

Response ID BHLF-MWX6-MJTW-M

Submitted to Melton Local Plan Update: Issues and Options Consultation
Submitted on 2024-01-10 11:38:10

Introduction

Definitions

How to use the Issues and Options

About you

What is your name?

Name:

Ben Cook BSc MSc MRTPI

What is your organisation? (if relevant)

Organisation:

Stantec

What is your Job Title/Role (if relevant)

Job title/role:

Planning Associate

What is your email address?

Email:

[REDACTED]

Are you making a submission on behalf of someone else?

Yes

If you are submitting on behalf of someone else, please provide details:

Name (on behalf of):

Organisation (on behalf of):

Greenlight Developments

About you (equalities questions)

Please provide the first 5 digits of your Postcode (for example LE13 1).

Enter the first 5 digits of your postcode:

Gender: How do you identify?

[REDACTED]

If self-describe, please state :

Would you describe yourself as transgender?

[REDACTED]

What is your sexual orientation?

[REDACTED]

If other, please state:

What is your age?

[REDACTED]

Do you consider yourself to have a health problem or a disability which has lasted, or is expected to last at least 12 months?

[REDACTED]

If you selected other, please state:

What is your ethnic origin?

Please describe your ethnicity and race:

What is your religion?

[REDACTED]

Please state your religion:

Vision and objectives

Relevant context to respond to the questions below

Question 1: Looking at the options above, which option do you support?

Question 1 - Option 1: No change:

Question 1 - Option 2: Refocused and simplified version [preferred option]:

Question 2: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this section

Please, provide further context:

Introduction

Stantec is instructed by Greenlight Developments (Melton Mowbray) Limited (hereafter referred to as 'Greenlight') to prepare and submit a representation to the Melton Local Plan Partial Update Issues and Options Consultation (November 2023) (hereafter referred to as 'the Consultation Document'). This consultation is being held by Melton Mowbray Borough Council ('MMBC') which commenced a Review of the Melton Mowbray Local Plan ('MMLP') in line with Paragraph 33 of the National Planning Policy Framework (December 2023) ('the NPPF') which requires Policies in local plans and spatial development strategies to be reviewed to assess whether they need updating at least once every five years.

Paragraph 1.1.3 of the Consultation Document sets out that, following review, MMBC has concluded that the spatial strategy, housing targets and housing allocations do not require reviewing. However, employment allocations and development management policies would need revision. MMBC has therefore taken the decision to undertake a partial¹ review of the Local Plan.

This representation has been prepared in the context of Greenlight's interest at Land South of Melton Mowbray (hereafter referred to as 'the Site'). A Site Plan is attached at Appendix 1.

The Site forms part of the Melton South Sustainable Neighbourhood ('MSSN') allocation (Policy SS4 of the adopted Local Plan).

Greenlight has been working with Davidsons Developments Ltd, who also have an interest in land in the Masterplan area. Together they have been actively engaged in the preparation of the adopted Local Plan and Masterplan for the Melton South Sustainable Neighbourhood and welcome the opportunity to input into the Local Plan review.

Partial Review

The Issues and Options report outlines that the Council has decided to undertake a partial review of the Local Plan. Greenlight supports this decision but wishes to raise several relevant points on this matter as set out below.

Current Scope

Paragraph 1.1.3 of the Consultation Document sets out that, following review, MMBC has concluded that the spatial strategy, housing targets and housing allocations do not require reviewing. However, employment allocations and development management policies would

need revision. MMBC has therefore taken the decision to undertake a partial review of the Local Plan.

This, however, omits the fact that the Consultation Document then goes on to recommend updates to Policy SS4 (Melton Mowbray South Sustainable Neighbourhood) as well as Policy SS5 (Melton Mowbray North Sustainable Neighbourhood). These policies pertain to the two largest strategic allocations within the adopted Local Plan.

On the basis that the scope of the Local Plan update includes 'most policies', including employment allocations, many of the development management policies and the two strategic housing allocations, it is considered that MMBC should provide further justification as to why a partial review has been undertaken, in order to ensure that this approach is justified and robust.

Plan Period

The current Local Plan covers the period 2011 – 2036, which accords with the NPPF requirement for strategic policies to cover a minimum 15-year period from adoption (Paragraph 22). However, following the completion of a partial review (which, as above, includes updating two strategic housing allocations) the remaining plan period would cover a period of around ten years. MMBC should accordingly consider extending the plan period to 2041 to remain compliant with the requirements of the NPPF.

The argument made by the Council for not extending the plan period, by the additional five years is that the Leicester and Leicestershire Statement of Common Ground (June 2022) (hereafter referred to as 'the SoCG') only covers the period to 2036.

Whilst we agree that the Plan needs to take account of Leicester's unmet need, this is not preventing other authorities within Leicestershire from moving forward with their full Local Plan updates that take their plans beyond 2036, for example North West Leicestershire and Harborough District Councils. MMBC will need a robust argument for not choosing this course of action. The Council should also be prepared to take into account the fact that the need to update the Statement may be picked up through the Examination in Public of the Leicester City Local Plan which currently only looks forward over 12 years not the required 15 years.

Housing Requirement

The Consultation Documents sets out that MMBC has concluded that there was no need to reconsider the, housing targets within the adopted Local Plan. Greenlight disagrees with this conclusion, as the current housing requirement in the adopted Local Plan is out of date.

Policy SS2: Development Strategy sets out a housing requirement of 6,125 dwellings between 2011 – 2036 with a stepped housing trajectory averaging 245 dwellings per year. This was based on a minimum Objectively Assessed Need ('OAN') of 170 homes a year at the time the plan was formulated.

The current Local Housing Need figure for Melton derived from the Standard Method is 185 homes per year. This represents the minimum number of homes that must be planned for an is 15 homes per year (9% higher) than the OAN when the Local Plan was adopted.

Furthermore, MMBC has also signed up to the Leicester and Leicestershire SoCG which apportions an element of Leicester's unmet needs to Melton Borough, amounting to a further 69 dwellings per year (on average) and a total need for MMBC to plan for 300 homes a year. This is 55 homes a year higher than the current Local Plan average requirement (22%), and the equivalent of 990 homes over a plan period to 2041.

This is a significant change to the housing requirement for the Borough and needs to be addressed through the partial review of the Plan.

Question 3: What do you think are the most important objectives to be covered by our Vision? Please select your top 3

Question 3 - Improving facilities for all of the community and providing the new infrastructure needed to support our growing population:

Question 3 - Addressing the causes and effects of climate change:

Question 3 - Ensure local housing meets the local communities current and future needs:

Question 3 - Supporting a diverse, competitive and innovative rural economy:

Question 3 - Enhancing Melton Mowbray's town centre:

Question 3 - Promoting high quality and well-designed development to help create healthy, sustainable and safe communities:

Question 3 - Enhancing nature and minimising harm to the natural environment:

Question 3 - Other (please specify below):

Please, provide further context:

Policy SS1. Presumption in favour of Sustainable Development

Policy SS1: Relevant context to respond to the questions below

Question 4: Looking at the options above, which option do you support?

Question 4 - Option 1: Delete the policy:

Question 4 - Option 2: Amend the policy [preferred option]:

Question 5: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Policy SS3. Sustainable Communities (unallocated sites)

Policy SS3: Relevant context to respond to the questions below

Question 6: Looking at the options above, which option do you support?

Question 6 - Option 1: Delete the policy:

Question 6 - Option 2: Review the policy to better define meeting local need:

Question 6 - Option 3: Review the policy to enhance wider sustainability [preferred option]:

Question 7: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Question 8: Under what circumstances do you think new homes in the borough's smallest and least sustainable settlements are justified?

Please, provide further context:

Question 9: Do you think criteria should be introduced to require homes built in the borough's smallest and least sustainable settlements to be built to the highest sustainability standards? If yes, what types of criteria do you think the policy should consider?

Please, provide further context:

Policy SS4. South Melton Mowbray Sustainable Neighbourhoods

Policy SS4: Relevant context to respond to the questions below

Question 10: Looking at the options above, which option do you support?

Question 10 - Option 1: Delete the policy:

Question 10 - Option 2: Amend to reflect the 2021 Masterplan [preferred option]:

Question 11: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Issues with the Policy

The Consultation Document identifies that an update is required to Policy SS4 due to the following issues:

Revised education needs evidence, demonstrated by recent Local Education Authority consultation responses relating to housing growth across the Borough indicates that

additional education facilities are required over and above the current policy, including a new secondary school and a further primary school within this site.

□ Funding for significant sections of the Melton Mowbray Distributor Road has been obtained from various government funding streams. Part of the bid involved agreement to change various aspects of the allocation including a deliverable route for the road and additional land for housing and employment delivery.

□ The site masterplan was revised by the Council and approved in 2021 to incorporate these new requirements, see the Approved Melton South Sustainable Neighbourhood Masterplan 2021 which render the policy requirements of SS4 out of date.

The Consultation Document then poses two options for updating the Policy; Delete the Policy, or Amend to reflect the 2021 Masterplan, the latter of which is identified as being the Council's preferred option.

Question 10: Looking at the options, which option do you support?

Greenlight broadly supports Option 2; retaining and amending the policy. However, Option 2 suggests the Policy be updated to reflect the 2021 Masterplan.

The 2021 masterplan is now somewhat dated, and it therefore makes sense for the relevant stakeholders² to revisit the Masterplan to ensure that it is up to date and fit for purpose before including it in an updated Policy. The Policy should not, therefore, be updated to simply reflect the 2021 Masterplan.

Question 11: Please explain your response or provide any additional information you would like us to consider in our review of this policy.

As set out above, we believe the 2021 Masterplan should be revisited before Policy SS4 is updated.

Whilst we agree that SS4 requires updating in order that its contents are up to date and relevant, including additional education provision and additional land take, to update the policy on the basis of the 2021 Masterplan would not be accurate. Parts of the vision and principles established within the Masterplan document are also outdated. Most critically, the Masterplan does not pick up on recent developments relating to funding delivery mechanisms for the MMDR South.

In October 2023 it was announced that the cost of the MMDR South had increased by £27million to circa £70million. As a result, Government funding previously secured through Homes England to 'forward fund' the road has been withdrawn. In the 2021 Masterplan the proposed phasing shows the MMDR South as commencing delivery in 2024. Clearly, this timeline is not achievable. We consider that the Masterplan and subsequently Policy SS4 need to be updated to reflect a new funding model which would need to be agreed between the relevant stakeholders.

Notwithstanding the above, it is important to stress that the developers and landowners remain committed to delivering the Melton South Sustainable Neighbourhood (hereafter referred to as the 'MSSN') within the overall context of the allocation.

Retaining the allocation remains critical given the importance of the MSSN which is identified by the Council as a 'key element of the Borough Council's strategy to deliver new homes and employment opportunities over the plan period to 2036'. The current MSSN Allocation (through the adopted version of Policy SS4) seeks the delivery of 2,000 homes. The MSSN will therefore contribute more than 50% of the total homes expected to be delivered in Melton Mowbray to 2036. It is vital that amendments to Policy SS4 maximise the potential of this allocation and promote its delivery. Continuing to incorporate the Site to which this representation relates as part of the allocation is necessary for the Borough's identified housing need to be achieved.

As such, Greenlight supports the Council's preference to maintain the allocation.

Policy SS5. Melton Mowbray North Sustainable Neighbourhood

Policy SS5: Relevant context to respond to the questions below

Question 12: Looking at the options above, which option do you support?

Question 12 - Option 1: Delete the policy:

Question 12 - Option 2: Amend to reflect the 2021 Masterplan [preferred option]:

Question 13: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Policy SS6. Alternative Development Strategies and Local Plan Review

Policy SS6: Relevant context to respond to the questions below

Question 14: Looking at the options above, which option do you support?

Question 14 - Option 1: Delete the policy:

Question 14 - Option 2: Reduce to locally specific criteria only [preferred option]:

Question 14 - Option 3: Additional criteria:

Question 15: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Definitions

Policy C2. Housing Mix

Policy C2: Relevant context to respond to the questions below

Question 16: Looking at the options above, which option do you support?

Question 16 - Option 1: Delete the policy:

Question 16 - Option 2: Amend the policy [preferred option]:

Question 17: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policyPlease, provide further context

Please, provide further context:

Policy C3. National Space Standard and Smaller Dwellings

Policy C3: Relevant context to respond to the questions below

Question 18: Looking at the options above, which option do you support?

Question 18 - Option 1: Delete the policy:

Question 18 - Option 2: Amend the policy [preferred option]:

Question 19: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Definitions

Policy C4. Affordable Housing Provision

Policy C4: Relevant context to respond to the questions below

Question 20: Looking at the options above, which option do you support?

Question 20 - Option 1: Delete the policy:

Question 20 - Option 2: Amend the policy to reflect National Planning Policy Framework and new evidence [preferred option]:

Question 21: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Definitions

Policy C7. Rural Services

Policy C7: Relevant context to respond to the questions below

Question 22: Looking at the options above, which option do you support?

Question 22 - Option 1: Delete the policy:

Question 22 - Option 2: Amend the policy [preferred option]:

Question 23: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Policy C8. Self Build and Custom Build Housing

Policy C8: Relevant context to respond to the questions below

Question 24: Looking at the options above, which option do you support?

Question 24 - Option 1: Delete the policy:

Question 24 - Option 2: Address increasing needs:

Question 24 - Option 3: Address increasing needs and add local-specific criteria [preferred option]:

Question 24 - Option 4: Adding the two optional local eligibility tests:

Question 25: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Policy C9. Healthy Communities

Policy C9: Relevant context to respond to the questions below

Question 26: Looking at the options above, which option do you support?

Question 26 - Option 1: Delete the policy:

Question 26 - Option 2: Revise the policy but also make health and wellbeing a key thread that runs throughout the entire plan [preferred option]:

Question 27: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Question 28: Do you think the Local Plan should require Health Impact Assessments for large scale developments?

Not Answered

Question 29: If you answered 'yes' to question 28, what size and types of development do you think should require them and why?

Please, provide further context:

Policy EC1. Employment Growth in Melton Mowbray

Policy EC1: Relevant context to respond to the questions below

Question 30: Looking at the options above, which option do you support?

Question 30 - Option 1: Delete the policy:

Question 30 - Option 2: Amendments to reflect Use Class Order, new evidence and National Planning Policy Framework:

Question 30 - Option 3: Create separate policies for employment allocations and employment development in Melton Mowbray:

Question 31: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Question 32: Unless submitted already as part of the Employment-only Call for Sites (June-July 2023), is there any employment site you want us to consider as a potential allocation? If there is, please submit the details, including a location plan showing the boundaries to planningpolicy@melton.gov.uk and add a note in this section

Please, provide further context:

Definitions

Policy EC2. Employment Growth in the Rural Area (Outside Melton Mowbray)

Policy EC2: Relevant context to respond to the questions below

Question 33: Looking at the options above, which option do you support?

Question 33 - Option 1: Delete the policy:

Question 33 - Option 2: Policy Wording Amendments [preferred option]:

Question 34: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Policy EC3. Existing Employment Sites

Policy EC3: Relevant context to respond to the questions below

Question 35: Looking at the options above, which option do you support?

Question 35 - Option 1: Delete the policy:

Question 35 - Option 2: Add specific class uses to policies:

Question 35 - Option 3: Adding Flexibility to the Policy:

Question 36: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Definitions

Policy EC4. Other Employment and Mixed-use Proposals

Policy EC4: Relevant context to respond to the questions below

Question 37: Looking at the options above, which option do you support?

Question 37 - Option 1: Delete the policy:

Question 37 - Option 2: Wording amendments and define Mixed-use Development:

Question 37 - Option 3: Split the Policy:

Question 38: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Town Centre and Retail Evidence

Relevant context to respond to the questions below

Question 39: Looking at the options above, which option do you support?

Question 39 - Option 1: Focus on Melton Mowbray Town Centre:

Question 39 - Option 2: Carry out a full Town Centre and Retail Study including needs assessments:

Question 40: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this section

Please, provide further context:

Definitions

Policy EC5. Melton Mowbray Town Centre

Policy EC5: Relevant context to respond to the questions below

Question 41: Looking at the options above, which option do you support?

Question 41 - Option 1: Delete the policy:

Question 41 - Option 2: Update and incorporate elements of the Town Centre Vision [preferred option]:

Question 42: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Definitions

Policy EC6. Primary Shopping Frontages

Policy EC6: Relevant context to respond to the questions below

Question 43: Looking at the options above, which option do you support?

Question 43 - Option 1: Delete the policy:

Question 43 - Option 2: Amend the policy [preferred option]:

Question 44: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Definitions

Policy EC7. Retail Development in the Borough

Policy EC7: Relevant context to respond to the questions below

Question 45: Looking at the options above, which option do you support?

Question 45 - Option 1: Delete the policy:

Question 45 - Option 2: Amend the policy [preferred option]:

Question 46: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Definitions

Policy EC8. Sustainable Tourism

Policy EC8: Relevant context to respond to the questions below

Question 47: Looking at the options above, which option do you support?

Question 47 - Option 1: Delete the policy:

Question 47 - Option 2: Clarify the policy to focus on socio-economic benefits:

Question 47 - Option 3: Amend the Policy to define sustainable tourism:

Question 48: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Definitions

Policy EN2. Biodiversity and Geodiversity

Policy EN2: Relevant context to respond to the questions below

Question 49: Looking at the options above, which option do you support?

Question 49 - Option 1: Delete the policy:

Question 49 - Option 2: Amend the policy:

Question 49 - Option 3: Split the policy:

Question 50: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Definitions

Policy EN3. The Melton Green Infrastructure Network

Policy EN3: Relevant context to respond to the questions below

Question 51: Looking at the options above, which option do you support?

Question 51 - Option 1: Delete the policy:

Question 51 - Option 2: Amend the policy [preferred option]:

Question 52: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Policy EN5. Local Green Spaces

Policy EN5: Relevant context to respond to the questions below

Question 53: Looking at the options above, which option do you support?

Question 53 - Option 1: Delete the policy:

Question 53 - Option 2: Incorporate Green Belt criteria:

Question 53 - Option 3: Designate additional Local Green Spaces:

Question 54: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Question 55: If you wish to propose a new area for Local Green Space, please send a map and supporting information to planningpolicy@melton.gov.uk and add a note in this section

Please, provide further context:

Policy EN7. Open Space, Sport and Recreation

Policy EN7: Relevant context to respond to the questions below

Question 56: Looking at the options above, which option do you support?

Question 56 - Option 1: Delete the policy:

Question 56 - Option 2: Update the policy, particularly the standards [preferred option]:

Question 57: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Policy EN8. Climate Change

Policy EN8: Relevant context to respond to the questions below

Question 58: Looking at the options above, which option do you support?

Question 58 - Option 1: Delete the policy:

Question 58 - Option 2: Delete the policy, and make climate change a 'core thread' that runs throughout the entire plan:

Question 58 - Option 3: Retain but update policy EN8 and make climate change a core thread that runs throughout the entire plan [preferred option]:

Question 59: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Policy EN9. Ensuring Energy Efficiency and Low Carbon Development

Policy EN9: Relevant context to respond to the questions below

Question 60: Looking at the options above, which option do you support?

Question 60 - Option 1: Delete the policy:

Question 60 - Option 2: Refocus the policy and split it into new more specific policies as required [Preferred approach]:

Question 60 - Option 3: Make the policy more robust and specific, to ensure all new development meets the highest standards:

Question 61: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Policy EN10. Energy Generation from Renewable and Low Carbon Sources

Policy EN10: Relevant context to respond to the questions below

Question 62: Looking at the options above, which option do you support?

Question 62 - Option 1: Delete the policy:

Question 62 - Option 2: Review the policy to ensure it works well for all types of renewable energy schemes [preferred approach]:

Question 63: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Policy EN11. Minimising the Risk of Flooding

Policy EN11: Relevant context to respond to the questions below

Question 64: Looking at the options above, which option do you support?

Question 64 - Option 1: Delete the policy:

Question 64 - Option 2: Add new elements of national policy:

Question 64 - Option 3: Restrict policy to strategic overview and local matters:

Question 65: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Definitions

Policy EN12. Sustainable Drainage Systems

Policy EN12: Relevant context to respond to the questions below

Question 66: Looking at the options above, which option do you support?

Question 66 - Option 1: Delete the policy:

Question 66 - Option 2: Incorporate additional requirements:

Question 67: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Policy IN1. Melton Mowbray Transport Strategy

Policy IN1: Relevant context to respond to the questions below

Question 68: Looking at the options above, which option do you support?

Question 68 - Option 1: Delete the policy:

Question 68 - Option 2: Reflect the latest position in the policy [preferred option]:

Question 69: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Definitions

Policy IN2. Transport, Accessibility and Parking

Policy IN2: Relevant context to respond to the questions below

Question 70: Looking at the options above, which option do you support?

Question 70 - Option 1: Delete the policy:

Question 70 - Option 2: Amend policy wording to align with national and local guidance [preferred option]:

Question 71: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Policy IN4. Broadband

Policy IN4: Relevant context to respond to the questions below

Question 72: Looking at the options above, which option do you support?

Question 72 - Option 1: Delete the policy:

Question 72 - Option 2: Amend policy [preferred option]:

Question 73: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Definitions

Policy D1. Raising the Standard of Design

Policy D1: Relevant context to respond to the questions below

Question 74: Looking at the options above, which option do you support?

Question 74 - Option 1: Delete the policy:

Question 74 - Option 2: Review and strengthen policy so it sets out strategic principles for high quality new development [preferred option]:

Question 75: Please use the comment box below to explain your response or provide any additional information you would like us to consider in our review of this policy

Please, provide further context:

Question 76: Do you think the current design policy criteria covers all design issues adequately, that the current policy works well? Would you like to suggest any criteria to be added or removed from the policy?

Please, provide further context:

Question 77: How important do you think each of the following design considerations are for a new development?

Question 77 - Attractiveness: creating a pleasant environment to live and work:

Question 77 - Sensitive to context: responds well to its surroundings:

Question 77 - Distinctiveness: builds upon the unique characteristics of its surroundings and creates a sense of place in itself (design features such as scale, massing, materials, landscaping and architectural detailing).:

Question 77 - Neighbour amenity: does not adversely affect neighbours and nearby uses:

Question 77 - Legible places: places that are easily understood by their users, particularly when moving around.:

Question 77 - Connectedness: created new and weaves into existing networks:

Question 77 - Comprehensive: ensuring development is designed and delivered in a coordinated way, and avoiding piecemeal schemes:

Question 77 - Safe and attractive streets and spaces: create spaces and environment that feels safe and secure to be in.:

Question 77 - Environmental sustainability and adapting to climate change:

Question 77 - Mix of uses: the right range of uses and densities:

Question 77 - Protecting and enhancing heritage assets:

Question 77 - Car parking:

Question 77 - Community consultation: opportunities for community to get involved and help shape development proposals:

Question 77 - Other: please state below any other key design considerations not highlighted above:

Please, provide further context:

Question 78: Do you think there is a need for specific policy guidance about the use of design coding within the local plan?

Not Answered

Question 79: If you responded 'yes' to question 78, please provide reasons?

Please, provide further context:

Equalities Impact

Question 80: Do you have any views on the potential impact of the proposals raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010?

Not Answered

Question 81: If you responded 'yes'/'unsure' to question 80, please provide your reasons and whether there is anything that you think could be done to mitigate any impacts identified

Please, provide further context:

Appendix A. Summary of the conclusions of the Local Plan Review

Sustainability Appraisal Scoping Report

Please use the comment box below to provide any information you would like us to consider in relation to the Sustainability Appraisal Scoping Report

Please, provide a reference to the section and your comments: