

Response ID BHLF-MWX6-MJTX-N

Submitted to Melton Local Plan Update: Issues and Options Consultation
Submitted on 2024-02-01 11:40:13

Introduction

Definitions

How to use the Issues and Options

About you

What is your name?

Name:
Clare Clarke

What is your organisation? (if relevant)

Organisation:
Pegasus Group

What is your Job Title/Role (if relevant)

Job title/role:
Associate Planner

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):
Sue Bridge

Organisation (on behalf of):
Davidsons Developments Ltd

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?

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

If you selected other, please state:

What is your ethnic origin?

Please describe your ethnicity and race:

What is your religion?

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:

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:

Strongly disagree

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

Somewhat agree

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:

South Melton Mowbray Sustainable
Neighbourhood

The consultation document highlights several issues with the existing policy related to changes in the education needs evidence and changes that were needed to secure funding for the Distributor Road. These changes are reflected in the revised Masterplan approved by the Council in 2021.

Option 1 – Delete Policy

There are two options proposed, the first option is to delete the policy. This is identified in the consultation document as not a feasible option as the delivery of the site is central to the strategy of the local plan.

The allocation of the land for the South Melton Mowbray Sustainable Neighbourhood is fundamental to the overall Local Plan strategy and it is therefore not a reasonable option to delete this policy.

We 'strongly disagree' with Option 1, this is not feasible and should not be considered further.

Option 2 – Amend Policy

The second option is to amend the policy to reflect the 2021 Masterplan, this is the Council's preferred option.

Whilst the logic of this option is understood, this would fail to deal with the changes of circumstances since the Masterplan was adopted and be a missed opportunity to ensure the policy is deliverable within the current context.

We 'agree somewhat' with Option 2, but the amendments need to go further than simply

reflecting the 2021 Masterplan. We are committed to working with the Borough and County Council together with Greenlight in respect of the allocation and collaborating in respect of the amendments to the proposed Policy to be included in the Local Plan Review at the Regulation 19 Submission stage.

It is important to stress that the developers and landowners remain committed to delivering the Melton South Sustainable Neighbourhood within the overall context of the approved Masterplan. Amendments are however necessary to reflect the changes in circumstances since the Masterplan was approved.

The consultation document suggests that the Masterplan reflects the latest evidence on delivery, but this is not correct. The national economic picture has changed significantly since 2021, with increasing build costs and decreasing house prices. This change in the economic position is coupled with a change in the funding availability in the public sector, struggling in the same difficult economic climate.

The agreements between key partners on infrastructure matters referred to in the consultation document are now more than two years old and need to be revisited. There is new data on education needs which need to be considered and taken into account in the required revisions to the Masterplan.

Whilst the consultation document is correct that the Masterplan demonstrated that the MMDR South could be delivered, this was predicated on forward funding from the public sector for the Melton Mowbray Distributor Road South (MMDRS). Whilst Leicestershire County Council and Melton Borough Council remain committed to the construction of the distributor road from Leicester Road to Burton Road, a new delivery strategy needs to be devised and agreed in the absence of public sector funding. This may necessitate a realignment or re-grading of the road from that shown on the Masterplan. It is essential that the local plan policy retains an element of flexibility in the highway strategy for the MMDRS. The developers will continue to work with the County and Borough Councils to construct the MMDRS in some form.

It is essential that the policy and Masterplan are revisited through the review of the Local Plan to support the delivery of this site. This allocation is central to the Council's strategy for the growth of Melton Mowbray and meeting the needs of the Borough as a whole. A review of the Masterplan, policy wording, the boundary and infrastructure evidence provides an opportunity to ensure the vision for this neighbourhood is brought back into focus and the key priorities are reaffirmed.

Davidsons Developments Ltd would welcome the opportunity to work with the Borough Council and County Council, together with Greenlight Developments Ltd to review the Masterplan and Policy SS4, taking account of the latest information.
Additional Land Available

The review of the Masterplan and Policy SS4 includes a review of the boundary of the allocation in the adopted local plan. As set out in section 2 above, the council should move to a full review of the local plan at the earliest opportunity. This review should give consideration to the additional land available and within the control of Davidsons as shown in Appendix A. This land has been promoted through the Council's call for sites and the Leicester and Leicestershire Growth Strategy review.

Both Spreckleys Farm (MBC/029/19) and the balance of the Bowley land (MBC/019/19) are available and suitable for additional housing which would not only contribute to financing the road, improving the viability of the existing allocation, but would also make best use of existing infrastructure, the MMDR North and East and the future MMDRS. Melton Airfield (MBC/025/19) is suitable for mixed use residential and employment use, which would also contribute to the required infrastructure. It would be appropriate in the partial review for the council to indicate directions for growth which would be entirely in accordance with the existing spatial strategy for the Borough, concentrating development on Melton Mowbray.

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]:

Strongly disagree

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:

Housing Mix

The consultation document proposes to amend the current policy to bring the housing mix table into the policy from the reasoned justification, update it with the most up to date evidence and make the policy wording more definitive with less exception clauses, such as removing "having regard to market conditions and economic viability".

We 'strongly disagree' with this proposed amendment to the mix policy and suggest an alternative approach.

This proposed change will have significant impacts on the viability of development and will constrain the ability of developers to respond to the individual circumstances of each site in terms of housing needs, market conditions, design and economic viability. This flexibility to respond to site specifics is essential to the deliverability of the Council's development strategy.

There will be situations where a site is located in an area where it is not appropriate to deliver the ideal mix identified through the Housing Needs Assessment. For example, there may be a specific local need for a different mix of homes, a need to adjust the mix to achieve efficient use of the site or ensure integration with the character of an area and this will require a different approach.

There will also be situations where delivering the ideal mix will undermine the viability of a site and if the mix policy is made more definitive and includes no flexibility to consider this then the affordable housing offer will be impacted. This will either mean less affordable housing will be deliverable or the tenure of the affordable housing will need to be adjusted i.e. less social and affordable rented homes.

The inclusion of the table into the policy is cautioned against as this is based on evidence

at a point in time and will make it harder to use any updated evidence. The current approach of including the table in the supporting text and highlighting the need to refer to this or any update to inform the mix is a better approach which allows new evidence to be used straight away.

The consultation document itself notes that these changes may have unintended consequences such as reducing the viability meaning less or different types of affordable housing and inappropriate development/design in certain situations. It is suggested that an alternative approach is used to update the plan to avoid this.

It is suggested that the current wording 'having regard to market conditions, housing needs and economic viability, taking account of the site specific circumstances and the housing mix information' is kept in the policy to avoid the unintended consequences identified above.

It is also suggested that the mix table is updated with the new evidence and referred to as the 'preferred mix' to avoid the problems encountered at appeal whilst maintaining the flexibility needed to respond to site specific issues.

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:

Affordable Housing

The consultation document proposes to amend the affordable housing policy with a new requirement figure based on the most up to date housing need and viability evidence. It is also proposed to update the threshold for the affordable housing requirement to align with the national definition of major development, except in rural areas where the threshold would be reduced to 5 dwellings or more. Finally, it is proposed that the policy is updated to reflect the new national affordable housing definitions.

The proposal to bring the affordable housing policy up to date, taking account of new evidence and the latest national guidance and definitions, is logical and understood. It is essential that the updated policy takes account of both need and viability evidence. It is important that the viability evidence considers the implications of the proposed mix policy on viability along with all other proposed planning obligations.

We agree the amendments are needed but would welcome the opportunity to comment on the proposed changes before the Pre-Submission Local Plan is prepared and published. At this stage the Council will be within the formal process of the Examination, and it is

considered important that developers and land promoters are given the opportunity to informally input into the development of this important policy to ensure it is viable.

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:
Strongly disagree

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

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:

The consultation document proposes to reduce the threshold from 100 dwellings, to 20 as long as it is justified, viable and considers local needs. The proposals also include the introduction of a timeframe for the plots to be sold, for example six months, at which point the developer could build out the plots. It is also proposed that community-led self/custom build housing will be supported as long as it is justified and considers local needs.

The Council's preferred option is to also add local-specific criteria:

- Encourage a diverse provision of self/custom builds by supporting smaller and more affordable options.
- Encourage exemplar sustainable housing options.
- Require developments above the threshold to allocate suitable plots at the entrance of the scheme, to avoid unnecessary disruption to self/custom builders.

It is considered that Option 1, the proposal to delete this policy and promote self and custom builds through other Local Plan policies, is the most appropriate approach.

We 'disagree strongly' with Option 2 and the proposal to reduce the threshold from 100 to 20 dwellings. The Council does not appear to have an adequate monitoring process for self and custom builds and therefore has no evidence to show that this policy change is required.

The reduced threshold needs to be considered in light of the viability evidence and practicalities or the evidence of need. This will increase the complexity of developments and the current threshold reflects this. Reducing the threshold will have resource implications for the Council at a time when resources are already tight. It is suggested that an alternative approach should be considered of maintaining the current threshold and including a criteria based policy for self and custom build developments.

There is an important role for improved monitoring in relation to self and custom build homes as often these types of developments are being delivered through individual or small housing applications but there is no data collection if the applicant does not identify themselves as a self or custom builder. Could applicants be asked whether they are self or custom building or including an element of this within their development, so this information can be captured, and the full extent of the outstanding demand could be understood.

We 'disagree strongly' with Option 3 and the proposal to include plots at the entrance of a scheme, this part of the site is key to integrating the development with the existing community, setting the tone of a development and securing house sales. This approach would conflict with the principles of good design. The proposed policy change takes no account of the practicality of such a proposal or health and safety requirements for a construction site.

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:

Employment Growth in Melton Mowbray

The consultation document proposes to revise the definitions of employment land in the policy to include a wider range of Use Classes, such as B2, B8 and E (subject to the sequential and impact tests where relevant) to reflect the changes in the Use Classes Order and support viability.

It is also proposed that employment allocations be reviewed to take account of new evidence, with site-specific decisions to be made about whether to retain allocations and whether any new allocations are needed. Davidsons Developments Ltd controls land to the north of Leicester Road (MBC/019/19 part) as shown on the Plan at Appendix A which would be available and suitable for employment use.

The existing policy could be separated into two individual policies, one being focused on allocated employment sites, with site specific criteria and the other focused on

employment growth within Melton Mowbray.

The proposal for further consultation once the new evidence is available is supported.

We 'agree strongly' with the principle of updating the policy to reflect national flexibility in business uses, the creation of two policies for greater clarity and the proposal to undertake further consultation on changes to the plan to reflect new employment evidence.

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:

Biodiversity and Geodiversity

The consultation document proposes updating the current policy to reflect the Biodiversity Net Gain legal requirements and new evidence and guidance from the Local Nature Recovery Strategy, reference to the mitigation hierarchy and split the policy into more logical parts.

The amendments are logical in principle, but we would welcome the opportunity to review the proposed policy amendments before the plan is finalised for Pre-Submission consultation.

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:

Ensuring Energy Efficiency and Low Carbon Development

The consultation document sets out a preferred option to review each part of the policy considering the revised building regulations, other regulatory changes and wider local plan policies.

The proposal to reduce the complexity and duplication of standards is supported. Building standards should not be dealt with through local plan policies. It is important that the new

more focused policy is deliverable, based on the evidence and taken into account in the viability assessment of the plan.

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:

Melton Mowbray Transport Strategy

The consultation document sets out a proposal to update Policy IN1 to reflect the current

position, including agreements with Leicestershire County Council, Homes England and the Department of Transport and elements already delivered.

Additionally, it is proposed that the policy be amended and updated to reflect the area(s) that would be expected to contribute towards the costs of the infrastructure to give additional certainty to both developers and the County Council, which is no longer able to commit to forward funding the infrastructure.

Whilst more certainty is very welcome, the expectations in terms of contributions from developers needs to be evidence based, CIL compliant and viable.

As a key partner in the delivery of the Melton Mowbray Distributor Road South, we welcome on-going engagement with the Borough and County Council on the realistic and viable means of delivering this important infrastructure. This will include considering amendments to the policy and Masterplan for the South Melton Mowbray Sustainable Neighbourhood to facilitate this.

In addition, Davidsons would welcome the review of Policy IN1 reaffirming the Council's commitment to the use of its powers of compulsory purchase if necessary.

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: