

Response ID ANON-MWX6-MJZQ-M

Submitted to Melton Local Plan Update: Issues and Options Consultation
Submitted on 2024-01-04 10:45:15

About you

What is your name?

Name:

Rob Thorley

What is your organisation? (if relevant)

Organisation:

Jelson Homes Ltd

What is your Job Title/Role (if relevant)

Job title/role:

Land & Planning Director

What is your email address?

Email:

[REDACTED]

Are you making a submission on behalf of someone else?

No

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

Name (on behalf of):

Organisation (on behalf of):

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:

[REDACTED]

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?

██████████

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]:

Strongly agree

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:

2

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

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

1

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:

3

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]:

Strongly agree

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:
Somewhat disagree

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

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

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:

As drafted policy SS3 is a little unclear as to whether it refers just to the "Rural Settlements" tier of the hierarchy or to all settlements outside of Melton Mowbray. there should be scope to bring forward unallocated development in any tier of the hierarchy in certain circumstances. In addition to local need this ma also need to occur where there is District wide shortfall in housing supply.

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:

No - the sustainability criteria should apply equally across the Borough and be based on current and proposed building regulations. Locally set standards that go beyond these are counter-productive to the industry-wide efforts being made to increase sustainability across the board and creates a dis-incentive to invest in Melton.

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:
Strongly disagree

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

Question 14 - Option 3: Additional criteria:
Strongly agree

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:

Reviewing the performance of the Local Plan is fundamental to effective delivery and should be maintained. In addition given uncertainty around the Leicester unmet need issues and the direction of future national policy it is essential that review mechanisms are built into the plan.

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 agree

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:

It is not necessary or desirable to include the housing mix table in the policy wording. The mix is however only a guide and not an absolute and its inclusion within the policy will stifle necessary site by site flexibility.

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:

Strongly agree

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

Strongly disagree

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:

The issue of building standards is matter that is being addressed by the Government in consultation with the industry through building regulations and there is not need to repeat this at a local level. There is no locally based evidence to justify departing from this approach and to do so creates uncertainty and an unlevel playing field where products have to be developed to meet specific local needs.

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]:

Strongly agree

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 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:

Neither agree nor disagree

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:

Neither agree nor disagree

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:

Jelson is strongly of the opinion that requiring self build plots to be made available as part of larger developments is not an appropriate way of dealing with this issue. Accommodating third party construction activity within a larger development site presents a multitude of logistical, practical, security and health and safety issues. The suggestion that sites should be reserved on site entrances is of particular concern given that these areas are the most prominent and design sensitive parts of the site and cannot be left vacant or subjective to an un-coordinated design approach.

Self build housing is best dealt with through permissive or exceptions policies.

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:
Strongly agree

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

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:

The policy is vague and duplicates a range of other policies elsewhere in the plan and national policy.

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

No

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 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:
Strongly agree

Question 49 - Option 2: Amend the policy:
Somewhat disagree

Question 49 - Option 3: Split the policy:
Somewhat disagree

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:

The whole area of BNG is now covered by a standardised national policy framework due to be introduced this year and so additional local policy is not required.

Definitions

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:
Neither agree nor disagree

Question 53 - Option 2: Incorporate Green Belt criteria:
Strongly disagree

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

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:

The policy as drafted does not reflect the very stringent criteria set out in the NPPF for the allocation of LGS. It is a policy tool to be used in exceptional cases where justified and its widespread use is not to be encouraged as suggested in the current drafting.

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: