA. The selection of the two SUEs in MM are in recognition of addressing that need whilst also resolving the traffic congestion issue within the town.</p>	
Kenneth Bray	ANON-BHRP-4HBX-2	Object	No limit to number of developments at each level.	All should be subject to criteria based assessment and subject to overall total targets and limits including time based assessment.	Comment noted. Further consideration to be given to this part of the policy	Reconsider the limits on development size in this policy
Kerstin Hartmann	ANON-BHRP-4HGW-6	Object	<p>general problem with classification, labelling, boxing of rural communities - take every rural community as it is, don't try to squeeze them into one size or in this case three sizes fits all - this does not reflect the variety of those rural communities .</p> <p>Especially as you got a target driven approach here, doing it the wrong way round.</p>	<p>emphasis on historically grown communities and their individual assets to be stressed. Sustainability a rather misused word and on it's way to be quite meaningless in our time. To encourage ecological developments would be much more meaningful.</p>		
Laura Smith	ANON-BHRP-4HB7-1	Support with observations	<p>Criterion 1 What if there is no Neighbourhood Plan or community-led strategy? What is SMHA?</p> <p>The wording of Criterion 7 could still allow building in areas already at risk of flooding, as long as it could be demonstrated that the risk of such an event was not increased. If the baseline risk of flooding is already high, any building would be unacceptable, whether it increases the risk or not. Perhaps EN11 covers this.</p>		<p>EN11 does cover Flood Risk in greater detail. Further consideration should be given to the meaning of Criterion 1 of the policy. Term SHMA in the policy should be clarified</p>	Reconsider policy wording and clarify meaning of criterion 1
Lesley Judith Twigg	ANON-BHRP-4HEH-N	Support with observations	Depends whether you just use it to push through additional housing. Most of our villages are well sustained already--people don't leave, houses are desirable and sell quickly so there doesn't need to be intervention to make them sustainable	tight planning control	Noted	
Margaret Jean Bowen	ANON-BHRP-4HHV-6	Object	<p>I support criteria 2 to 8.</p> <p>I do not support criterion 1 because it is unreasonable to expect every small settlement to have a local/neighbourhood plan and the SHMA, as I understand it , will not be sufficiently detailed to address issues for small settlements therefore where will the</p>	<p>Please see answer to previous section i.e., 5000 melton, 500 primary, 625 all other settlements with a 5% of existing dwellings limit.</p>	<p>Further consideration should be given to the meaning of Criterion 1 of the policy. Term SHMA in the policy should be clarified</p> <p>Issues regarding Plungar will be addressed through the Settlement Roles review</p>	Reconsider policy wording and clarify meaning of criterion 1

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			<p>' local needs' be documented for future reference?</p> <p>I do not support the settlement categories or the associated numbers of dwellings.</p> <p>I believe there is an error in that Plungar has been placed in the Rural Supporter category rather than Rural Settlement category because it is supposed to have a Post Office which it does not.</p>		<p>Putting 5000 houses into Melton Mowbray represents 81% of the Borough's requirement – this is the % split included in the Withdrawn Core Strategy. The Inspector considered this level of development in the town to be inappropriate</p>	
Mark & Kathryn Chapman	ANON-BHRP-4HFJ-R	Support with observations	<p>Number of dwellings added should be in keeping with the size of the villages concerned so that their character is preserved.</p>		<p>Noted</p>	
Mark Brend	ANON-BHRP-4HGD-K	Support with observations	<p>Staged small development provides increased inclusion into the community over large scale increments in growth.</p>	<p>Some guidance on timing of developments. Under the current policy, developments could be queued, undermining the policy intent.</p>	<p>Noted, however the nature of windfall development is that it is unpredictable, once a site has planning permission it is for a developer to decide when it is built.</p>	
Mark Colin Marlow	ANON-BHRP-4HEJ-Q	Object	<p>Any development in rural areas should be decided on it's merits rather than an arbitrary figure picked out of the air. Houses should be built for as and when they are needed, by the people who need them. There should be a much higher interest in self-building and the promotion of rural way of life.</p>	<p>There should be no blanket policies on development. All development should be assessed on it's individual merits.</p>	<p>Noted – further consideration to be given to the limitation on site size</p>	<p>Reconsider policy wording</p>
Mary Anne Donovan	ANON-BHRP-4HUR-F	Support with observations	<p>There are many villages which would want 3-5 houses which currently are being refused planning because they 'are not sustainable'. This term has become a comfortable mantra which sometimes disguises the lack of rigorous and objective assessment.</p>	<p>Go back to planning basics and speak simply and factually.</p>	<p>Noted</p>	
Mary Fenton – Grimston, Saxelbye & Shoby Parish Council	BHLF-BHRP-4HDA-D	Other	<p>Small villages like Grimston and Saxelbye can accommodate a small number of individually styled houses which would preserve the street scene and character of the village.</p>		<p>Noted</p>	
Melanie Steadman	ANON-BHRP-4HFE-K	Object	<p>Sustainable infrastructure does not seem to be a consideration in the planning process nor in your selection of "Primary Rural Centres". Repeated correspondence, dating back 15 years from the Parish to the Borough Council on the inadequacy of culverts in our village, has been repeatedly ignored. The maintenance of surface water systems, culverts, pipes etc through the village has not been undertaken compounding already well documented flooding problems. In addition, SuDS system, which again require maintenance, are being installed on large</p>	<p>Re-visit your definition of "sustainability". Go out and talk to the inhabitants of the villages where you presume in favour of development and ask them what the problem areas are and the best places to build. Based on local knowledge. We are already paying the price for ignorance on developments within the villages, from increased flooding, no parking, dangerous levels of traffic, we should be learning from this, not compounding the problems.</p>	<p>Concern noted. The Settlement Role Review takes into account the capacity of existing facilities and infrastructure to absorb development, however it should be recognised that new development cannot be expect to rectify existing infrastructure problems – only address those created by the development itself.</p> <p>In a rural area such as Melton there are few brownfiled sites which are appropriately located for</p>	

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			<p>developments to mitigate this very real concern for residents. Would you not be better advised to develop sites that are not so dependent on the functioning of these systems, sites where failure of these systems would not be quite so catastrophic for other residents.</p> <p>We should not be developing green field sites. A preference should be made towards brown field site and when these are exhausted, only then should green field sites be considered.</p> <p>4. The development with be served by sustainable infrastructure, this does not mean that it will improve the infrastructure of the village, it is more likely to be detrimental with regard to parking outside of the amenities and capacity.</p>		<p>development, however the approach is always to prioritise brownfield before greenfield sites.</p>	
Mike Plumb	ANON-BHRP-4HH2-2	Other	<p>I accept the principle of permitting small scale development provided that it enhances sustainability.</p> <p>The proposed wording is open to wide interpretation and therefore brings uncertainty into the planning process. This is particularly so since previous clear policies relating to Protected Open Spaces and Village Envelopes do not exist. The wording may offer flexibility but it may also lead to inappropriate development and frequent referral to committee and inspectorate for decisions.</p> <p>As it stands the policy could also lead to multiple small site developments on a single location, resulting in over-development as there is no cap. This has been a problem in the past in some villages with an open character (therefore substantial land within the village envelope) owing to the lack of adequate protection from Protected Open Areas/Conservation Area policies.</p>	<p>Clearer wording – items 1, 4, and 8 in particular are so vague that I don't understand what they are likely to mean in practice.</p> <p>A form of capping or constraint to prevent multiple small developments in single locations.</p> <p>More specific statement that development in the least sustainable locations should only be in exceptional cases, possibly with those cases clearly defined, for example:</p> <p>Where it can be demonstrated that a local facility requires additional housing in a location to survive</p> <p>Where farm or other buildings are redundant and might become derelict unless developed</p>	<p>Agree in part. Policy to be reworded to provide greater clarity and certainty</p>	<p>Reconsider policy wording to provide clarity</p>
Moira Hart	ANON-BHRP-4HU7-M	Other	<p>The policy should also be applied to Long Clawson which should not have large allocation sites because the local infrastructure will not cope. Long Clawson is</p>	<p>Apart from Asfordby and Bottesford, do away with the village categorisations. Make all planning permissions in these villages for up to a maximum of 10 houses. Keep the limit to 3 houses in the Rural</p>	<p>Noted. Policy does apply to Long Clawson, however the role of Long Clawson means that it may also be suitable for larger site allocations subject to the conclusions of the</p>	

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			not suitable as a Primary Rural Service Centre.	Settlements / hamlets.	settlement role review and site assessment process	
Moira Hart – Clawson in Action	ANON-BHRP-4HBM-Q	Other	The policy should also be applied to Long Clawson which should not have large allocation sites because the local infrastructure will not cope. It is not suitable as a Primary Rural Centre.	Outside of Asfordby and Bottesford, do away with the Primary, Secondary and Rural Supporter divisions. Make all planning permissions in these villages for up to 10 houses. Keep the limit as 3 houses in the Rural Settlements.	Noted. Policy does apply to Long Clawson, however the role of Long Clawson means that it may also be suitable for larger site allocations subject to the conclusions of the settlement role review and site assessment process	
Mr & Mrs J. Rogan	ANON-BHRP-4HMH-W	Object	We are concerned that current housing allocations in Bottesford will not comply with the intent of EN11 and so are contradictory. At least parts of the allocation areas are within flood risk areas.	Reconsideration of proposed housing allocations in Bottesford.	All sites are being re-assessed.	
Mr Andrew Russell-Wilks, Ancer Spa Ltd – Buckminster Estate (on behalf of Mr Stephen Vickers, Managing Director)	BHLF-BHRP-4HCK-P	Object	We are of the view that the residential unit limits within the policy are too restrictive. These should be increased to allow greater flexibility for the growth of more sustainable sites. Whilst it is the case that growth at sites within the villages should be restricted to prevent ‘over-development’, traffic congestion or pressure upon local services, it is also important to ensure that there is sufficient flexibility to allow villages to function and to remain sustainable. Changes to the policy are necessary to ensure both flexibility and not constrain economic development within the rural areas of the Borough, to the detriment of local communities.	We strongly recommend that the policy be amended to allow growth of: · From the proposed 5 to up to 10 units on sustainable sites in Rural Supporters · From the proposed 3 to up to 5 units on sustainable sites in Rural Settlements This would only represent a very modest change (i.e. from 5 to 10 units maximum for Rural Supporters and from 3 to 5 units maximum for Rural Settlements). This would allow very limited growth within the more sustainable villages. Other policies within the Local Plan would prevent unacceptable development, even within these revised development limits.	Comments noted. Policy will be reviewed to consider the limits on size of development	Reconsider site size limits
Mr John Brown	ANON-BHRP-4H4Z-P	Object	See previous answers.	The number of houses should not be driving the policy. It should be looked at from the angle of what can Melton Mowbray and the Borough happily develop with having detrimental effects on open spaces, green belts and the environment. There are lots of brown field sites around the Borough and derelict buildings which can be utilised.	Noted	
Mr Peter Rogers	ANON-BHRP-4H62-G	Object	Why is it you want to impose 48 houses at Frisby OVER twenty years and then STILL be able to impose another load more. This is not right. Over twenty years our village will be 100% the size of today at this rate. MADNESS	Build the allocation of 48 in Frisby over the 20 year timeframe. Lets see if industry and jobs come to the area to support the need. Not put cart before the horse.	Comments about Frisby noted	
Nicholas John Walker	ANON-BHRP-4HGC-J	Support		All housing needs have to proven before planning agreed.	Noted	

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Patricia Laurance	ANON-BHRP-4HG2-1	Object	Restricting development to those that are allocated in the SHLAA for the next 20 years gives you little opportunity to respond to changing circumstances.	I don't think this policy should include numbers it should just be small scale.	Noted. – However the phrase “small Scale “ is open to interpretation and does not provide clarity	
Paul Girdham	ANON-BHRP-4H1T-D	Object	There should be an overall limit of xx houses per year (averaged perhaps) in each of all the Rural service centres irrespective of sites allocated or other sites. This is so that villages can adapt and absorb the changes.	Re-word to remove the implied 'planning permission will be granted' and include the overall limit per year per Centre	Noted	Policy wording to be reviewed
Peter Wilkinson – Electro Motion UK (on behalf of Landmark Planning Ltd)	BHLF-BHRP-4HAD-D	Object	Planning permission will be granted for small-scale developments of up to 10 dwellings in rural service centres and up to 5 dwellings in 'Rural Supporters'. This is too small a limit of development. It will specifically exclude suitable sites and particularly brownfield locations, which could sustainably accommodate a larger scale of development for no good planning reason. Moreover, it may lead to a proliferation of small site developments (because of the acute housing need). This could collectively harm the character and appearance of rural communities that could otherwise be avoided.		Agree in part – policy wording should be reconsidered to provide greater clarity of approach to small windfall sites across all villages	Consider wording for policy to provide clarity
Peter zawada	ANON-BHRP-4H1K-4	Object	Please see my comments re SS2 and the fact that I do not have confidence in the base data that was used to do the settlement classification. I see enormous vagueness in point 1, namely "appropriate community led strategy". This says nothing and needs a considerably more rigorous explanation.	Cannot comment until I am confident that the settlement classification is based on a corpus of data that is correct and has been verified.	Noted	Policy wording to be reviewed
Phil Bamford – Gladman Developments	BHLF-BHRP-4H8J-A	Object	Gladman object to Policy SS3 on Sustainable Communities as it is not consistent with the guidance given in the Framework. The Policy unduly restricts sustainable sites from coming forward within the villages because of an arbitrary judgement on the scale of the development. The Framework is clear that sustainable development should be delivered without delay and that the judgement as to whether a development is considered to be sustainable is a balancing exercise of harms against the benefits. Policy SS3 as it is written does not allow the planning balance exercise advocated by the Framework to take place if the proposal is of a scale that is greater than that set out in the Policy. This Policy is therefore considered to be unsound and		Noted - policy wording should be reconsidered to provide greater clarity of approach to small windfall sites across all villages	Consider wording for policy to provide clarity

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			should be re-drafted following the guidance in the Framework.			
Richard Simon	ANON-BHRP-4HUB-Y	Support with observations		<p>How is the definition ‘best and most versatile land’ decided? MBC made a distinction between Rectory farm and Belvoir Road land presumably on a basis of arable being higher grade than pasture. The Sustainability Appraisal assumes all land to be ‘best and most versatile’.</p> <p>Numbers of houses in Rural Supporters and Rural Settlements indicate no affordable housing. Is this intended? (i.e. all under 6 dwellings) Would increasing the permitted developments in Rural Supporter and Rural Settlements to six dwellings, aid housing choice by the expectation of an affordable property being provided. Compensate for this, if necessary, by limiting the number of sites being developed in these locations.</p> <p>A survey carried out by the Bottesford Neighbourhood Plan Steering Group found that 87% of respondents agreed that developments should avoid using the ‘best and most versatile land’</p>	<p>Best and most versatile agricultural land is classified as grades 1 and 2 and is contained in mapped data.</p> <p>The threshold on which affordable housing can be sought on housing sites has been amended nationally to sites of 11 or more dwellings therefore affordable housing on smaller sites cannot be sought. Affordable housing in the smaller settlement will therefore be provided through the rural exceptions policy (C5) which does not have a limit on the size of the development – but must address the identified need only</p>	
Richard Simon	ANON-BHRP-4HZC-5	Support with observations	<p>What will this give in terms of infrastructure improvements</p> <p>Just below the level for affordable provision in Rural Supporters and Rural Settlements, consider increasing to six dwellings wherever practical.</p> <p>Recent planning decisions in the Borough seem to bring into question sustainable development in rural areas.</p>	<p>Numbers of houses in Rural Supporters and Rural Settlements indicate no affordable housing. Is this intended? (i.e. all under 6 dwellings) Would increasing the permitted developments in Rural Supporter and Rural Settlements to six dwellings, aid housing choice by the expectation of an affordable property being provided. Compensate for this, if necessary, by limiting the number of sites being developed in these locations.</p> <p>A survey carried out by the Bottesford Neighbourhood Plan Steering Group found that 87% of respondents agreed that developments should avoid using the ‘best and most versatile land’</p>	<p>The threshold on which affordable housing can be sought on housing sites has been amended nationally to sites of 11 or more dwellings therefore affordable housing on smaller sites cannot be sought. Affordable housing in the smaller settlement will therefore be provided through the rural exceptions policy (C5) which does not have a limit on the size of the development – but must address the identified need only</p>	
Richard Simon – Bottesford Parish Council	ANON-BHRP-4H1W-G	Support with observations		<p>How is the definition ‘best and most versatile land’ decided? MBC made a distinction between Rectory farm and Belvoir Road land presumably on a basis of arable being higher grade than pasture. The Sustainability Appraisal assumes all land to be ‘best and most versatile’.</p> <p>Numbers of houses in Rural Supporters and Rural Settlements indicate no affordable housing. Is this intended? (i.e. all under 6 dwellings) Would increasing the permitted developments in Rural</p>	<p>Best and most versatile agricultural land is classified as grades 1 and 2 and is contained in mapped data.</p> <p>The threshold on which affordable housing can be sought on housing sites has been amended nationally to sites of 11 or more dwellings therefore affordable housing on smaller sites cannot be sought.</p>	

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				<p>Supporter and Rural Settlements to six dwellings, aid housing choice by the expectation of an affordable property being provided. Compensate for this, if necessary, by limiting the number of sites being developed in these locations.</p> <p>A survey carried out by the Bottesford Neighbourhood Plan Steering Group found that 87% of respondents agreed that developments should avoid using the 'best and most versatile land'</p>	<p>Affordable housing in the smaller settlement will therefore be provided through the rural exceptions policy (C5) which does not have a limit on the size of the development – but must address the identified need only</p>	
Robert Anthony Fionda	ANON-BHRP-4H13-C	Support with observations	Shlaa sites of 5 or more ought to be considered for allocation in villages otherwise the policy is sensible.	As above	Comment noted, however the Council's methodology limits allocations to sites of 10 or more dwellings – sites under this size will be considered as windfalls through this policy	
Robert Hobbs	ANON-BHRP-4HGP-Y	Support with observations	There appears to be no control planned to prevent multiple developments of minimum sizes of 3,5 or 10.		Noted - policy wording should be reconsidered to provide greater clarity of approach to small windfall sites across all villages	Consider wording for policy to provide clarity
Robert Ian Lockey	ANON-BHRP-4H3G-2	Support with observations	"Sustainability" is once again ill defined. It could be used to deny planning permission on a whim.	<p>1. The development should not be on land designated in a Neighbourhood Plan for commercial, service, leisure or open space use only.</p> <p>2. Omit 'respects the local vernacular'; innovative 'Grand Designs' should be permitted. Diversity in design is to be welcomed.</p> <p>4. Omit</p>	<p>Noted - MBC will reflect the proposals included in any neighbourhood Plan which has been made or reached Submission stage</p> <p>Agree to inclusion of "innovative" design within the criteria</p>	Include "innovative" design within the criteria
Ros Freeman	ANON-BHRP-4HF2-Z	Object	<p>This is additional to what the borough says is required,</p> <p>No development in villages should be allowed if not necessary</p>		Yes it would be additional to sites allocated. Further clarity needs to be given to the wording of the policy on this matter	Consider wording for policy to provide clarity
sarah mant	ANON-BHRP-4HUE-2	Support	Smaller requirements would fit with the village structures and existing infrastructure. Such development needs to support the character of the existing housing stock especially in conservation areas		Noted	
Sharon Gustard	ANON-BHRP-4H6K-9	Other	I support the wording of the policy. It is how it will be utilised that raises concerns. I am already witnessing proposals which conflict with its wording and the issues and statements identified within the Bottesford Parish Neighbourhood Plan (BPNP) e.g. Remain a Village. 'Residents want Bottesford to remain a rural village and NOT become a town'. Continuing the current rate of expansion is leading to this and is not ensuring 'all developments are targeted towards the	<p>How it will engage with the local communities to preserve their local needs as identified in THEIR local plans.</p> <p>Include a commitment to open spaces and creating parkland once an inhabited area reaches over 2000 dwellings.</p>	Noted	

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			housing needs of local people as an absolute priority'. The identification of Rectory Farm is in complete contradiction to the BPNP statement 3 (Staged Development) of developments being built in smaller staged developments and NOT short term large scale development. Similarly it goes against statement 4 'avoid the building of large estates'.			
Shelagh Woollard	ANON-BHRP-4HB5-Y	Support with observations	Provided these developments are part of the overall numbers of new dwellings to be provided in each area and not in addition to them.		Noted	
Siobhan Noble	ANON-BHRP-4HED-H	Support	Protecting facilities is important to me. Frisby village pub has been integral to my enjoyment of village life all of my life. The protection of its use I feel is very important, it is greed of the freeholder that prevents it being a successful business however, should it be purchased by an owner operator that would change hugely. They would have a vested interested in investment in the building. Please stay firm on the protection of issues.	I consider it to be broad, the only issue is the diversity in Sports and Leisure facilities but I hope these would grow in line with the town.	Noted	
Stephen Denman	ANON-BHRP-4HEU-2	Support with observations	The risk of flooding to the proposed North should be carefully considered. The risk of flooding is shown as "High" at this time from Natural Environmental Organisations. Also at this time during heavy periods of rain the culvert that runs under Melton Spinney road is unable to cope resulting in flooding in the gardens in adjacent houses, and accumulation of water on Melton Spinney road.	Item 7 to be strictly adhered to and how proposed developers intend to do this including surveys and proposals.	Noted. Flood risk is also dealt with in greater detail in policy EN11	
Stephen Mair – Andrew Granger & Co (on behalf of various landowner clients)	ANON-BHRP-4HHB-J	Object		This policy does not allow for flexibility and 'small scale developments' will not enable the Council to meet its housing targets for these locations. There are number of sustainable Rural Supporters that can easily accommodate larger development sites of 15, 20, 25 dwellings, which will deliver the required growth far easier than building out smaller sites of 5 dwellings or less.	Noted - policy wording should be reconsidered to provide greater clarity of approach to small windfall sites across all villages	Consider wording for policy to provide clarity
Susan Love	ANON-BHRP-4HZP-J	Support with observations	Provided the conditions of the policy are rigorously adhered to. Developers must be prevented from building large numbers of houses through a succession of small applications. It's very important to avoid unnecessary	As above.	Noted - policy wording should be reconsidered to provide greater clarity of approach to small windfall sites across all villages	Consider wording for policy to provide clarity

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			development on best and most versatile agricultural land in the rural areas because we live in difficult times and food security for the future should be protected.			
Suzanne Taylor	ANON-BHRP-4HG4-3	Support with observations	smaller developments would be welcome if the total numbers were reduced from the whole plan not extras!		Noted - policy wording should be reconsidered to provide greater clarity of approach to small windfall sites across all villages	Consider wording for policy to provide clarity
Tom Parry – Barkestone, Plungar & Redmile Parish Council	ANON-BHRP-4H1P-9	Other	<p>We accept the principle of permitting small scale development provided that it enhances sustainability.</p> <p>The proposed wording is open to wide interpretation and therefore brings uncertainty into the planning process. This is particularly so since previous clear policies relating to Protected Open Spaces and Village Envelopes do not exist. The wording may offer flexibility but it may also lead to inappropriate development and frequent referral to committee and inspectorate for decisions.</p> <p>As it stands the policy could also lead to multiple small site developments on a single location, resulting in over-development as there is no cap. This has been a problem in the past in some villages with an open character (therefore substantial land within the village envelope) owing to the lack of adequate protection from POA/Conservation Area policies.</p>	<p>Clearer wording – items 1, 4, and 8 in particular are so vague that we do not understand what they are likely to mean in practice.</p> <p>A form of capping or constraint to prevent multiple small developments in single locations.</p> <p>A more specific statement that development in the least sustainable locations should only be in exceptional cases, possibly with those cases clearly defined, for example:</p> <ul style="list-style-type: none"> • Where it can be demonstrated that a local facility requires additional housing in a location to survive • Where farm or other buildings are redundant and might become derelict unless developed 	Noted - policy wording should be reconsidered to provide greater clarity of approach to small windfall sites across all villages	Consider wording for policy to provide clarity
Victoria Kemp	ANON-BHRP-4HGK-T	Other	We accept the principle of permitting small scale development provided that it enhances sustainability. There is too much discretion offered in the wording and this will lead to uncertainty in the planning process. It is undesirable for rural areas to have removed the Protected Open Spaces and Village Envelopes as these provide clear boundaries which inform planning policy. The discretion proposed could lead to rural villages having small numbers of developments which could impact negatively on the overall community. This is unacceptable when dealing with small rural villages where such growth is unsustainable.	I would like to see a cap imposed or other form of constraint which would prevent multiple small developments being developed in single locations.	Noted - policy wording should be reconsidered to provide greater clarity of approach to small windfall sites across all villages	Consider wording for policy to provide clarity

