

Chapter 5, Policy C5

Name	Representor Number	CH5PC5Q3: Response	CH5PC5Q4: Representor's Suggested Changes	MBC Response	MBC Suggested Modifications or Proposed Changes
Carl Powell	231	Wording is too open.	<p>To:</p> <p>'Rural Exceptions schemes will be considered in settlements with a population of fewer than 3,000 where a demonstrable need exists...'</p> <p>Add:</p> <p>'...in that settlement (or group of villages).'</p> <p>And:</p> <p>'Where a rural exception scheme is approved it shall be counted against the affordable homes portion of the allocated housing number for the settlement in which it is built'</p> <p>(Thus rural exception sites would contribute to the 'affordable' requirement, because that is what they are, but could not unjustly be used to reduce the requirement for building of market-value housing, or the smaller number of larger houses we also need).</p>	Policy C5 already states that there needs to be a demonstrable need in the settlement or where groups of villages can demonstrate a combined local need.	
Colin Love	173	<p>Developers are very well practised in 'creative accounting' in attempting to illustrate that, without market housing, a site would be 'not viable'.</p> <p>If it was confirmed that no market housing would be allowed, then the land value would be less expensive and the viability model would change in favour of the 'affordables'.</p>		Evidence of viability assessments are required and the provision of affordable housing will be required at the policy level we set unless for viability reasons it can be demonstrated that it is not possible.	
Colin Wilkinson (on behalf of Asfordby Parish Council)	380	It is unclear how Policy C5 will be effective in delivering rural affordable housing in settlements without Village Envelopes. Unlike Policy C5, Asfordby Parish Neighbourhood Plan Policy A18 is effective by allowing planning permission to be granted for rural exception sites within or adjoining Asfordby Hill and Asfordby Valley	Melton Local Plan (Publication version) Policy C5 be modified by way of cross-reference to Asfordby Parish Neighbourhood Plan Policy A18.	Rural exception sites can be delivered even if a Local Plan does not prescribe village envelopes. They would be delivered as an exception to the spatial strategy policies.	

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		Village Envelopes.			
Howard Blakebrough	20	We agree with this policy		Support noted	
LCC (Highways, Education, Early Years, Waste, Property Assets, LLFA, Libraries & Culture, LRERC)	405	Policy C5 – Rural Exception Sites 37. The development of Rural Exception Sites is supported as it enhances the sustainability of small settlements throughout the Borough.		Support noted	
Leigh Higgins	128		Consider allowing some Starter Homes.	Starter Homes are not allowed on rural exception sites as they cannot be held 'in perpetuity' as affordable housing.	
Melanie Steadman	284	In Clawson we have "affordable" housing. It takes a long time to sell. We have a higher % of affordable housing than Melton. To use exception sites, as I understand, sites that are probably not particularly acceptable for housing in general, is forcing villages to take development where it is not best placed - affordable or not.	Greater assessment of your village sites, instead of lumping Melton's needs onto the wider Borough.	The affordable housing need was determined through the evidence from the SHMA (2014) at 71dpa. The Local Plan will be updated with the evidence from the HEDNA (2017), which shows an affordable housing need of 70dpa. This is need across the whole Borough. Housing need identified at a more local level can be taken into account through the planning application process. Rural exception sites can be delivered as an exception to the spatial strategy policies, not as an exception to key constraints such as high flood risk.	
R H B Ranns	242	The intentions of this policy are fine and as it is worded would enable adequate affordable provision for local people during the usual planning regime for dwellings normally outside the development boundaries. Unless there are changes to Policy C4 adequate provision for local people will not		This representation refers to policy C4 and there has been a misunderstanding on this. I have made a response to their comment under C4.	

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		be achieved.			
Richard Simon, Clerk to BPNP Steering Group	429	Supported.		Support noted	
Richard Simon	266	Supported		Support noted	