Melton Local Plan Issues and Options

Consultation Questionnaire

We have to be able to contact anyone that has submitted comments to our consultation, therefore please complete the fields below before returning this questionnaire.

Name: ......................................................................................................................................................
Address: ....................................................................................................................................................
............................................................................................................................................................
 ............................................................................................................................................................
Postcode: .................................................................
Email: (If applicable)........................................................................................................................................
Tel: ..............................................................................................................................................................

Please return completed questionnaires to;

Email: planningpolicy@melton.gov.uk
Postal Address:
Planning Policy
Melton Borough Council
Parkside
Station Approach
Burton Street
Melton Mowbray
Leicestershire
LE13 1GH

Complete questionnaires must be returned by Monday 12th January 2015 in order for comments to be considered.
Chapter 1 - Introduction

Q1  Should the Melton Borough Local Plan look forward to 2036?
Yes.........................................................................................................................
No.........................................................................................................................

Q1a If your answer is No, please explain why and suggest an alternative end date.

Chapter 2 - Vision and Objectives for Melton

Q2  Do you support this vision for Melton Borough Council?
Yes.........................................................................................................................
No.........................................................................................................................

Q2a If No, please give your reasons

Q2b Notwithstanding whether you support the vision or not can you suggest any changes to improve the vision?

Q3  Do you support the objectives for Melton Borough?
Yes.........................................................................................................................
No.........................................................................................................................

Q3a If you answered No, please give your reasons
Q3b Notwithstanding whether you support the objectives or not can you suggest any changes to improve them?

Chapter 3: Melton Today- A Portrait

Q4 Is this portrait an accurate picture of Melton Borough today?
Yes .............................................................................................................................................
No .............................................................................................................................................

Q4a If you answered No, please give your reasons

Q4b Notwithstanding whether you answered yes or no, can you suggest any changes to make it more accurate? Where possible, support your response with reference to any evidence

Key Evidence
- 2001 Census
- 2011 Census
- Leicester and Leicestershire Strategic Housing Market Assessment, GL Hearn 2014
- Local Futures Report
- Leicester and Leicestershire Employment Land Study, PACEC, 2012

Chapter 4: Growing Melton - The Spatial Strategy

Q5 Do you agree that Melton Borough best fits within the Leicester and Leicestershire Housing Market Area?
Yes .............................................................................................................................................
No .............................................................................................................................................
Q5a If you answered No, please explain why and with reference to SHMA state which housing market area is more appropriate

Q6 What level of growth (homes and jobs) should Melton Borough provide for?

Option 1 - Demographic based (195 dwellings per annum)- Solely meets the household projections without taking into account other factors identified in the NPPG with a proportionate increase in jobs

Option 2 - Mid-range (220 dwellings per annum)- Goes some way towards considering other factors but would not fully address all factors with a proportionate increase in jobs

Option 3 - Supporting economic growth (245 dwellings per annum)- Makes the full upward adjustment identified in the SHMA addressing the necessary factors to meet the full housing need of the Borough with a proportionate increase in jobs

Q6a Please provide any comments to support your response

Q7 How should Melton Borough grow?

Option 1 - Melton Mowbray Focus - Development focused on Melton Mowbray with small scale development in rural settlements.

Advantages could include: Good access to services and facilities, minimise travel distances, create critical mass of development delivering services, infrastructure and developer contributions, improve town centre vitality and viability, increase affordable housing in Melton Borough, preserve village character.

Disadvantages could include: Loss of greenfield land adjoining Melton Mowbray, reduced support for rural services and facilities; reduced village vitality.

Option 2 - Reduced Melton Borough Focus - Majority of development still in Melton Mowbray but with increased development in rural villages

Advantages could include: Reasonable access to services and facilities; increase support for rural services and facilities; increase rural affordable housing.

Disadvantages could include: Increased travel distances, reduced village character, loss of greenfield in Melton Borough and rural locations, reduced opportunity for new services, facilities and developer contributions.

Option 3 - Dispersed development - Increased development in settlements across the Borough with further reduction in development in Melton Mowbray

Advantages could include: Support for rural services and facilities, increased vitality in villages; more rural affordable housing

Disadvantages could include: Does not align with principles of sustainable development, poor access to services and facilities; loss of village character; loss of rural greenfield; loss of opportunities for new services

Option 4 - The majority of development concentrated in one location as discussed in section 9.

Q7a Please provide comments and references to any evidence to support your response
Q8 How do you think that development in the Borough should be provided?

Option 1 - Concentrated in a single large development on the edge of town
- **Advantages could include:** allows maximum pooling of funding and most potential to fully plan for comprehensive development.
- **Disadvantages could include:** Greatest impact on communities adjacent to the development and nearby infrastructure.

Option 2 - Provided through a few larger developments
- **Advantages could include:** Some potential to pool funding and plan co-ordinated development, reduced impact on nearby communities.
- **Disadvantages could include:** Increase in number of communities affected, reducing pooling, less well co-ordinated development.

Option 3 - Development completely, dispersed around the town
- **Advantages could include:** Lesser impact on individual communities and infrastructure
- **Disadvantages could include:** Reduced funds available to meet impacts, no pooling for large infrastructure items such as a bypass, inability to plan for development as a whole.

Q8a Please provide comments and references to any evidence to support your response.

Q9 Do you think that a large proportion of development in the Borough should be concentrated in a single, large, new settlement?

- Yes
- No

Q9a Please provide comments and references to any evidence to support your response.

Q10 Which location or locations do you think are best locations for large scale development? You may select more than one or a combination of locations.

- Location 1 - Normanton Airfield
- Location 2 - Belvoir Road, Bottesford
- Location 3 - Melton North
- Location 4 - Melton South
- Location 5 - Dalby Airfield

Q10a Please provide comments and references to any evidence to support your response.

Q10b Are there any other large scale development site options which should be considered?
Q11 Based entirely on size and the level of services provided within each settlement do you agree the communities grouped together in table 5 are broadly comparable in terms of the size and the level of services available?

Yes .................................................................................................................................................................

No ...............................................................................................................................................................

Q11a If no, with reference to specific settlements, please state why, based solely on comparative population size and services available

Q12 What do you think is the best approach to defining the roles of settlements in the form of a settlement hierarchy?

Option 1: Establish settlement roles and a hierarchy based on the size of communities and the level of services and facilities provided within them, resulting in development being directed towards the large communities with services and restricting development in smaller communities with limited or no services.  
Advantages could include: Focussing development on the settlements most likely to sustain services and facilities due to their size, providing relatively good access to services and facilities across the rural area.  
Disadvantages could include: Restricting development in some settlements would mean they are unable to change in the future. ........................................................................................................................................

Option 2: Establish settlement roles and a hierarchy based on factors which in addition to individual roles recognise the relationships between communities e.g. hubs and satellites.  
Advantages could include: Directing some development towards communities where growth has been historically constrained. This could meet local needs and it could also provide opportunities for improved relationships between places.  
Disadvantages could include: It could mean that due to economies of scale the levels of development in specific locations may not be sufficient to support significant infrastructure improvements or the viability of services could be compromised. ..................................................

Q13 Are the following criteria appropriate to feed into the identification of settlement roles and relationship in the Borough

Population  
The range and number of key services  
Connectivity  
Economic Relationships  
Social Relationship  
Local Identity

Yes .................................................................................................................................................................

No ...............................................................................................................................................................

Q13a Can you suggest any alternative or additional criteria

Q13b Do you feel any of the criteria are more important than others? Please state which ones and provide an explanation why.
Chapter 5: Melton’s Communities - Strong, Healthy and Vibrant

Q14 What do you think is the best approach for achieving a housing mix that is suited to current and future housing needs?

Option 1: Continue with the current approach of ensuring all housing provision meets specifically identified housing needs, as identified by evidence such as the Strategic Housing Market Assessment.

Advantages: ensures appropriate housing provision across all developments and the Borough as a whole. Also has a proven track record of delivery.

Disadvantages: might adversely affect some schemes, for example self-builds.

Option 2: Consider housing mix on a site by site basis, in conjunction with a site size threshold.

Advantages: would offer flexibility to sites, for example where viability required a focused provision of house types and sizes.

Disadvantages: subject to thresholds could see a reduction in the number of schemes providing a mix of house types and sizes.

Q14a Please provide a commentary to your answer in Q14.

Q15 Should the affordable housing threshold change?

Option 1: Remain at 6 or more units

Advantages: the current threshold has improved successful in the delivery of affordable housing with very few policy departures.

Disadvantages: smaller schemes are not contributing and in parts of the Borough small developments make up all housing delivery.

Option 2: Reduce the threshold - less than 6 units

Advantages: more schemes would be required to make a provision towards affordable housing.

Disadvantages: smaller schemes might be less forthcoming and possible viability constraints.

Option 3: Increase the threshold - upwards of 6 units

Advantages: smaller schemes would be less affected and possibly more forthcoming

Disadvantages: less schemes would make a contribution and in parts of the Borough small developments make up all housing delivery.

Q15a Please provide a commentary to support your response of Q15.

Q16 Should Melton continue to require house builders to provide 40% of total units delivered (on quality schemes), as affordable housing, either through on site provision or as a financial contribution to support off site provision?

Yes

No
Q16a Please provide commentary to support your response to Q16

Q17 Should Melton continue with its approach to Rural Exception sites?

Yes.........................................................................................................................................................
No............................................................................................................................................................

Q17a Please provide commentary to support your response to Q17

Q18 Should Melton allow the Inclusion of market homes on Rural Exception sites, to cross-subsidy the provision of affordable homes?

Yes............................................................................................................................................................
No.............................................................................................................................................................

Q18a Please provide commentary to your response in Q18

Q19 Which is the best approach to meeting the identified needs of Gypsies and Travellers in Melton Borough?

Option 1: allocate land to meet all identified need on one site, in a location central to services and access routes.
Advantages: economies of scale are often better on larger sites therefore promoting deliverability.
Disadvantages: evidence suggests that many Gypsies and Travellers prefer to reside on smaller sites, no more than 5-6 pitches.................................................................

Option 2: allocate land to meet all identified need on two or more small sites, in locations central to services and access routes.
Advantages: evidence suggests that many Gypsies and travellers prefer to reside on smaller sites, no more than 5-6 pitches.
Disadvantages: reduced economies of scale can have implications for sites deliverability and viability........

Option 3: set a size threshold for contributions towards pitch provision, from larger housing developments.
Advantages: this would ensure integration with new developments and good access to services
Disadvantages: may not meet the needs of the travelling community and could have implications for scheme viability due to additional infrastructure demands..........................

Q19a Please provide commentary to support your response to Q19

Q20 Should we have a policy which seeks to protect local services in the Boroughs Villages and Rural settlements?

Yes............................................................................................................................................................
No.............................................................................................................................................................
Q20a Please provide commentary to support your response to Q20

Q21 Should Melton have a policy on health in the new Local Plan?
Yes..................................................................................................................................................
No..................................................................................................................................................

Q21a Please provide commentary to support your response to Q21

Key Evidence
2011 census
Leicester and Leicestershire Strategic Housing Market Assessment, GL Hearn 2014
Leicester and Leicestershire Strategic Housing Market Assessment, B. Line 2009
Leicester and Leicestershire Gypsy and Traveller Accommodation Assessment 2013
Melton Village Services Audit 2014

Chapter 6: Melton's Economy - Strong and Competitive

Q22 Considering each type of employment land (Table 7) are there any types of employment land or premises which need to be increased in the Borough?

Q22a In your response to Q22 please state which type and where you feel they are required and why.

Q23 Which types of employment have the potential to grow in Melton Borough over the next 20 years and what conditions are needed to generate and retain these jobs locally?
Q23a What conditions do you feel are needed to grow, attract and retain knowledge based industries such as Hi-tech Manufacturing, Finance and Banking, Business Services, Communications, Computing, Research and Development and Media?

Q24 Where should employment be located?

Option 1 - continue to focus mainly in Melton Mowbray, Bottesford, Long Clawson, Waltham on the Wolds and Asfordby.

Option 2 - direct more employment development to smaller villages and the rural area.

Q24a Please provide reasons for your response in Q24, you may want to consider factors including the market demand, i.e. would the policy result in creating jobs and the ability for people to access those jobs created.

Q25 How should additional employment land and premises be provided in and around Melton Mowbray?

Option 1: A single large business park

Option 2: A number of smaller allocations as expansions to existing employment areas or as part of mixed used development.

Q25a Please provide commentary to support your response to Q25

Q26 How should additional employment land and premises be provided in the rural communities?

Q26a Please provide commentary to support your response to Q26, you may wish to relate your comments specific communities and the need for any specific types of premises

Q27 Should the Local Plan consider the re-use of employment sites for more appropriate uses? In your response please make reference to any sites you feel necessary.
Q28 What do you perceive to be key barriers to businesses locating in Melton Borough? You may wish to consider, the size, quality and location of existing premises, access to transport networks, communications e.g. broadband.

Q29 Should Asfordby Business Park (full extent) and/or the Holwell works site be retained for employment development?

Yes............................................................................................................................................

No.............................................................................................................................................

Q29a If Yes, what measures do you think would be needed to ensure that they are developed over the plan period

Q29b What alternative uses would you suggest for each site or both?

Q30 Should the Local Plan continue to support the economic reuse of rural buildings, where they are appropriate and accessible?

Yes............................................................................................................................................

No.............................................................................................................................................

Q30a Should the Local Plan support extensions to business premises in rural areas where they enhance the design and are not out of scale and character with the location?

Yes............................................................................................................................................

No.............................................................................................................................................

Q30b Please provide any further comment you feel necessary to your response

Q31 How do you think that the Local Plan should support farm diversification?
Q31a Is there a need for specific policy response to manage equine related enterprise?

Q32 What can the Local Plan do to ensure that people are encouraged to visit, shop, access services and generally enjoy Melton Mowbray Town Centre? In your response you may wish to consider, the quality of the environment (spaces for meeting and visual appearance), access to and from the town centre, the type of goods and services on offer etc.

Q33 What should the Local Plan do to support the growth of tourism in Melton Borough?

Key Evidence

2011 Census
Leicester and Leicestershire Strategic Housing Market Assessment, GL Hearn 2014
Local Futures District Profile: An Economic Social and Environmental Summary of Melton Borough
Leicester and Leicestershire Employment Land Study, PACEC, 2012
NOMIS Official Labour Market Statistics, Office of National Statistics
Major Employment sites study, Roger Tym and Partners, 2009
Melton Borough Employment Land Study and update, Roger Tym and Partners, 2006

Chapter 7: Melton's Environment - Protected and Enhanced

Q34 What approach should the Local Plan take to protect the Borough’s landscape?

Option 1- Including a criteria-based policy that is applicable to both rural and urban areas

Option 2- Identifying areas of specific landscape character by setting out what makes them special, and, the policies that should apply

Option 3- Or do you think that the Local Plan should follow a different approach (please specify)

Q34a Please provide any comments to support your response to Q34
Q35 Do you think there is enough open space in your area in terms of quantity and quality? If not what types of open spaces are needed?

Q35a Please provide any comments to support your response to Q35.

Q36 How should the Local Plan protect and enhance the green infrastructure of the Borough?

Option 1: All new development be expected to contribute towards the provision of additional green infrastructure

Option 2: Identify specific opportunities for major development proposals in the Local Plan to provide additional green infrastructure

Option 3: Or do you think that the Local Plan should follow a different approach

Q36a Please provide any comments to support your response to Q36.

Q37 How should the Local Plan ensure that local green spaces are protected?

Option 1: Develop a criteria based policy approach to development that is applicable to all development sites

Option 2: Designate specific land through the Local Plan, where it accords with the requirements of the NPPF

Q37a Please provide any comments to support your response to Q37

Q37b Are there any specific pieces of land that you feel should be considered as Local Green Spaces? If there are please provide an ordnance survey map of the land, state your interest in it and provide a clear justification which demonstrates:

1. The green space is in reasonably close proximity to the community it serves.
2. The green areas is demonstrably special to a local community and holds a part local significance, for example because its historic significance, recreational value, tranquillity or richness of its wildlife; and
3. The green area is concerned is local in character and is not and extensive tract of land.

Q38 How do you think the Local Plan should consider allotments?

Option 1: Protect all allotment sites from development

Option 2: Create a policy which would only allow for development of allotment sites in specific circumstances
**Q38a** Please provide any comments to support your response to Q38.

**Q39** Should new strategic development be required to provide new allotment space?
- Yes
- No

**Q39a** Please provide any comments to support your response to Q39.

**Q40** Are you aware of the need for any recreation space at the present time. If so, what type of provision is required and in what location is the deficit?

**Q41** Do you think that a specific policy is required in the Local Plan to ensure existing recreation provisions are maintained?
- Yes
- No

**Q41a** Please provide any comments to support your response to Q41.

**Q42** What policy measures should the Local Plan use to ensure that new development meets the challenges of climate change?
Please indicate your priorities using numbers (1 being top priority, 2 being second, etc.)
- Onsite renewable
- Building orientation to maximise solar gain
- Use of natural light/ventilation
- Water re-use
- Waste recycling
- Use of energy efficient building materials
Q42a Given the challenges of coping with climate change, are there any other specific measures you consider the Local Plan should include?

Q42b Please provide any comments to support your response

Q43 How do you think that the Local Plan should encourage improvements to the energy efficiency of existing buildings?

Q43a Please provide any comments to support your response to Q43.

Q44 Should the Local Plan contain a policy which encourages district heating systems to be developed on large sites or as part of a new settlement, in order to reduce carbon emissions?

Q44a Please provide any comments to support your response

Q45 How should the Local Plan ensure the development process is undertaken sustainably?

Q46 Should the Local Plan seek to ensure higher standards for water efficiency than those set out in the Building Regulations or the Code for Sustainable Homes?
Q46a Please provide any comments to support your response to Q46

Q47 Should the Local Plan encourage the provision of sustainable show homes as part of larger residential development?

Yes .......................................................................................................................................................... □

No ........................................................................................................................................................ □

Q47a Please provide any comments to support your response to Q47

Q48 How should the Local Plan take account of and encourage community owned renewable energy schemes?

Q48a Please provide any comments to support your response to Q48

Q49 Which renewable technologies do you think are most suitable for large scale proposals in Melton Borough?

Wind ...................................................................................................................................................... □

Solar ...................................................................................................................................................... □

Biomass ................................................................................................................................................ □

Q49a Please provide any comments to support your response to Q49.

Q50 How should the Local Plan consider the impact of renewable technologies?

Option 1: Use the standard development management policies of the Local Plan ................................□

Option 2: Contain a specific policy which would be applicable to large scale renewable technologies, criteria for consideration could include; Landscape, Heritage, Noise, Bio diversity, Visual Amenity (flicker), Other (please specify) ........................................................... □
Q50a Please provide any comments to support your response to Q50.

Q51 How should the Local Plan use the information from the landscape capacity and sensitivity study

**Option 1** - Identify suitable areas for renewable and low carbon energy, to secure the development of these energy sources.

**Option 2** - Produce a criteria based policy to assess renewable energy and low carbon energy proposals, using the findings of the landscape study.

Q51a Please provide any comments to support your response

Q52 In planning for new development, how much weight should the Local Plan give to flood risk relative to other objectives (including sustainability, regeneration, local need and the local economy)?

**Option 1** - No development should be allowed in areas of significant flood risk.

**Option 2** - Some development should be allowed in areas of flood risk, if the benefits outweigh the risk.

**Option 3** - Flood risk should not normally override these other objectives, provided the level flood risk is not dangerous and meets national guidance on flood risk.

Q52a Please provide any comments to support your response to Q52

Q53 Are there any specific further local flood risk considerations that should be addressed in the new Melton Borough Local Plan?

Q53a Please provide any comments to support your response to Q53

**Key Evidence**

Melton Borough Landscape and Historic Urban Character Assessment Report, ADAS, 2011
Agricultural Quality of Land in Melton Borough, LRA, 2005
A Green Infrastructure Strategy for Melton Borough, TEP, 2011
Melton Open Space, Sports and Recreation Assessment, KKP, 2011
Planning for Climate Change Study, IT Power, 2008
Melton and Rushcliffe Landscape Sensitivity Study, LUC, 2014
Chapter 8: Managing the Delivery of the Melton Borough Local Plan

Q54  What do you think the priorities are for new infrastructure in Melton Borough? Please indicate your priorities using numbers (1 being top priority, 2 being second, etc.)

- Transport
- Social facilities
- Open space (parks, recreation areas etc.)
- Energy including low carbon projects
- Health and emergency services
- Water and utilities
- Flood defences
- Other (Please specify)

Q54a Are you aware of any specific challenges or opportunities in your community that we have not identified?

Q55 Do you consider these are the main transport issues for the Borough, can you suggest any alternatives or additions?

Q55a Please provide any comments you feel necessary to support your response to Q55.

Q56 What do you think are the best ways of reducing traffic growth?

Q57 What do you think are the best ways of minimising the impacts of traffic growth in Melton Mowbray?
Q57a Please provide any comments you feel necessary to support your response to Q57 (in your reply you may wish to consider specific locations, schemes and costs)

Q58 What do you think are the main educational requirements for the Borough?

Q58a Please provide any comments you feel necessary to support your response to Q58.

Q59 What do you think are the main healthcare requirements for the Borough?

Q59a Please provide any comments you feel necessary to support your response to Q59.

Q60 Do you support the factors to feed into the Local Plan design policy approach?

Yes..............................................................................................................................................................................................................................................

No.................................................................................................................................................................................................................................

Q60a Please provide any additional comments to support your response to Q60. You may wish to suggest additional criteria that you feel should be considered.

Q61 What policy approach should the Local Plan take to achieving a high quality design in the Borough?

Option A: Set out an over-arching design policy for the whole Borough applicable to any part of the Borough........................................................................................................................................................................................................................................................................

Option B: Set specific design criteria for specific locations and specify design criteria for each of the site allocations within the Local Plan......................................................................................................................................................................................................................................................................

Option C: Allow local communities to develop design guidance for their villages ..................................................................................................................................................................................................................................

Option D: A combination of options A, B or C. In your response you may wish to consider the resource implications of each option. ..............................................................................................................................................................................................................................................
Q61a Please provide any comments or suggestions to support your response to Q61.

Q62 How should the Local Plan address gateways and through routes to Melton Mowbray?

Option A: Include a specific policy which deals with gateways and through routes to Melton Mowbray Town Centre.

Option B: Deal with gateways and through routes to Melton Mowbray Town Centre in an overachieving design policy covering all types of developments.

Q62a Please provide any comments or suggestions to support your response to Q62.

Q63 Should the Local Plan include a policy on public realm?

Yes

No

Q63a Please provide any comments you feel necessary to support your response to Q63.

Q64 Should the Borough Council adopt the BREEAM standards for non-residential developments, as part of the new Melton Local Plan?

Yes

No

Q64a Please provide any comments you feel necessary to support your response to Q64.

Q65 Generally, should the Borough seek to adopt local sustainable design standards over above national regulations?

Yes

No

Q65a Please provide any comments you feel necessary to support your response to Q65.
Q66 Should the Melton Local Plan, through specific policy or as a thread through a number of policies, promote outstanding innovative design as a means of justifying small scale development in locations that may not be in full accordances with overall development strategy for the Borough?

Q67 Should the Local Plan require a proportion of new development to meet the lifetime homes standard?

Yes.......................................................... .......................................................... .......................................................... ...........

No.................................................................................................................................................................

Q67a If Yes, what proportion do you think is appropriate?

.......................................................... .......................................................... .......................................................... ...........

Q68 How should village envelopes be taken forward through the Local Plan?

Option A - To review all the existing village envelopes and adjust them through the Local Plan process........

Option B - Have defined envelopes for specific villages as a tool to limit development and have the criteria based approach in villages where development would be encouraged in accordance with the spatial strategy for the Borough..........................................................

Option C - To not have defined town or village envelopes, and have a detailed policy setting out criteria for use in assessing each proposal on its merits using criteria such as:

.......................................................... .......................................................... ..........................................................

The site is in or adjacent to the existing developed footprint of the village and not result in the coalescence with neighbouring villages.

Not have an adverse impact on the character and appearance of the surrounding countryside.

The proposal is of a scale and in a location that is in keeping with the core shape and form of the settlement

Not result in the loss of important open spaces.

Can be served by sustainable infrastructure.

It would not result in the loss of high grade agricultural land.

Sites respect ecological, archaeological and biodiversity features.

The sites potential to positively enhance the setting or character of the settlement

Q68a Is the criteria set out above, the correct criteria to form the basis for a criteria based policy approach in place of village envelopes? Can you suggest any additional or alternative criteria?

.......................................................... ..........................................................

Q69 Are these areas still important to require protection through policy?

.......................................................... .......................................................... ..........................................................

Q69a Are there any other important areas that need protecting, please state and provide reasoning?

Q70 Melton Borough Council has a number of protected open areas, should these be reviewed as part of the preparation of the Local Plan?

Q70a Please provide any comments you feel necessary to support your response to Q70

Q71 How should the Local Plan ensure that the open space needs of new developments are adequately met?

Q71a Please provide any comments you feel necessary to support your response to Q71

Q72 Should the Local Plan contain a policy on housing density?

Option A - Set local density standards, with broad density ranges for different areas of the Borough.

Option B - Ensure, on a site by site basis, that development achieves the optimum level of density appropriate to the stages location, context, infrastructure and public transport accessibility.

Option C - Set out densities for each allocated site and a series of criteria against which to assess unallocated sites.

Q72a Please provide any comments you feel necessary to support your response to Q72

Q73 The Borough Council currently rely on the NPPF for guidance on heritage assets when determining planning applications. How should the new Melton Borough Local Plan consider Heritage Assets?

Option A - Individual policies addressing historic landscapes, archaeological sites, listed buildings and their settings and conservation areas.

Option B - A single policy regarding the protection of all heritage assets and to retain conservation areas as set out in the current Melton Borough Local Plan.

Option C - Continue to rely on the detail contained with the NPPF and National Planning Policy Guidance (NPPG).
Q73a Please provide any comments you feel necessary to support your response in Q73

Q74 How should the Council ensure that local distinctiveness is reinforced?

Option A- By providing specific design guidance for sites and localities, avoiding standard solutions to site development.

Option B- In areas with little local distinctiveness by raising the quality of design through innovative and high quality design approaches and, where appropriate, the provision of specific development guidelines.

Q74a Please provide any comments you feel necessary to support your response to Q74

Q75 When determining planning applications at present we rely on the NPPF, should the Local Plan include a policy to control the display of advertisements in terms of visual amenity, scale and public safety?

Q75a Please provide any comments you feel necessary to support your response to Q75

Q76 Based on Figure 12, do you feel the Town Centre Boundary and Shopping Frontages are correct?

Yes

No

Q76a Do these need to change over the next 15 years?

Yes

No

Q76b Please provide any comments you feel necessary to support your response to Q76, in your response you may wish to consider:

The need for the town centre to grow or shrink, if so where; and
The need for the primary or secondary shopping frontages to be extended or reduced, if so where.
Q77 How should the Local Plan ensure a range of appropriate uses are provided for in the Town Centre to ensure its offer, viability and vitality is maintained?

Option A: Include a policy or policies which within the Town Centre restricts any continuous frontages (primary or secondary) to specific uses and concentrations of single uses.

Option B: Adopt a more flexible approach considering each proposal on its merits and its ability to add to the offer, vitality and viability of the Town Centre.

Q77a Please provide any comments you feel necessary to support your response to Q77

Q78 To allow us to continue with the restoration and improvements of shop fronts, should the Local Plan include a specific policy on shop fronts?

Q79 How should the Local Plan deal with the proposals for equestrian related development in the rural area?

Option A: By relying on general policies that cover development in rural areas.

Option B: A specific policy to cover the development of all stables and equestrian activity? For example, planning permission will be granted for the use of existing farm buildings and erection of new buildings within existing groups of farm buildings outside of the built form of the towns and villages.

Provided that the development would have no adverse effect on the form, character and appearance of the building or the rural character of the locality.

The development would not cause loss of amenities through unacceptable noise, smell or other forms of pollution.

There would be no adverse effect on residential amenities.

Q80 Should the Local Plan include a specific policy to deal with Agricultural Workers Dwellings?

Yes

No
Factors to be considered when assessing the need for agricultural workers dwellings in the countryside could include:

Requiring proof there is a functional need.

Ensuring that suitable alternative accommodation is not available within an existing settlement.

Ensuring that suitable accommodation cannot be provided by extension, conversion or re-use of an existing building.

Requiring proof that the dwelling is necessary for a full-time worker and that the agricultural unit is well established and viable.

Any dwelling permitted uses local material and is of good quality appropriate design, scale and siting.

Ensuring that there is acceptable access.

Financial assessment.

By requiring the development to be built to higher sustainability standard than the current building regulations or Code for Sustainable Homes.

Q80a Are these factors above the right ones, can you suggest any alternatives or additions? Please provide any comments you feel necessary to support your response.

Key Evidence

Melton Local Plan 1999

Melton Mowbray Town Centre Masterplan, AECOM, 2008

Leicestershire Local Transport Plan 3 (LTP3), Leicestershire County Council, 2011

Melton Areas of Seperation Report, ADAS, 2006

Melton Local Plan Infrastructure Delivery Plan 2014

Chapter 9: Development Site Options (starting the process of selecting site allocations)

Q81 Do you agree with the approach proposed for refining site options down to preferred options?

Yes........................................................................................................................................................................

No........................................................................................................................................................................

Q81a If No, please provide any comments you feel necessary to support your response to Q81.
Q82 Do you have any specific comments to make about either the sustainability or deliverability of any specific housing or employment sites identified on the maps set out above?

In your response please state the reference number or name as identified on the maps and your interest e.g. local resident, landowner.

You may wish to make reference to any site specific opportunities or constraint that you are aware of and you may wish to provide evidence to support your response.

Key Evidence

Melton Employment Land Study, Roger Tym and Partners, 2006
Melton Local Plan Sustainability Appraisal, 2014
Melton Local Plan Consultation and Engagement Statement 2014