

Response ID ANON-MWX6-MJDH-N

Submitted to Melton Local Plan Update: Issues and Options Consultation
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About you

What is your name?

Name:
Richard Cooper

What is your organisation? (if relevant)

Organisation:
HSSP Architects Ltd

What is your Job Title/Role (if relevant)

Job title/role:
Director

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):
Richard Cooper

Organisation (on behalf of):
HSSP Architects 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:
[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:

Somewhat disagree

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:

simple and clear objectives supported

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:

2

Question 3 - Enhancing Melton Mowbray's town centre:

3

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

1

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

Question 3 - Other (please specify below):

Please, provide further context:

difficult to select only 3

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:

Strongly disagree

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:

agreed

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:
Neither agree nor disagree

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

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:

Local need has to be more flexible than purely through NP's alone.
Support of significant amount of local residents and / or Parish councils should be sufficient to have weight in determination of this policy.
SS3 appears to be based on assumption that remote settlements do not increase travel - internet deliveries have replaced the need for isolated communities to travel for services - however it does not reduce vehicle movements - just re-allocated.

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:

Subdivision of large houses
Where built form already exists
Where new home offers potential for downsizing of residents who wish to remain in village
Work from home provision made in plans

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:

Interesting proposal - but sustainability in other policy respects is all about travel - why should the building be penalised due to location?
Aspiration for better buildings should be applied throughout the Borough.

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]:
Strongly 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:

no further comment

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:
Strongly disagree

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

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:

no further comment

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]:
Strongly agree

Question 14 - Option 3: Additional criteria:
Neither agree nor disagree

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:

no further comment

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:
Somewhat disagree

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

Houses which meet longer term needs more flexibly are more suitable to modern living.
Fixation on bedroom numbers is not necessarily appropriate.
Include bungalows / accessible homes in the mix - be more specific that development has to cover all of this.

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 disagree

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

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:

no further comment

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]:
Somewhat disagree

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 requirement on small sites is completely off putting to small local developers - issues as follows;
Vability.

National housebuilders on larger sites should be taking brunt of affordable provision, not small local developers.

Who takes responsibility for affordable units once constructed? - engagement with affordable providers difficult on site which may have 1 or 2 units - onus on developer to control this will be off-putting?

Agree to removal of 1000sq.m - this is too small for a mixed development size of 10 homes

New definition is good - more flexibility

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:

Strongly disagree

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

Strongly agree

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:

Concerned over application of this to town centres - the nature of town centre shopping is changing - will this be too rigid preventing change to the detriment of dying town centre shopping?

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:

Neither agree nor disagree

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

Neither agree nor 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:

Self build is required - the location however needs to meet demand - provision of self build plots within a development by others seems a strange route - we have no clients searching for such sites.

Self build within a developer scheme puts additional pressures on the developer - locating self build plots at the site entrance devalues the site, with completion of self build units outside of developers control.

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 disagree

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 agree

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:

no further comment

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:

Large scale developments have already been considered at strategic level - if health is a "golden thread" then this should have been considered at strategic stages.

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:

Strongly disagree

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

Somewhat agree

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

Strongly agree

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:

Better for clear policies with no confusion if re-writing this

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:

No further sites

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:

Strongly disagree

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

Strongly agree

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:

job creation in countryside is important - current policy is too restrictive.

we've seen too many examples of good local business forced to move or growth forced to standstill as a result of too rigid policy application.

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:

Strongly disagree

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

Strongly disagree

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

Strongly agree

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:

support flexibility - scenarios ever changing and policy should not restrict in a rigid manner.

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:

Strongly disagree

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

Neither agree nor disagree

Question 37 - Option 3: Split the Policy:

Strongly agree

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:

This appears to be both sensible and flexible

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:
Somewhat agree

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

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:

no comments

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:
Strongly disagree

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

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:

no further comment

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:
Strongly disagree

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

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:

no further comment

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:

Strongly disagree

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

Somewhat agree

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:

200sq.m threshold seems low - aware of 400sq.m threshold in other council areas?

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:

Strongly disagree

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

Neither agree nor disagree

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

Somewhat agree

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:

Option 2 appears too centred on overnight stays - demonstration of this will be difficult & restrictive.

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:

Strongly disagree

Question 49 - Option 2: Amend the policy:

Neither agree nor disagree

Question 49 - Option 3: Split the policy:

Strongly agree

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:

Sensible - improved clarity

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:
Strongly disagree

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

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:

Sensible to be more concise

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:
Somewhat disagree

Question 53 - Option 2: Incorporate Green Belt criteria:
Somewhat agree

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

Green space allocation between local plan and neighbourhood plans are sufficient.

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:

no further suggestions

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:
Strongly disagree

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

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:

no further comment

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:
Somewhat disagree

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

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

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:

Promotion of exemplar design for sustainable design is lacking within the Borough.
Too much emphasis on mass market housing - new neighbourhoods require a re-think not just mass market approach.

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:
Strongly disagree

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

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

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:

Option 2 good, but see little evidence implementing low carbon development - need decision makers to be clear on this.

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:
Strongly disagree

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

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:

no further comment

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:
Somewhat disagree

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

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

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:

Decision takers are not reliant on this policy to make decision - input of LLFA / EA always requested and variance from this rarely taken. It therefore seems pointless for the policy to contain detailed technical guidance when decision takers are not actually basing decision on this alone.

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:
Somewhat agree

Question 66 - Option 2: Incorporate additional requirements:
Somewhat agree

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:

Decisions on drainage and how to meet requirements are all at LLFA request - responses rarely (if ever) quote Melton policy?

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:
Strongly disagree

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

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:

no further comment

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:
Strongly disagree

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

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:

no further comment

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:
Somewhat disagree

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

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:

changes of use are in locatiuona sometimes not served by infrastucture - amendment will not cover all situations in a viable manner
eg - barn conversion - half a mile from road - super fast broadband connection? (look at shearstome eaton example?????)

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:
Strongly disagree

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

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:

Design reviews supported, but must be at relevant stage and include relevant informed input, must be a threshold for addition of this if to be used more widely - consultation costs can be considerable.
Be careful not to burden local developers by setting standards achieved by larger multinationals.

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:

At present there is no forum for discussion / explanation with planning officers on matters of design.
This is fundamental and needs to change.

Design criteria is too centred on tradition - not enough room for contemporary design - too often down to decision makers personal opinion.

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:
Very important

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

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).:
Quite important

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

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

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

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

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

Question 77 - Environmental sustainability and adapting to climate change:
Very important

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

Question 77 - Protecting and enhancing heritage assets:
Very important

Question 77 - Car parking:
Quite important

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

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?

Unsure

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

Please, provide further context:

Melton design code is somewhat useful - but runs risk of being too prescriptive and therefore restrictive in design terms.

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?

No

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: