

Design Supplementary Planning Document Scoping Consultation Responses

Key: SPD – Supplementary Planning Document

MLP – Melton Local Plan

BFL12 – Building for Life 12

NP – Neighbourhood Plan

No	Consultee	Comments on Section	Comments on Issue	Summary of Representation	Response
01	Highways England	Contents	Highways	Welcome arrangements for further guidance on highways standards	We will consider the need for additional guidance in the Design SPD on highways standards in line with MLP policy D1 'development should be designed to have appropriate safe connections to the highway network'.
02	Environment Agency	Contents	Biodiversity	The revised NPPF presents an opportunity to include biodiversity net gain requirements within the Design SPD.	Protecting and enhancing the natural environment and biodiversity is a strategic objective of the MLP. Biodiversity net gain requirements are also in accordance with MLP Policy EN2. The scoping consultation highlighted the Council's view that it is appropriate for the Design SPD to consider the inclusion of additional guidance on biodiversity policies within the MLP including biodiversity net gain.
02	Environment Agency	Contents	Water efficiency	Recommend that all new residential development is required to meet the option requirement for water efficiency (110 litres) above building regulations standard (125 litres). Highlighted cost of achieving 110 litres per person per day (£0 - £9 per dwelling).	The optional 110L requirement can only be required where there is a local plan policy based on evidenced need, the MLP does not set out such a requirement and the Design SPD cannot introduce one (new policy). We will look to provide additional guidance in the Design SPD on MLP policy EN9 (water efficiency measures) to provide additional guidance to help encourage more efficient water use and make reference to the 110 litres standard.
02	Environment Agency	Whole Document	SEA screening assessment	No comments on the SEA Screening.	Noted.
03	Severn Trent Water	Contents	Sustainable drainage systems (SuDS)	Should include a section referring to sustainable drainage and highlight SuDS design principles and management.	We will consider the need for additional guidance in the Design SPD on MLP Policy EN12 (Sustainable Drainage Systems) which sets out requirements for SuDS and sustainable drainage.

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03	Severn Trent Water	Contents	Surface water management & flood risk	Should include guidance on the appropriate management of surface water and flood risk within a site from all sources including; being designed to convey flows away from properties and into appropriate areas; minimise urban creep and follow best practice for surface water disposal and attenuation.	We will consider the need for additional guidance in the Design SPD relating to the designing development to help manage surface water, flood risk and SuDS and MLP Policies EN11 (Minimizing the Risk of Flooding) and EN12 (Sustainable Drainage Systems).
03	Severn Trent Water	Design Codes and Guidance	Surface water management & flood risk	References should be made to Sewers for Adoption, and the SuDS Manual (CIRIA). The specific design of pipes/sewers are likely to be set by the adopting authority, therefore specific guidance around these design elements is not required to prevent duplication or contradictions, but key design principles with references is likely to be an effective tool.	Noted, agreed that appropriate for references to Sewers for Adoption and the SuDS Manual (CIRIA) to be include in the Design SPD. Comments regarding balance of providing information to ensure awareness and avoiding duplication or contradictions with existing guidance also noted.
03	Severn Trent Water	Design Codes and Guidance	Surface water management & flood risk	We expect surface water to be managed in line with the Government's Water Strategy, Future Water.	Noted. We are grateful for the highlighted good practice and guidance.
03	Severn Trent Water	Design Codes and Guidance	Surface water management & flood risk	Planning Practice Guidance such as the drainage hierarchy	Noted. We are grateful for the highlighted good practice and guidance.
03	Severn Trent Water	Design Codes and Guidance	Water efficiency	Recommends viewing Building regulations optional requirements (110 litres) and recommend the fitting approach rather than a focus on overall consumption as best approach.	Noted. We are grateful for the highlighted good practice and guidance.

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03	Severn Trent Water	Contents	Water efficiency	Encourage expectation that properties are built to the optional requirement in Building Regulations of 110 litres per person per day.	The optional 110L requirement can only be required where there is a local plan policy based on evidenced need, the MLP does not set out such a requirement and the Design SPD cannot introduce one (new policy). We will look to provide additional guidance in the Design SPD on MLP policy EN9 (water efficiency measures) to provide additional guidance to help encourage more efficient water use and make reference to the 110 litres standard.
03	Severn Trent Water	Structure	Mixed use	Duplication likely on mixed use development. Expectations on small developments/extension will be much less than large development good design principles can still be used. An alternative method could be to define sections based on guidance areas and have a table at the start that indicates which areas are required, partially required or recommended.	Alternative approach and reasoning noted, we agree that there are some weaknesses in by development type approach, we will review the structure of the Design SPD to see if your comments can be incorporated, they are compatible with our ambition for an interactive user friendly document or online tool to help applicants find and understand relevant information for their development proposals.
04	Member of the public	Contents	Energy efficient and low carbon development	Climate change and low carbon development does not seem to be in the text as a factor for consideration, concerned that there is no reference to the architectural changes required in response to climate change.	The scoping consultation proposed to ' <i>reduce the impact of development on the natural environment and enhance biodiversity</i> ' and provide additional guidance on key environmental policies of the MLP, including EN8 (climate change) and EN9 (ensuring energy efficient and low carbon development). There is little detail in the scoping consultation as its purpose is to seek views on what the content and structure of the Design SPD might be, more detailed guidance will be drawn up for the draft Design SPD which will be subject to consultation in due course.

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04	Member of the public	Monitoring	Energy efficient and low carbon development	Concerns regarding development already granted planning permission which is lacking in renewable energy or sustainability features. Concerns that this is because the Council is not pressing developers to provide such features. Suggests a 'champion' for climate change within planning department to help embed better practice and outcomes.	The MLP sets out higher standards for new development, including for renewable energy and sustainability (policy EN9). It is acknowledged that major developments granted planning permission before the adoption of the MLP may have been subject to less rigorous expectations. We will consider the suggestion of a 'champion' as part of our overall consideration of how to best imbed and achieve higher design standards, including those that relate to energy efficiency and low carbon/sustainable development.
05	Pegasus (on behalf of Bellway Homes)	Contents	Energy efficient and low carbon development	Energy efficiency and low carbon generation should be delivered under Building Regulations. Makes reference to the Government's <u>Industrial Strategy</u> , <u>Clean Growth Challenge</u> and its commitments to <u>streamline the planning system</u> to support stance.	We recognise the important role that strengthening Building Regulation will have in improving energy efficiency and use of low carbon technology, however some measures that relate supporting energy efficiency and low carbon generation do not directly relate to building regulations. It is considered reasonable that the Design SPD considers the inclusion of additional guidance to help development achieve policy requirements of MLP policies EN8 (climate change) and EN9 (ensuring energy efficient and low carbon development as well as policy D1.
05	Pegasus (on behalf of Bellway Homes)	Design Codes and Guidance	Use of Design Codes	The use of design codes should be through the appropriate application of the SPD and Policy D1 and should be constrained and not necessary in all but very special circumstances.	Policy D1 of the adopted MLP states that development should perform well against BFL12 and seek to develop the principals of Active Design. We therefore consider that these design codes should normally apply to development and additional guidance in the Design SPD on how to use and apply them is likely to be beneficial.

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05	Pegasus (on behalf of Bellway Homes)	Structure	Approach	Supports approach of structure by different types of development, recommends structuring via use classes	Noted. We will consider recommendation to incorporate use classes within structure of Design SPD.
05	Pegasus (on behalf of Bellway Homes)	Structure	Recommended good practice	North West Leicestershire's Design SPD	Noted. We are grateful for the highlighted good practice and guidance.
05	Pegasus (on behalf of Bellway Homes)	Structure	Use of Drawings	Drawings and schematics would be most useful to understand and demonstrate local design requirements	Noted. We will consider how to incorporate drawings to help understand and demonstrate local design requirements in the Design SPD.
05	Pegasus (on behalf of Bellway Homes)	Local Character, context and Heritage	Local Character Ares	Character is often influenced by many factors, it is not possible to list all areas and factors and a prescribed process is unlikely to give a sound character assessment.	Noted and agreed, a balanced approach is required and we will seek to achieve this in the Design SPD.
05	Pegasus (on behalf of Bellway Homes)	Local Character, context and Heritage	Local Character Ares	It is for the local planning authority to identify local character areas and applicants to design to respond.	We feel that there is also a role for NPs to identify local character, as encouraged in the MLP. The Design SPD will need to help applicants identify local character as well as work well with NPs.
05	Pegasus (on behalf of Bellway Homes)	Local Character, context and Heritage	Neighbourhood Plans	The Design SPD can identify, designate and assess appropriate characters areas and so influence future Neighbourhood Plans and development in areas without a Neighbourhood Plan.	Approach noted, however NPs and local communities have a role in identifying character areas, a balance that needs to be achieved and the Design SPD will need to work well alongside NPs.
06	East Leicestershire and Rutland Clinical Care Group	Contents	Healthcare provision	The impact on healthcare provision should be included	Promoting health through good design was one of the specific matters proposed for additional guidance in the Design SPD.

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07	Gladmans	Whole Document	Introduction of new policy	Broadly agree with the scope set; however warns that should not use the SPD to introduce new policy but only how policies should be implemented.	Agreed, the design related policies of the MLP provide the basis for the Design SPD. The Design SPD will not introduce new policy.
07	Gladmans	Contents	Density	Suggest addition; the need to ensure the efficient use of land and promotion of density.	The Melton Local Plan states that the density of new development should be sympathetic to its context and seek to maximise the use of land as a scarce resource (9.2.9.g) it is reasonable to give further consideration to the inclusion of additional guidance on efficient use of land in the Design SPD.
07	Gladmans	Design codes and guidance	Constraining development	Development should not be overly constrained with the application of detailed design guidance.	Design guidance should be flexible to take into account the specific characteristics of the site and not unduly constrain development. The Council proposes to work closely with development professionals in developing the draft Design SPD to help ensure this.
07	Gladmans	Contents	Viability	Suggest inclusion of a need to ensure that the viability of development is protected and to avoid imposing design standards which may lead to inhibitive costs which might challenge viability, SPD incorporate flexibility and able to reflect site-specific circumstances.	The SPD does not look to introduce new policy; the policies of the Melton Local Plan have been subject a viability assessment that included allowances for additional costs such as design. The Council will ensure that viability is considered in the formation of the SPD to ensure viability is not undermined as well as in its implementation (to allow site specific circumstances to be considered)
07	Gladmans	Contents	Context, Residential Amenity and Landscaping	Suggest inclusion of how development should integrate and relate to existing surrounding development and the open countryside. Such guidance would help avoid potential delay or unnecessary reasons for refusals for matters of amenity and/or landscape.	This is considered a key objective identified in the scoping consultation and we will consider the need for additional guidance on MLP policies D1 (Design), EN1 (Landscape), EN6 (settlement character) and EN13 (heritage assets) to address the comments made.

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07	Gladmans	Design Codes and Guidance	Melton Sustainable Neighbourhoods SPD	For completeness and to avoid misinterpretation, consider that the Design Codes for the Melton Sustainable Neighbourhoods SPD should be referenced within the Design SPD.	Agreed, the Melton Sustainable Neighbourhoods SPD should be referenced within the Design SPD. The Council is currently reviewing the most effective way to ensure cohesive design guidance in its masterplanning for the Melton Sustainable Neighbourhoods and the Design SPD.
07	Gladmans	Structure	Structure by development type	The SPD will need to acknowledge the significant differences in residential proposals which might be submitted and needs to be flexible (to cater for full range of development which might occur over the plan period).	The Council will consider how structure can best reflect the variety in development types likely to come forwards.
07	Gladmans	Local Character, Context and Heritage	Character areas	Appraisals can be useful as a baseline position however they should not be applied absolutely. Would be better to set out aspects of built and natural form applicants should consider when defining the local character and context. This could provide a district level guide in relation to scale, form, density, layout, type and vernacular of development with examples of important local character context.	Approach noted, the Council will need to formulate a way for the Design SPD to set out broad general guidance on character and context as well as provide more detailed information to help applicants understand specific character areas, this may be achieved through the structure of the Design SPD, appendices as well as referencing of NPs/local design statements.
08	Clawson, Hose and Harby Neighbourhood Plan Group	Contents	Highways	Should include traffic calming and management as well as pedestrian safety in the wider area, not just the development site.	It is considered appropriate for the SPD to consider the need for additional guidance on highways standards in line with MLP, 'new development should be designed without adverse impact on the local <u>and</u> wider highway network' (Melton Local Plan policies IN2 and D1(g)).

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08	Clawson, Hose and Harby Neighbourhood Plan Group	Contents	Energy Efficiency and Low Carbon Generation	All new homes should be fitted with underground grey water tanks and solar panels.	The Design SPD cannot introduce new policy, it can only provide guidance on the implementation of the design related policies of the MLP including EN8 (climate change) and EN9 (ensuring energy efficient and low carbon development). We will consider the need for additional guidance on energy and water efficient measures of the MLP in the Design SPD.
08	Clawson, Hose and Harby Neighbourhood Plan Group	Contents	Commercial Development	Concerns about inappropriate industrial development in rural areas that is unsuited to the environment and road systems, does not feel issue is adequately addressed in MLP or NP.	The Design SPD is expected to be applied to all types of development, including commercial industrial uses, however the Design SPD can only provide guidance on the implementation of the design related policies of the MLP, it cannot introduce new policy to promote or restrict types of development. We will consider the need for additional guidance on the design of commercial development in rural areas in the Design SPD.
08	Clawson, Hose and Harby Neighbourhood Plan Group	Contents	Town Centre	Attention needs to be paid to shop frontage and signage to be more in keeping with the market town architecture.	We will consider the need to provide additional guidance on MLP policy EC5 and D1 to help improve the design of shop frontages and signage in the Town Centre.
08	Clawson, Hose and Harby Neighbourhood Plan Group	Local Character, Context and Heritage	Conservation Areas	Conservation Areas should be afforded similar protection to Village Greens to avoid the undermining of their unique character.	The Design SPD can only provide guidance on the implementation of the design related policies of the MLP, it cannot introduce new policy. Protection of conservation areas features highly within the environmental policies of the MLP, we will consider the need for additional guidance on design to help to protect and enhance conservation areas in the Design SPD.

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08	Clawson, Hose and Harby Neighbourhood Plan Group	Local Character, Context and Heritage	Areas with NP guidance on design	Good design requires designs that take account of local design, building materials, history, and density of property.	This comment aligns strongly with the design related policies of the MLP, including D1 (design), EN1 (landscape), EN6 (settlement character) and EN13 (heritage assets) and we will consider the need for additional guidance on these policies in the Design SPD.
08	Clawson, Hose and Harby Neighbourhood Plan Group	Contents	Car parking	Need to ensure that there are adequate parking spaces to reflect higher car ownership levels in rural areas, that street parking is totally avoided (due to historic built form of villages, narrow roads and existing lack of off road parking). There are issues with tandem spaces (that lead to on-road parking). New homes should be fitted with electric car charging points.	Parking standards were highlighted as a matter for additional guidance in the Design SPD scoping consultation. We will consider providing additional guidance on MLP policy that related to parking and electric vehicle charging points in the Design SPD.
08	Clawson, Hose and Harby Neighbourhood Plan Group	Contents	Limits to development	Sets out concerns regarding the disregard to the limits of development in rural settlements, including areas where they are set out in an adopted Neighbourhood Plan.	The Design SPD will only provide guidance on the implementation of the design related policies of the Melton local plan and it cannot introduce new policy. The concerns raised are noted however limits of development is a land use issue and considered outside the scope of the Design SPD.
09	Anglian Water	Contents	Sustainable drainage systems (SuDS)	Recommends reference to the provision of Sustainable Drainage Systems (SuDs) and how these should form an integral part of the design of new development proposals.	Melton Local Plan Policy EN12 (Sustainable Drainage Systems) sets out requirements for SuDS and sustainable drainage. It is considered appropriate for the Design SPD to set out additional guidance on SuDs design principals.

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09	Anglian Water	Structure	By development type	Reference should also be made mixed use developments.	Agreed that the Design SPD should make reference to mixed use developments and how the Design SPD can be set out to be effective and easy to use for single as well as mixed use development.
10	Ward Councillor for Clawson, Hose and Harby	Contents	Car parking	Garages should not be acceptable as a parking space, in particular where it forms part of a tandem arrangement. Car parking spaces should meet accessibility standards. Two tandem spaces acceptable where sufficient front garden is provided to convert to extra parking.	Parking standards were highlighted as a matter for additional guidance in the Design SPD scoping consultation. We will consider the need for additional guidance on MLP policy D1 and IN2 that relate to car parking in the Design SPD.
10	Ward Councillor for Clawson, Hose and Harby	Contents	Electric vehicle charging	Secure storage, with electric points should be provided (garage or shed) in proximity to parking for the safe storage of bikes/ motorbikes/other transport. The electric point should be adaptable for car charging use.	We will consider the need for additional guidance on MLP policy EN9 (in relation to cycle storage and electric vehicle charging points) in the Design SPD.
10	Ward Councillor for Clawson, Hose and Harby	Contents	Ecology and Biodiversity	A 5 m buffer on wildlife corridors, hedges and footpaths.	A specific requirement for a 5m buffer may be considered new policy. The Design SPD cannot introduce new policy; it can only provide guidance on the implementation of MLP policy. We will consider the need for additional guidance on MLP policy EN2 (biodiversity and geodiversity) in the Design SPD.

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10	Ward Councillor for Clawson, Hose and Harby	Contents	Ecology and Biodiversity	The netting of hedgerows should be prohibited (risk of entrapment and death). The removal of hedges should be undertaken in winter (no nesting birds present). Where hedgerows have to be removed, they should be replaced with the same species planting and a net gain of at least 10% should be secured.	We will consider the need for additional guidance on local plan policy EN2 (biodiversity and geodiversity) in the Design SPD.
10	Ward Councillor for Clawson, Hose and Harby	Contents	Ecology and Biodiversity	Consultation with such organisations as the RSPB should be sought at the outset of design to incorporate e.g. nesting boxes, swift and bat bricks and bat bricks.	Consultation with the RSPB has been undertaken as part of this scoping consultation (see 19 below). The information provided by the RSPB will assist the Council to develop the Design SPD.
10	Ward Councillor for Clawson, Hose and Harby	Contents	Management of open space, SuDS and wildlife habitats.	Initial landscaping of developments, (including SuDS), and appointed over the longer term the landscaping management company should consult with parishes to determine type of maintenance desired	MLP EN2 supports ' <i>the need for the appropriate management and maintenance of existing and created habitats through the use of planning conditions, planning obligations and management agreement</i> '. We will consider the need for additional guidance in the Design SPD to address the comments made.
10	Ward Councillor for Clawson, Hose and Harby	Contents	Limits to development	Sets out concerns regarding development outside Neighbourhood Plan set limits of development.	The Design SPD will only provide guidance on the implementation of the design related policies of the Melton local plan and it cannot introduce new policy. The concerns raised are noted however the limits of development is a land use issue and considered outside the scope of the Design SPD.

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BFL12 – Building for Life 12

NP – Neighbourhood Plan

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10	Ward Councillor for Clawson, Hose and Harby	Local Character, Context and Heritage	Conservation areas	Conservation Areas should be afforded similar protection to Village Greens to avoid the undermining of their unique character.	The Design SPD can only provide guidance on the implementation of the design related policies of the MLP, it cannot introduce new policy. Protection of conservation areas features highly within the environmental policies of the MLP, we will consider the need for additional guidance on design to help to protect and enhance conservation areas in the Design SPD.
10	Ward Councillor for Clawson, Hose and Harby	Local Character, Context and Heritage	Neighbourhood Plans	Good design is different in rural and urban areas and there is not a one size fits all solution to this. Strong role of rural Neighbourhood Plans in setting out design, however recognise some are vague. Developers should seek pre application advice from Parish and Ward Councillors to ensure design meets local requirements and to help with community engagement.	The MLP recognises the important role of NPs in defining locally important character and design. We will consider the need for additional guidance to help future NPs address design more consistently and to a higher standard (this may be outside the Design SPD process). We will also consider the need for additional guidance in the Design SPD on pre application advice to demonstrate and ensure effective local community engagement on design.
10	Ward Councillor for Clawson, Hose and Harby	Monitoring	Monitoring	There should be official monitoring of development, could be via parish council or resident working groups to ensure outcomes are monitored. Need to review SPD after it has been tested at committee to ensure fit for purpose.	We will consider how the Design SDP can be effectively monitored alongside its development. We will consider the use of groups as suggested to inspect developments to examine how effective the Design SPD is, as well as look to set out triggers for reviewing the SPD.

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11	Ward Councillor for Melton Newport	Contents	Car parking and highways standards	<p>Problem with narrow roads (developers need to adhere to Leicestershire County Council highways guidance).</p> <p>Problems with shared driveways of more than 3 dwellings (e.g. inaccessible for waste management access).</p> <p>Homes should to be set back well from roads, reducing overbearing, provides more greenery and negative impact of vehicle parking on roads.</p>	Parking standards was highlighted as a matter for additional guidance in the Design SPD scoping consultation. We will consider the need for additional guidance in the Design SPD on MLP policies D1 and IN2 that related to parking, highway standards and siting and layout.
11	Ward Councillor for Melton Newport	Contents	Scale and impact	No end gables adjacent to roads (tunnel effect) and no more than 2.5 home heights (2.5 height dwellings should have roof height reduced to reduce impact and overbearing).	Sitting and layout were issues highlighted in the scoping consultation for additional guidance in the Design SPD and we will consider the need for additional guidance in Design SPD. However, the proposed height restrictions may be appropriate in some areas and for some types of development (e.g. town centre flats).
11	Ward Councillor for Melton Newport	Contents	Siting and Layout	A good mix of designs, use of brick, stone and rendering to provide more interest. The Thorpe Park estate is a good example of this.	Use of materials was highlighted as a matter for additional guidance in the Design SPD scoping consultation. We will consider the need to include additional guidance on local plan policy D1 to address the comments made. We are grateful for the highlighted example of good development.
11	Ward Councillor for Melton Newport	Contents	Ecology and Biodiversity	Plenty of green areas with native planting including trees, bat boxes, bird boxes and fences with gaps at the bottom for wildlife.	We will consider the need for additional guidance on local plan policy EN2 (biodiversity) to address the comments made.

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MLP – Melton Local Plan

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11	Ward Councillor for Melton Newport	Contents	Ecology and Biodiversity	Established hedges to have a 5m (min) buffer if not part of a garden, but if part of a garden additional planting next to the hedge plus fences with gaps at the bottom for wildlife will help mitigate loss of the habitat.	A specific requirement for a 5m buffer may be considered new policy. The Design SPD cannot introduce new policy; it can only provide guidance on the implementation of MLP policy. We will consider the inclusion of additional guidance on MLP policy EN2 (biodiversity and geodiversity) in the Design SPD.
11	Ward Councillor for Melton Newport	Contents	Gardens	Gardens to be sufficient size, identifying actual sizes in accordance with Government guidelines, we need to be specific here and not leave it to individual interpretation.	We will consider the need for additional guidance in the Design SPD on MLP policy that related to gardens, including that which related to achieving appropriate densities, protecting residential amenity, BFL12 (D1), health (C9) and biodiversity (EN2).
11	Ward Councillor for Melton Newport	Contents	BFL12 Housing Mix	Build for Life and providing homes suitable for all ages is essential	MLP policy D1 clearly sets a requirement for development to perform well against BFL12 and the Design SPD is expected to provide additional guidance on the implementation and use of BFL12, which includes providing housing to meet local housing requirements. The MLP also sets out policy C2 (Housing Mix) and expectations for developments of 10 or more dwellings to provide a mix of housing including accessible housing. We will consider the need for additional guidance in the Design SPD on MLP policy C2 and BFL12 in relation to the provision of accessible housing.
11	Ward Councillor for Melton Newport	Design Codes and Guidance	Poor Design Examples	19/00208REM (as submitted) is an example of poor design.	We are grateful for the example provided.

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11	Ward Councillor for Melton Newport	Contents	Car parking and Highways Standards	Garages should not be considered as a parking space (as not used as such). Not all authorities class garages as parking spaces for this reason.	Parking standards were highlighted as a matter for additional guidance in the Design SPD scoping consultation. We will consider the need for additional guidance in the Design SPD on MLP policies D1 and IN2 that related to parking and adequate storage space.
11	Ward Councillor for Melton Newport	Contents	Siting and Layout	Significant negative impact of poorly designed extensions to street scene.	The Council is proposing to provide specific guidance for extension development to ensure design considerations are effectively understood and communicated. It is noted however that permitted development right means that many extensions are exempt from planning permission, although the Design SPD and NPs can still be a locally promoted tool to encourage applicants to consider and improve the design of their proposals.
12	Ward Councillor for Bottesford	Design Codes and Guidance	Play England	Play England advice on children's play areas and safe movement is not included.	The MLP makes reference to the Fields in Trust's guidance on outdoor sport and play which is also reference by Play England. We will however review Play England guidance including Design for Play when developing the Design SPD. The Design SPD will also provide guidance to help development achieve Active Design principles.
12	Ward Councillor for Bottesford	Contents	Ecology and Biodiversity	Policy D1 does not mention biodiversity net gains.	The Design SPD will provide additional guidance where required on any of the MLP design related policies, this includes policy D1 as well a number of others including EN2 (biodiversity and geodiversity). EN2 seeks to achieve net gains for nature and proactively seek habitat creation as part of new development proposals. We will consider the need for additional guidance on EN2 in the Design SPD.

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13	Pegasus (on behalf of Davidson Developments)	Whole Document	A Design SPD not required	Design SPD is not required and unnecessary, there being comprehensive advice on design matters in the NPPF and the Melton Local Plan. May be some merit in providing further guidance on small scale and infill housing developments and housing extensions, conversions and alterations. For larger development proposals, the Local Plan provides appropriate guidance.	<p>Comments are noted; however the MLP specifically sets out that we will develop a Design SPD and we are not convinced that there is no need for it. Many people who are not development professionals will not be familiar with BFL12, Active Design and other design principal's set out in the MLP nor how to achieve them and you agree that there may be benefits for design advice some types of smaller development.</p> <p>Design advice would not only in be place for the developer but also for local communities and decision makers, so they can understand and have clear expectations on design requirements and MLP policy. This is expected to help ensure consistent and more efficient decision making for all.</p> <p>We will consider your comments regarding different type of residential development benefiting from different types and levels of guidance when developing the Design SPD; it was the main reason why we proposed structuring the SPD by development type.</p>
13	Pegasus (on behalf of Davidson Developments)	Whole Document	Design SPD is not required	The Council should be careful it does not set out overly prescriptive design principles that could frustrate innovative design	Design guidance should be flexible and not unduly constrain development. The Council proposes to work closely with development professionals in developing the draft Design SPD to help ensure this.
13	Pegasus (on behalf of Davidson Developments)	Contents	Objectives	It is not clear what is meant by development being “economically” integrated into its environment.	The wording will be altered or removed to address comments made and to make intent clear.

Design Supplementary Planning Document Scoping Consultation Responses

Key: SPD – Supplementary Planning Document

MLP – Melton Local Plan

BFL12 – Building for Life 12

NP – Neighbourhood Plan

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13	Pegasus (on behalf of Davidson Developments)	Design Codes and Guidance	Design Codes	BFL12 and Active Design are already clearly set out in the Melton Local Plan and can be secured on larger applications through condition (to ensure that detailed applications follow agreed design principles).	Noted and agreed for major reserved matter applications. However guidance can help ensure that design codes are taken into consideration earlier in the process and for all types of applications. The guidance in the SPD is also not expected to be limited to only references to these two design codes. The guidance in the Design SPD is expected to include some guidance on local context and character.
13	Pegasus (on behalf of Davidson Developments)	Local Character, Context and Heritage	Local character areas	Local character is varied, with distinct local character across the settlements. It is not clear how this could be properly or usefully addressed through a borough-wide SPD on design.	We will need to carefully consider how local character areas can be properly and usefully addressed in the Design SPD, this is why it was strongly highlighted in the scoping report.
13	Pegasus (on behalf of Davidson Developments)	Design Codes and Guidance	Neighbourhood Plans	Neighbourhood Plans can provide a useful tool to establish local design principles and community involvement, their design policies must be in general accordance with the Local Plan not overly prescriptive.	Agreed, the Design SPD will need to be developed work effectively alongside NPs.
14	Somerby Neighbourhood Plan Group	Contents	Layout and Built Form	Best practice for layout and built form may be better if done in the context of defined character areas, to reflect different layout and built form of rural settlements	The Draft SPD will need to consider how any guidance on layout and built form reflects local character. This may be in the form of generic guidance/good practice to help understand and apply local character (e.g. BFL12), referencing NP guidance or providing more detailed information on local character areas.

Design Supplementary Planning Document Scoping Consultation Responses

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MLP – Melton Local Plan

BFL12 – Building for Life 12

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14	Somerby Neighbourhood Plan Group	Design Codes and Guidance	Recommendation of Good Practice or Guidance	Somerby Neighbourhood Plan section 6 and appendix 6, ' An assessment of the effects of conservation areas on value '; ' Sweating heritage assets '; Historic England's ' The Setting of Heritage Assets ', Advice 3 (38, 40, 41); ' Historic Environment Topic Paper - Enhancing the Historic Environment of Cotswold District ' and; ' Watford Character of the Area '; Landscape assessments by the Council, Harborough District Council landscape assessments and other Neighbourhood Plans.	The Somerby draft Neighbourhood Plan is noted as having strong local character and design advice. We are grateful for the additional highlighted good practice and guidance.
14	Somerby Neighbourhood Plan Group	Monitoring	Monitoring	Suggest monitoring the delivery of design SPD during development and annual review by the Planning Committee to identify 'lessons-learned'	We will consider how the Design SDP can be effectively monitored alongside its development. We will consider the use of design reviews as suggested to inspect developments to examine how effective the Design SPD is.
14	Somerby Neighbourhood Plan Group	Contents	Impact on views, landscape and setting	Suggest addition of important public views such as from Public Rights of Way and/or inter-visibility with heritage areas. Suggest add impact on settings of heritage assets, conservation areas and open spaces contributing to settlement form and character. Suggest add the broader landscape settings of conservation areas and villages	We will consider the need for additional guidance on impact on views, setting and landscape in the draft SPD in relation to MLP policies C9 (healthy homes), EN1 (landscape), EN6 (settlement character) EN13 (heritage assets) and D1 (design). The MLP also supports and encourages NPs to identify locally important views.

Design Supplementary Planning Document Scoping Consultation Responses

Key: SPD – Supplementary Planning Document

MLP – Melton Local Plan

BFL12 – Building for Life 12

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14	Somerby Neighbourhood Plan Group	Contents	Dark Skies	Suggest addition of tranquillity and dark skies at night	Dark skies are a valuable asset in many parts of the Melton Borough. National planning policy requires local planning authorities to encourage good design in order to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. We will consider the need for additional guidance in the Design SPD on tranquillity including dark skies in accordance with MLP policy EN1 (Landscape).
14	Somerby Neighbourhood Plan Group	Contents	Locally distinctive design	Request clarification; design which is distinctively local vs. distinctive local designs?	The scoping report mean design that reflects local character.
14	Somerby Neighbourhood Plan Group	Contents	Energy Efficiency and Low Carbon Generation	the principle of 'balance' for low carbon technology in built and landscape heritage areas	We will consider the need for additional guidance that relates to the principal of 'balance' and MLP policy EN9 (energy efficiency and local carbon development) in the Design SPD
14	Somerby Neighbourhood Plan Group	Structure	By development type	Should include a design code for affordable housing to promote inclusiveness through Design	The Council's Affordable Housing and Housing Mix SPD includes advice on the provision of affordable housing to promote inclusiveness (section 4), it is intended that the Design SPD will reference but not seek to duplicate or expand upon this guidance.
14	Somerby Neighbourhood Plan Group	Structure	By development type	Commercial development types should include agricultural buildings, farm diversification and tourism proposals	The Design SDP is expected to apply to all development. We will consider how the structure of the document can be set up to ensure that advice is appropriate for the uses set out, which are recognised as being important in the Melton Borough, particularly in the rural areas.

Design Supplementary Planning Document Scoping Consultation Responses

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MLP – Melton Local Plan

BFL12 – Building for Life 12

NP – Neighbourhood Plan

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14	Somerby Neighbourhood Plan Group	Structure	By Character area	Specific advice for all development types could be organised in the context of the individual character areas (e.g. town and town centre, Sustainable Neighbourhoods, rural villages and open countryside). This would enable stronger focus on locally appropriate design, be more efficient and allow easier referencing (e.g. to Neighbourhood Plan). Broader Design guidance linked to strategic objectives could be treated separately.	Alternative structure proposed is noted and it will be taken into consideration in the development of the Design SPD.
14	Somerby Neighbourhood Plan Group	Understanding Design Requirements	Useful to understand requirements	Written statements of the key characteristics and features for each character area, photographs, references to local and neighbourhood plan policy and supporting documents, early design reviews with Parish Councils/ Neighbourhood Plan Groups and updated heritage and conservation area appraisals.	Thank you for highlighting these sources that you would find useful, it will help us to develop the Design SPD.
14	Somerby Neighbourhood Plan Group	Local Character, Context and Heritage	Examples of Character areas	Melton Town Centre, The Vale of Belvoir High Leicestershire/Burrough Hill	We are grateful for highlighting these character areas; it will assist us in developing the Design SPD.
14	Somerby Neighbourhood Plan Group	Local Character, Context and Heritage	Innovative design	Innovative designs should be assessed in part by their continuing contribution to architectural excellence; they should consider existing surroundings but allow freedom to propose innovation.	Noted and we agree with comments made.

Design Supplementary Planning Document Scoping Consultation Responses

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MLP – Melton Local Plan

BFL12 – Building for Life 12

NP – Neighbourhood Plan

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14	Somerby Neighbourhood Plan Group	Local Character, Context and Heritage	Local Character	Need for integration of design in context of ancient villages and the potential for cumulative erosion of settlement character due to scale of development set out in the MLP. Should consider benefits to enhance local character and characteristic open spaces in many villages where character is heavily influenced by densely built areas of individually designed attached houses linked fronting a road with green spaces to the rear.	We will consider the need for additional guidance on MLP policy EN6 (settlement character) in the Design SPD.
14	Somerby Neighbourhood Plan Group	Local Character, Context and Heritage	Local Character	Attention should be to local vernacular as opposed to 'period-feel' design.	Noted and we agree with comments made.
14	Somerby Neighbourhood Plan Group	Local Character, Context and Heritage	Local Character	Need to consider the integrity, and the social and economic value of conservation areas and their settings, including tourism.	We recognise the social and economic value of conservation areas and their settings and they feature strongly in the MLP.
14	Somerby Neighbourhood Plan Group	Local Character, Context and Heritage	Conservation areas	Design guidance for safeguarding conservation areas could do with a revisit.	The updating of the Council's conservation area management plans is outside the scope of the Design SPD. We will however consider the need for additional guidance on MLP policy EN6 (settlement character) and EN13 (heritage assets) in relation to conservation areas in the Design SPD.
14	Somerby Neighbourhood Plan Group	Local Character, Context and Heritage	Local Character	Highlights positive impact sharing information with developers to understand financial benefits of respecting and reflecting local character and conservation areas.	Noted and we are grateful for the highlighted guidance, we will look at this and consider opportunities to share with developers

Design Supplementary Planning Document Scoping Consultation Responses

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MLP – Melton Local Plan

BFL12 – Building for Life 12

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14	Somerby Neighbourhood Plan Group	Local Character, Context and Heritage	Landscape	Need to consider and clearly specify what effective mitigation and enhancement is, particularly for large commercial and agricultural development in historic build and open landscapes and impact on important views.	We will consider the need for additional guidance on MLP policy EN1 (landscape) in the Design SPD to address comments made.
15	Greenlight Developments	Contents	Legible Streets	Poor agreement on what well-defined streets are, alternative adjectives including interesting, leading and legible suggested.	Comments noted, we will consider how we can clear define legible streets, using BFL12 guidance, as a basis for developing our approach. Many people will not understand what legible streets are, we will include a glossary to clearly explain terminology used.
15	Greenlight Developments	Contents	Using topography and important features	Need to include 'sustainable' in wording to ensure development sustainable over longer term.	We will take your comments into consideration in developing the Design draft SPD, sustainable development is a key goal.
15	Greenlight Developments	Contents	Impact of development	Guidance should be phrased to take into account both public and private views.	We will consider the need for additional guidance on public and private views in the draft SPD.
15	Greenlight Developments	Contents	Use of appropriate materials	Need to consider economic considerations.	We will consider the need to ensure that the design SPD considers viability, overall as well as allowing flexibility for individual development sites, including any additional costs that may arise from the use of specific materials. It is noted that the viability report for the MLP policies did incorporate additional costs as a consequence of design requirements such as materials.

Design Supplementary Planning Document Scoping Consultation Responses

Key: SPD – Supplementary Planning Document

MLP – Melton Local Plan

BFL12 – Building for Life 12

NP – Neighbourhood Plan

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15	Greenlight Developments	Contents	Designing out crime	Context is important, lighting and defensible space are not always appropriate or desirable. For example use of lighting in dark skied rural areas.	Agree that some guidance that relates to designing out crime may not always appropriate in all contexts, as exemplified. We will consider your comments regarding context in any guidance provided in relation to designing out crime, including lighting in dark sky areas.
15	Greenlight Developments	Contents	Blue/Green infrastructure	The term blue/green infrastructure should be included	The MLP does not refer to the term blue/green infrastructure, however Policy EN3 makes reference to blue and green infrastructure requirements and EN12 refers to SuDs. We will consider the need for additional guidance specifically on in the Design SPD in relation to blue and green infrastructure.
15	Greenlight Developments	Contents	Sustainable Drainage Systems (SuDS)	SuDS have been omitted from scoping consultation report	Melton Local Plan Policy EN12 sets out requirements for SuDS and sustainable drainage. It is considered appropriate for the SPD to set out additional guidance on SuDs design principals and we will consider the need for additional guidance in the Design SPD.
15	Greenlight Developments	Contents	Tree Planting	Suggests the addition of conservation and replanting of Elm and Ash trees.	Melton Local Plan policies EN3,7, 9 and 12 all make reference to tree planting. We will consider the need for additional guidance on tree planting in the Design SPD.
15	Greenlight Developments	Design Codes and Guidance	Fields in Trust	Appropriate to reference 'FIT standards' for the design of outdoor sport, play and informal open space.	The Melton Local Plan makes reference to the Fields in Trust's guidance on outdoor sport and play. The Design SPD is expected to provide guidance in relation to Public Heath England and Sport England Active Design principals, as set out in MLP policy D1. We will consider the need for additional guidance on open space and outdoor sport and play in the Design SPD.

Design Supplementary Planning Document Scoping Consultation Responses

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MLP – Melton Local Plan

BFL12 – Building for Life 12

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15	Greenlight Developments	Structure	By type of development	10+ homes category should have an upper threshold.	We will consider the structure of the draft of the draft SPD and to ensure the most appropriate design guidance is provided for different types of residential developments.
15	Greenlight Developments	Contents	Site context	Should ensure development, surrounding countryside respects and has an appropriate interface, and access to informal amenity.	We will consider the need for additional guidance on how development that adjoins the edge of settlements in the draft SPD.
16	Historic England	Contents	Heritage	Heritage assets should included as a separate issue rather than included alongside a number of other site specific matters. The key objectives should include the historic environment, suggested 'to reduce the impact on heritage assets and setting and enhance the historic environment'	Your comments in relation to giving heritage more weight and importance in the document are noted. Heritage is a strong theme in the MLP's vision, objectives and policies including EN13 (Heritage assets). We will consider the need for additional guidance regarding design and impact on heritage assets and setting in the Design SPD to ensure that heritage assets are clearly identified as a key strategic objective, in line with the MLP.
16	Historic England	Design Codes and Guidance	Design Codes	Suggested design codes are relevant, wording in SPD should allow for any updates to design codes.	The draft SPD will need to consider how it can provide clear guidance whilst also ensuring that it is adaptable to changes in policy or guidance.
16	Historic England	Design Codes and Guidance	Good Practice and Guidance	Recommended that the National Heritage List , Council's conservation appraisals and Landscape and Historic Urban Character Assessment as well as linking with archaeological curator and conservation officer.	Noted. We are grateful for the highlighted good practice and guidance.

Design Supplementary Planning Document Scoping Consultation Responses

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MLP – Melton Local Plan

BFL12 – Building for Life 12

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17	Savills (on behalf of Barwood Homes)	Contents	Local Character	Agrees with the content, aims and key objectives of the design SPD, would like to see more information in SPD to help understand character areas with the key features of each noted	Providing additional guidance on local character and site context was set out as one of the key objectives of the Design SPD. We will take into account your preference for setting out character areas (and key features for each area).
17	Savills (on behalf of Barwood Homes)	Contents	Route Hierarchy and Street Design	How should street design relate to Leicestershire County Council's highway design standards, whilst achieving high quality street design principles?	We will undertake discussions with Leicestershire County Council Highways to address this point.
17	Savills (on behalf of Barwood Homes)	Contents	Density	Broad acceptable density parameters and principles for different locations, such as town centre locations, edge of settlement etc.	The Melton Local Plan states that the density of new development should be sympathetic to its context and seek to maximise the use of land as a scarce resource. It is reasonable to give further consideration to the inclusion of additional guidance on density in the draft SPD.
17	Savills (on behalf of Barwood Homes)	Contents	Daylight and Sunlight	Particularly in relation to building extension proposals, the SPD should set out how adequate daylight and sunlight can be maintained (application of 45-degree "rule of thumb").	We proposed to structure the SPD by type of development to allow specific most relevant guidance for building extension proposals. We will consider the need for specific guidance in relation to adequate daylight and sunlight in the draft SPD.
17	Savills (on behalf of Barwood Homes)	Contents	Privacy and overlooking	Guidance on minimum back-to-back distances to protect privacy and amenity, relating to different storey height. Acceptable back-to-flank distance. This should relate closely to acceptable private gardens and amenity space standards	One of the key purposes of the Design SPD is to provide additional guidance to provide certainty for developers, communities and decision makers. We will consider the need to include specific guidance where reasonable and useful to ensure that requirements are easy to understand and to ensure consistency.
17	Savills (on behalf of Barwood Homes)	Design codes	Design codes	Also appropriate to make reference to NPPF, Design PPG, Manual for Streets 2 and Secured by Design	We are grateful for the highlighted guidance and design guides.

Design Supplementary Planning Document Scoping Consultation Responses

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MLP – Melton Local Plan

BFL12 – Building for Life 12

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17	Savills (on behalf of Barwood Homes)	Structure	Approach	Agree that specific advice for different types of development helpful approach. Recommend that SPD focuses on key issues outlined with separate concise detailed considerations, such as, public art, householder extensions and outbuildings, shopfronts and signage and sustainable energy.	Comment on combining development type with detailed considerations as suggested will be taken into consideration in the formulation of the draft SPD.
17	Savills (on behalf of Barwood Homes)	Good practice and guidance	Examples	South Oxfordshire Design Guide, Cherwell Design Guide and Central Bedfordshire Design Guide	We are grateful for the highlighted good practice and guidance.
17	Savills (on behalf of Barwood Homes)	Local Character, Context and Heritage	Local character	Guidance on local character should be provided within a section that covers an overview on the Borough, focussing upon; key facts, character areas (landscape character, settlement patterns), local materials and building traditions and heritage and the natural environment (archaeology, listed buildings, conservation areas, other historic environment designated heritage assets, natural environment)	Suggested approach noted and will be considered alongside other representation made to this consultation in formulating a final approach to the layout and structure of the SPD.
17	Savills (on behalf of Barwood Homes)	Local Character, Context and Heritage	Good Practice and Guidance	The Design SPD should highlight additional resources, including Melton Landscape Character Assessment, the Leicestershire Historic Environment Record and Conservation Area Appraisals.	Noted and agreed. We will consider how these resources can be best utilised to ensure local character and heritage are taken into consideration in the Design SPD.

Design Supplementary Planning Document Scoping Consultation Responses

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MLP – Melton Local Plan

BFL12 – Building for Life 12

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18	RSPB	Good Practice and Guidance	Biodiversity	Exeter Residential design guide SPD (Page 58, 9.28 for swifts), RSPB/WWT SuDS guide , Green Infrastructure Design Guide , the Potton neighbourhood plan, RIBA poster, ' Facts about Swift bricks ', Residential bird box guidance , The attitudes of housing occupants to integral bird and bat boxes and The Swift – A Bird You Need to Help! In Practice	We are grateful for the highlighted good practice and guidance.
19	Your Locale	Neighbourhood plans	Neighbourhood plans	It is important to get the balance right between the Local Plan and a Neighbourhood Plan. Should leave the detail, within broad general headings, to communities. Those that do not want to do a neighbourhood plan can rely on the overarching standards set within the SPD or attempt a Village design Statement.	It is important to get the balance right between the Local Plan and Neighbourhood Plans. Your suggested approach is noted and will be considered alongside other representation made to this consultation in formulating an approach for the SPD.
19	Your Locale	Understanding Design Requirements	Setting out role and weight of SPD	It may be helpful to explain how the SPD will be used to determine planning applications and what will happen if its contents are not followed by applicants - i.e. how much weight will it have. Communities are concerned that the provisions will not be followed.	It is considered reasonable and useful for the SPD to include information to explain how the SPD will be used to determine planning applications and how much weight will it have.
19	Your Locale	Local Character, Context and Heritage	Local context	In some areas of existing low quality, local context may be an insufficient determinant.	The Aim of the Design SPD is to raise the quality of design and standard of development. It will need to include some guidance for areas where local context may be an insufficient determinant.
19	Your Locale	Contents	Higher Standards for above target housing numbers	Is it possible to require a higher standard where the local housing target has already been met? Neighbourhood Plans are starting to.	The aim of the SPD is to improve the standard of all development. We will consider your comments, however a requirement for higher standards as you have set out may be considered to be new policy. The SPD can only provide guidance on adopted Melton Local Plan policies that relate to design, it cannot introduce new policy.

Design Supplementary Planning Document Scoping Consultation Responses

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MLP – Melton Local Plan

BFL12 – Building for Life 12

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19	Your Locale	Contents		This is a very thorough range of general areas within which extra detail could be added – electric car charging points; gaps in hedges for hedgehogs; stronger emphasis on climate change features - many of these more specific points can fall under the broad headings above.	We will consider the need for specific guidance as on specific highlighted issues within the SPD.
19	Your Locale	Local Character, Context and Heritage	Character Area Identification	NPs can identify 'character areas' to support a design guide, and this more neighbourhood-specific response is probably best left to a NP, but a reference here to the relationship between the SPD and a NP would be helpful.	It is considered reasonable and useful for the SPD to include information to understand the relationship between the SPD and Neighbourhood Plans. Your suggested approach to identification of local character is noted and will be considered alongside other representation made to this consultation.
19	Your Locale	Design codes and guidance	Use of Design Codes	I think there is a problem with identifying too many design codes - I think Building for Life is a good one to build on	Comments noted, however the Melton Local Plan makes reference to several design codes and guidance documents including Active Design. An approach of just referring to BFL12 may therefore be ineffective to help understand and implement the design related policies of the Melton Local Plan. It is also noted that design guides and guidance can be complementary and work together effectively.
19	Your Locale	Local Character, Context and Heritage	Generic house types	It will be hard however in large developments to secure individual design that is not based around standard house types. Concerns raised about approving generic development.	We recognise there are challenges avoiding standardised layouts and building types in large developments. Addressing this this is one of the key aims of the SPD as set out in paragraph 2.2 of the scoping report.
19	Your Locale	Understanding Design Requirements		It would be helpful to specifically state that the applicant has to demonstrate how they have met the design code	It is considered reasonable and useful for the SPD to make reference to the policy requirements in the Melton Local Plan that require the applicant to demonstrate a consideration of design including that development performs well against BFL12 and Active design (D1(j)) and how applicants should demonstrate consideration of them.

Design Supplementary Planning Document Scoping Consultation Responses

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MLP – Melton Local Plan

BFL12 – Building for Life 12

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19	Your Locale	Local Character, Context and Heritage	Important design and heritage characteristics	The SPD cannot be detailed enough to allow for all locally specific areas. MBC tried this for LGS and it was not successful because the process did not engage local people in determining what was most 'special' locally to them. This is probably best left to the neighbourhood plan.	Agreed that it is important to get the balance right between the Local Plan and Neighbourhood Plans. Your suggested approach is noted and will be considered alongside other representation made to this consultation in formulating an approach for the SPD. We will also look at how we can effectively engage local communities in developing the Design SPD.
19	Your Locale	Local Character, Context and Heritage	Areas with no neighbourhood plan design guidance	The SPD can only really offer broad areas of general interest, with NPs adding in specific, locally important criteria. Parishes that do not want to undertake an NP can still prepare a VDS or will need to rely on the Local Plan. The Design SPD is a good place to continue to encourage communities to undertake a NP and point out the benefits in a proactive way as they do now.	Your comments are noted and will be considered alongside other representation made to this consultation in formulating an approach for the Design SPD to most effectively ensure it works effectively alongside NPs as well as in areas without one a NP or strong guidance on design.
19	Your Locale	Local Character, Context and Heritage		The Local Plan should avoid trying to provide additional local detail in areas where there is no NP as it will become an inconsistent document and would be out of date if the Parish later undertook an NP and updated its design code.	It is considered reasonable and useful for the SPD to include information to understand the relationship between the SPD and Neighbourhood Plans and ensure that they both remain consistent; we will consider how we can achieve this in the development of the Design SPD.
20	Member of the public	Contents	Neighbourhood plans	Explicitly work in conjunction with made Neighbourhood Plans as well as Melton Local Plan	The scoping report highlighted the importance of ensuring that the SPD works well alongside NPs.
20	Member of the public	Contents	Layout and density	Layout and density best practice is different for rural communities and town developments. This should be taken into account in any guidance	We will consider the inclusion of specific guidance to highlight the differences in layout and density in rural and more urban areas in the SPD, this may be in format and structure of the Design SPD.

Design Supplementary Planning Document Scoping Consultation Responses

Key: SPD – Supplementary Planning Document

MLP – Melton Local Plan

BFL12 – Building for Life 12

NP – Neighbourhood Plan

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20	Member of the public	Contents	Neighbourhood plans	Respect specific additional policies included in made Neighbourhood Plans. E.g. specific policies on biodiversity, parking, lighting etc.	The scoping report highlighted the importance of ensuring that the SPD works well alongside NPs. It is considered reasonable and useful for the SPD to make reference to design policy requirements as set out adopted NPs as well as the MLP.
20	Member of the public	Local Character, Context and Heritage	Areas with no neighbourhood plan design guidance	If Neighbourhood Plan is in place then ensure the policies in these are used for developments. Where there is no NP ask the Parish Council's to provide a short list of specific guidance e.g. covering local vernacular	We will ensure that all Parish Council's are consulted on the Design SPD and that this should include specifically engaging those where there is no NP in place on local character and what they feel are important design considerations.
21	Member of the public	Contents	Energy efficiency	I see nothing in the document which relates to any mandate to include solar power or the provision of charging points for electric vehicles when designing new properties, whether that property be commercial or residential. Planning documents MUST lead on this move to renewable energy within Melton	The scoping consultation set out that the SPD should provide additional guidance on key environmental policies of the Melton Local plan, including EN8 (climate Change) and EN9 (ensuring energy efficient and low carbon development, including electric vehicle charging points and demonstrating consideration and use of renewable energy sources including solar). There is little detail in the scoping consultation as its purpose is to seek views on what the content and structure of the Design SPD might be, more detailed guidance will be drawn up for the draft SPD which will be subject to further consultation in due course. We will consider the need for additional guidance on electric vehicle charging points and renewable energy provision in the Design SPD.
22	Architect, planning consultant or other planning professional	Contents	Whole Document	The SPD should be simple and clear	Agreed that the SPD should be simple and clear. We will consider how the SPD is structured, written and illustrated to help achieve this outcome.

Design Supplementary Planning Document Scoping Consultation Responses

Key: SPD – Supplementary Planning Document

MLP – Melton Local Plan

BFL12 – Building for Life 12

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23	Leicester-Shire & Rutland Sport	Understanding Design Requirements	Tools and checklists for design codes	Checklist or other evaluation mechanism which identifies how closely a development adheres to guidance concerning physical activity, active travel and health in planning, such as; Build for Life, Active Design, Manual for Streets.	The Scoping consultation proposed that the SPD provides guidance, tools and checklists on the use of design that incorporates BFL12 and Active Design. Manual for Streets is not mentioned in the Melton Local Plan, however it is cross referenced in BFL 12 and Active Design and reference to it in the Design SPD may be appropriate. We will consider need for additional guidance on the design of streets and highways in the SPD. It will be important to engage with Leicestershire County Council, the local highways authority, in relation to guidance on streets and highway standards and use of Manual for Street in the SPD.
23	Leicester-Shire & Rutland Sport	Understanding Design Requirements	Tools and checklists for design codes	Examples of acceptable and unacceptable solutions would be an effective way to demonstrate the need to provide infrastructure which positively impacts upon levels of physical activity.	Your comments are noted and will be considered alongside other representation made to this consultation in formulating an approach to clearly demonstrate design requirements in the Design SPD, including physical activity.
23	Leicester-Shire & Rutland Sport	Contents	Healthy, physically active communities	Development should be unacceptable if; active travel is less direct than vehicular travel, it lacks natural surveillance, is poorly lit, lacks segregation from traffic or doesn't start/end with appropriate storage facilities (cycling specifically).	Active Design is prominent in the MLP and it is considered reasonable and useful for the Design SPD to include guidance and information on active travel as suggested to help applicants understand requirements and demonstrate consideration of Active Design Principals.
23	Leicester-Shire & Rutland Sport	Contents	Open Space	Expectations of green space need to be clearer, not just the amount of space but clearer around positioning and design to maximise use. SPS should identify benefits of centrally-located linear parks over remote green spaces on the outskirts of development where practical/applicable.	We will consider the need for additional guidance as on open space in relation to positioning and design and expand upon MLP policies C9 (Healthy Communities) and EN7 (Open space, Parks and Recreation) and D1 (Design) in the Design SPD.

Design Supplementary Planning Document Scoping Consultation Responses

Key: SPD – Supplementary Planning Document

MLP – Melton Local Plan

BFL12 – Building for Life 12

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23	Leicester-Shire & Rutland Sport	Good Practice and Guidance	Manual for streets	Manual for Streets which prioritise active travel opportunities is very complimentary to Design for Life 12 and Active Design. Reference to BFL 12, Active Design and Manual for Streets will need developing to ensure there are clear principles which developers must adopt in Melton to make it clear they're fully embracing these guidance documents.	Agree that Manual for Streets and Active Design and BFL12 are strongly aligned and cross reference one another, especially around active travel. We will engage with Leicestershire County Council on highways guidance in the SPD, as the adopting highway authority it is important that they are consulted on any highways standards included in the SPD.
23	Leicester-Shire & Rutland Sport	Understanding Design Requirements	Good and bad practice examples	There should be clear examples of good and bad practice which paint a very clear message of what will be considered acceptable or unacceptable.	We will consider the use of examples of good and bad design examples as a way to effectively demonstrate policy requirements where effective and useful.
23	Leicester-Shire & Rutland Sport	Contents	Sustainable Transport - Cycling	Cycle routes along alleyways or adjacent to housing which 'turns its back' to the route are unacceptable. Well-overlooked routes which are well-lit, segregated from traffic, provide a direct route to/from/through a development and start/end with appropriate cycle storage is acceptable.	Comments strongly aligned with BFL12 and Active Design principals as set out on the MLP. It is considered reasonable and useful for the SPD to include guidance and information on acceptable and unacceptable design of sustainable travel routes to help applicants understand requirements and demonstrate consideration of Active Design Principals.
23	Leicester-Shire & Rutland Sport	Good Practice and Guidance	Examples of Good practice	North West Leicestershire's Good Design SPD has many examples of acceptable practice throughout (p.18-21, 37, 38, 47, 67 etc.) which could be developed further in connection to Active Design and other guidance. Page 41 provides examples of bad design which may limit active travel which could also be developed further.	We are grateful for the highlighted good practice and guidance.
23	Leicester-Shire & Rutland Sport	Understanding local design requirements	Checklist, tools and illustrations	If we can make it clear how a checklist, images and commentary relate directly to content of the local plan in a systematic and easily understood way this would be helpful.	It is important for the Design SPD to clearly link to adopted MLP policy.

Design Supplementary Planning Document Scoping Consultation Responses

Key: SPD – Supplementary Planning Document

MLP – Melton Local Plan

BFL12 – Building for Life 12

NP – Neighbourhood Plan

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23	Leicester-Shire & Rutland Sport	Local Character, Context and Heritage	Interaction with Neighbourhood Plan	Identifying specific areas of neighbourhoods which work well and having basic imagery and commentary of each area - despite the absence of a neighbourhood plan - will give developers/planners an understanding of what works and what doesn't at local level.	Suggested approach is noted and your comments will be considered when setting out an approach to local design and character in areas without a NP.
23	Leicester-Shire & Rutland Sport	Developing SPD - general	Consultation	A focus group/workshop which focuses on the impact of the built environments on physical activity/health should be a key priority to develop healthier communities.	Your comments will be considered when setting out a consultation plan for the Design SPD.
24	Broughton and Old Dalby Parish Council	Contents	Objectives	The SPD should contain reference to MLP and NP's and developers should be required to provide evidence that they have referenced and incorporated the policies of both of these plans into their initial outline application.	The Aim of the SPD will be to provide additional guidance to help applicants understand and demonstrate how they have incorporated design requirements of the MLP but should also clearly reference adopted NPs and work well alongside them.
24	Broughton and Old Dalby Parish Council	Contents		It should be made clear that development in the countryside should be carefully controlled (as made clear within the NPPF and supported by Neighbourhood Plans). It is vital that the special landscape character of rural areas and protecting the countryside for its own sake as an attractive, accessible and non renewable natural resource is ensured.	The Design SPD can only provide guidance on the implementation of the design related policies of the Melton Local Plan, it cannot introduce new policy to promote or restrict types of development in certain areas, including the open countryside. We will consider the need for additional guidance in the Design SPD on landscape and context in rural areas to safeguard valued heritage and local landscapes in line with MLP policy EN6 (landscape) EN13 (heritage)
24	Broughton and Old Dalby Parish Council	Design codes and guidance	Rural vs. Urban Design	Much of the above appears to be aimed towards urban rather than rural development. There has to be a distinctive and different approach to development in rural areas. These have differing requirements depending upon sites and communities	We will consider the inclusion of specific guidance to highlight the differences between rural and more urban development, such as landscape, street scene and layout in the Design SPD. We will consider the content and structure of the Design SPD to ensure that rural development has appropriate and relevant guidance.

Design Supplementary Planning Document Scoping Consultation Responses

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MLP – Melton Local Plan

BFL12 – Building for Life 12

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24	Broughton and Old Dalby Parish Council	Local Character, Context and Heritage	Identifying local character and context	Those identified within the Neighbourhood Plan which have already been identified by local communities.	Noted, the development of the SPD should use information and guidance on local character and design provided within NPs and there should be strong linkages between the SPD and NPs, which should work well together.
24	Broughton and Old Dalby Parish Council	Local Character, Context and Heritage	in areas without design guidance in a NP	Consultation with local communities who will be effected by development.	Local community engagement is important for all development. Good guidance in the Design SPD however will help to ensure that development already has considered design before plans are presented to local communities for consultation.
24	Broughton and Old Dalby Parish Council	Local Character, Context and Heritage	Neighbourhood plans	All relevant information should be found in relevant Neighbourhood Plans.	The level of detail and quality of information on design within individual NPs in the Melton Borough varies considerably and not all areas have or are planning to develop a NP.
25	Parish or local councillor	Contents	Tools and checklists	Tools and checklists should include checklists for climate change and energy sustainability	We will consider the use of tools and checklists for climate change and renewable energy MLP policy where these would be effective and useful in the Design SPD.
25	Parish or local councillor	Contents		Combat climate change and protect wildlife. It should seek to reduce impact on natural environment to zero and also to ensure that houses are built to be carbon neutral and have solar panels.	The Design SPD can only provide guidance on the implementation of the design related policies of the Melton Local Plan, it cannot introduce new policy, nor implement a requirement for all housing to have zero emissions. It can however provide additional guidance on key environmental policies of the Melton Local plan, including EN8 (climate change) and EN9 (ensuring energy efficient and low carbon development) and we will consider the need for additional guidance on these policies within the SPD.
25	Parish or local councillor	Contents		Not sure what a 'legible space' is.	In planning 'legible space' refers to creating places that are easy to understand and move through. We will consider including a glossary to explain key terms and use plain English to ensure that the Design SPD is clear and easy to understand and use.

Design Supplementary Planning Document Scoping Consultation Responses

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MLP – Melton Local Plan

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25	Parish or local councillor	Design Codes and guidance		Passivhaus	Passivhaus is a voluntary building performance standard whose methodology may not be of interest to all developers, however Passivhaus design objectives are in line with MLP policy EN9 (ensuring energy efficient and low carbon development) and it may be useful to at least reference and encourage Passivhaus standards.
25	Parish or local councillor	Local Character, Context and Heritage	in areas without design guidance in a NP	Consult parish council and take views of local residents into account	We will ensure that we consult local residents and Parish Councils in the development of the Design SPD. We will consider how this can be done most effectively within available resources to ensure that local people's views can be taken into consideration.
26	Member of the public	Local Character, Context and Heritage		Protect conservation areas and preserve heritage. Development next to conservation areas should be of a scale and character that fits in	The scoping consultation proposed additional guidance on local character and heritage in the Design SPD. Heritage assets and conservation area protection are strong themes in the MLP's vision, objectives and policies including EN13 (heritage assets)
27	Sport England	Contents	Active Design	The SPD misses the opportunity to provide more information on the 10 principles of Active design	The Scoping consultation proposed including specific guidance on Active Design principals as set out in the MLP's main design policy D1.
27	Sport England	Contents	Health and Wellbeing	Be designed to increase the health and wellbeing of residents	The Scoping consultation proposed to include specific guidance in the Design SPD to promote health through good design and Active Design principles as set out in the MLP.
31	Architect, planning consultant or other planning professional	Contents	Amenity and space standards	The SPD must help people not only understand what good design looks like but provide accurate measurements on what is acceptable in terms of amenity and space standards. This will ensure all developers are aware of what is acceptable to the council.	One of the key purposes of the Design SPD is to provide additional guidance to provide certainty for developers, communities and decision makers. We will consider the inclusion of specific measurements where reasonable and useful to ensure that requirements are easy for developers, local communities and decision makers to understand and consistent.

Design Supplementary Planning Document Scoping Consultation Responses

Key: SPD – Supplementary Planning Document

MLP – Melton Local Plan

BFL12 – Building for Life 12

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31	Architect, planning consultant or other planning professional	Good Practice and Guidance	Good Practice	Any good principles from other councils you can find (possibly award winning) would help in informing what should be included in the SPD.	The Council will consider learning from the good practice including that highlighted by respondents to this scoping consultation. A consultant with Design expertise will also be appointed to assist the Council in developing the Design SPD.
31	Architect, planning consultant or other planning professional	Contents		I know this is a big list and there are resource issues in trying to meet all these criteria but it is essential if you want people to ensure all proposals have good design built in.	Design is a cross cutting theme that affects many aspects of development and is relevant to many of the policies of the MLP, as set out in the scoping consultation.
31	Architect, planning consultant or other planning professional	Design Codes and Guidance	Other Design codes and guidance	B4L12 this is quite old and would like to see more recent publications used. However Public Health guidance and Sport England is excellent in meeting the very real challenges of encouraging more activity in people.	The Design SPD provides guidance on the MLP policies that relate to design, which explicitly reference BFL12, however the MLP policy does recognise that B4L12 may be updated in the future. (BFL12 has been regularly reviewed and was last updated in 2018). BFL12 is considered to have strong foundations on basic principles of design. As stated it is the intention to also reference Active Design principles alongside BFL12.
31	Architect, planning consultant or other planning professional	Design Codes and Guidance	Other Design codes and guidance	It is as much about responding to local character as well	Local character is an important aspect of the Design SPD and the scoping consultation sought views on local character and how it should be addressed in the Design SPD.
31	Architect, planning consultant or other planning professional	Design Codes and Guidance	Parking	Increasing car ownership and issues in modern housing sites with people parking in informal ways that bring down the appearance of a development	Parking is a local issue already highlighted as an area that may benefit from additional guidance. We expect to include additional guidance on parking in the Design SPD and will also be undertaking consultation with Leicestershire County Council highways on highway and parking standards.

Design Supplementary Planning Document Scoping Consultation Responses

Key: SPD – Supplementary Planning Document

MLP – Melton Local Plan

BFL12 – Building for Life 12

NP – Neighbourhood Plan

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31	Architect, planning consultant or other planning professional	Structure	By use	Sensible to break down by use, there is likely to be repetition across some categories. Melton is very rural you may want to ensure you have got rural development covered (agricultural buildings/equine use). Guidance on Class Q development would also be useful (what is 'undesirable'/would be refused).	We will consider the need for specific guidance on agricultural and equine development. We expect the Design SPD to apply to all development types including class Q. We will consider including a specific reference to the design of class Q development and performance against guidance in the Design SPD make this clear.
31	Architect, planning consultant or other planning professional	Understanding Design Requirements	Checklists	A checklist would be very useful and has proven useful for the likes of B4L and BREEAM standards.	The Design SPD is expected to reference BFL12 in accordance with MLP policy D1 (design) and we consider the provision/promotion of a checklist in order to demonstrate consideration of design in development proposals
31	Architect, planning consultant or other planning professional	Understanding Design Requirements	Drawings	Drawings are fine if clear and show what we are trying to demonstrate well.	We will look to incorporate drawings where they are considered clear and effective means to demonstrate design standards.
31	Architect, planning consultant or other planning professional	Understanding Design Requirements	Glossary	Need to explain what 'legibility' or 'permeability' are, a glossary is vital.	It is clear from responses to the scoping consultation that a glossary would be useful to include in the Design SPD.
31	Architect, planning consultant or other planning professional	Understanding Design Requirements	Design Reviews	Need to advocate the use of Design Review as in the local plan policy, could include the details of OPUN to encourage initial discussions.	The MLP encourages the use of design reviews for all major developments. We will consider the need for additional guidance on the use of design reviews and how applicants can demonstrate that design has been taken into consideration. The Design SPD is not expected to promote any specific companies to undertake design reviews.

Design Supplementary Planning Document Scoping Consultation Responses

Key: SPD – Supplementary Planning Document

MLP – Melton Local Plan

BFL12 – Building for Life 12

NP – Neighbourhood Plan

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31	Architect, planning consultant or other planning professional	Local Character, Context and Heritage	Approach to guidance on local character and context	All proposals need to take into account local area characteristics, what makes that area special and how/what makes the scheme respond to this. We need to achieve above 'this application is acceptable because of x,y and z'.	The Design SPD will need to provide guidance on how to demonstrate consideration of local character.
31	Architect, planning consultant or other planning professional	Local Character, Context and Heritage	Important local design and heritage characteristics	Location (aware of its surroundings), form and function (making sure it performs well for function), sufficient parking, a high level of amenity space, amenity distances etc. and heritage (sensitive to surroundings and the building itself if it is of importance).	We will consider the need for additional guidance on location, form, function, parking, amenity space and separation distances in the Design SPD.
31	Architect, planning consultant or other planning professional	Local Character, Context and Heritage	In areas without design guidance in a NP	Ensure that the application itself through statements and the plans show a development that has fully considered local character.	We will need to include information in the Design SPD to assist applicants to demonstrate consideration of local character and help them to understand where to find information about it, including NPs where adopted.
32	Member of the public	Contents	Apply to all development	Design SPD should apply to all development not just pockets around Melton, should not set a two tier system for design quality.	The Design SPD is expected to apply to all development in all areas of the Melton Borough.
32	Member of the public	Objectives	Interrogation of Development	<i>Be physically, functionally and economically integrated into its existing environment in a positive and inclusive manner</i> is too woolly and open to interpretation.	We will review the Design SPD wording to remove ambiguous wording as much as possible, however high level objectives are by definition broad statements. The Design SPD shall set out more detail and specific guidance, which should address these concerns and provide clear guidance and clarity.

Design Supplementary Planning Document Scoping Consultation Responses

Key: SPD – Supplementary Planning Document

MLP – Melton Local Plan

BFL12 – Building for Life 12

NP – Neighbourhood Plan

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32	Member of the public	Objectives	Traffic Congestion	I am unclear whether congestion from increased traffic as a result of development is covered under any of these existing objectives.	The Design SPD will provide additional guidance on the design related policies of the MLP, such as guidance on parking standards and highway design; however the impact of a development on the road network is a matter that would not specifically be addressed through the Design SPD. It would be addressed through highways impact reports and via consultation with the local Highways Authority for specific development proposals.
32	Member of the public	Objectives	Ensuring Energy Efficient and Low Carbon Development	Unclear which of the objectives would address the need to build better insulated houses that do not overheat in summer and freeze in winter.	The scoping consultation proposed to ' <i>reduce the impact of development on the natural environment and enhance biodiversity</i> ' and provide additional guidance on key environmental policies of the MLP, including EN8 (climate change) and EN9 (ensuring energy efficient and low carbon development). We will consider the need for additional guidance on MLP policies EN8 and EN9 in the Design SPD to address the comments made.
32	Member of the public	Objectives	Parking	I am unclear which of these objectives would address the requirement to ensure parking off road in already congested areas.	Parking was one of the specific matters highlighted by the Council where additional guidance may be required and we will consider the need for additional guidance on parking to address the comments made.
32	Member of the public	Design codes and guidance	Health and older population	Whilst guidance would be helpful, it depends on how the Council interpret this.	The aim of the SPD is to provide greater clarity and certainty for applicants, local communities and decision makers around design standards, to make decision making more consistent and transparent. We will also look at how training can be provided to ensure that any Design guidance is interpreted consistently and to a high standard.

Design Supplementary Planning Document Scoping Consultation Responses

Key: SPD – Supplementary Planning Document

MLP – Melton Local Plan

BFL12 – Building for Life 12

NP – Neighbourhood Plan

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32	Member of the public	Design codes and guidance	Health	More attention should be given to NHS healthy buildings guidance	NHS healthy buildings guidance only provides guidance on the development of health care buildings. Promoting health through good design was one of the specific matters highlighted by the Council where additional guidance may be required in the Design SPD. We will consider the need for additional guidance on healthy buildings and neighbourhoods in the Design SPD including guidance on Active Design guidance developed by Sport England and Public Health England.
32	Member of the public	Design codes and guidance	Older People	guidance on building to accommodate older populations	The MLP recognised the aging population as a key strategic issue, it encourages more accessible housing and the development of more accessible housing, smaller 'downsizing' homes and bungalows as well as specialist housing options such as extra care housing (MLP policy C2; housing mix). We will consider the need for additional guidance on designing housing for older populations in the Design SPD.
32	Member of the public	Structure	By development type	Why is the scale of building relevant? Is the implication that Infill Housing would not need to meet design requirements?	A large scale residential development is likely to have different considerations and requirements in terms of providing, for example, public open spaces, affordable housing and the creation of new streets than smaller infill housing or extension development. This is why the structure for different type of housing was proposed, so the most relevant information was clearly provided for each type of development

Design Supplementary Planning Document Scoping Consultation Responses

Key: SPD – Supplementary Planning Document

MLP – Melton Local Plan

BFL12 – Building for Life 12

NP – Neighbourhood Plan

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32	Member of the public	Understanding Design Requirements		Unsure what guidance on demonstrating design development/design reviews means.	We will look at the need to ensure that language in the Design SPD is clear and easily understood, we provide a glossary to explain key terms used. A design review is an independent expert review of a development proposal to look how it has been designed how it conforms with local policy requirements. This is normally undertaken for larger scale developments. Guidance on 'demonstrating design development' refers to providing information or tools to help applicants to show that they have considered design in their planning applications and how their design has evolved, for example, due to local context, feedback from the local community or to better meet policy requirements.
32	Member of the public	Understanding Design Requirements		There is a risk that drawings to illustrate design concepts could result in producing homogeneous housing if it is slavishly followed.	Noted and we will need to consider the potential for this unintended consequence as part of the development of the design SPD.
32	Member of the public	Local Character, Context and Heritage		Neighbourhood Plans (where they exist) provide specific guidance on different character areas. These need to be specifically referenced to remain valid.	Noted and agreed. The MLP encourages NPs to highlight local character and design requirements. We will need to consider how the Design SPD relates to NPs and how they can work effectively together.
32	Member of the public	Local Character, Context and Heritage	In areas without design guidance in a NP	Independent SPD?	Village Design Statements could be developed by rural communities without a NP. We will need to consider carefully how the Design SPD can be a tool to improve the standard of design in areas without a NP as well as work effectively in areas where there is one.
35	Member of the public	Local Character, Context and Heritage	Important local design and heritage characteristics	Neighbourhood Plan	NPs are important sources of local information on design which has been developed by local communities.

Design Supplementary Planning Document Scoping Consultation Responses

Key: SPD – Supplementary Planning Document

MLP – Melton Local Plan

BFL12 – Building for Life 12

NP – Neighbourhood Plan

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35	Member of the public	Local Character, Context and Heritage	In areas without design guidance in a NP	Require that development reflects the local character	We will need to consider how we can define and set out local character in areas where there is no NP.
36	Clawson Hose & Harby Parish Council	Contents	Neighbourhood Plans	Ensure it gives explicit support to Neighbourhood Plans. Applies especially where a made NPs have Development Site-specific Design Codes produced through the NP process. These policies are part of the Development Plan so are the starting point for determining planning applications, not an afterthought.	NPs are important sources of local information on design which has been developed by local communities. We will need to consider carefully how the Design SPD can be a tool to improve the standard of design in areas without a NP as well as work effectively in areas where there is one.
37	Member of the public	Contents	poor design standard currently being achieved	Poor design example; Bellway development in Frisby-on-the-Wreake. Raises general concerns that what is currently being developed in Melton does not seem to be required to meet high quality design standards.	The MLP was adopted in October 2018 and it contains policies to raise the standard of design. Developments that achieved planning approval prior to adoption may not have been subject to these requirements. Once adopted we expect the Design SPD will help developers, decision makers and local communities to improve understanding of requirements and ensure proposals demonstrate design considerations. We will consider reviewing the design of recently completed development to both help develop and monitor the effectiveness of the Design SPD and to see what lessons can be learnt from recent developments such as the example given. We will request those who prepare the draft SPD to visit the development referenced.

Design Supplementary Planning Document Scoping Consultation Responses

Key: SPD – Supplementary Planning Document

MLP – Melton Local Plan

BFL12 – Building for Life 12

NP – Neighbourhood Plan

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37	Member of the public	Contents	Sustainable transport	Providing and promoting green, eco friendly transport alternatives such as cycling lanes, cycle parking at the station, park and ride etc. Looking at how other towns manage car congestion, possibly in the Netherlands or Belgium.	The promotion of sustainable transport (walking, cycling and public transport) is an integral part of the MLP as well as design codes relevant to the Design SPD such as Active Design and BFL12. The Design SPD is therefore expected to provide additional guidance to ensure that new development is well connected and offers safe and convenient routes for walking, cycling and public transport. Wider strategic infrastructure improvements are set out in the MLP but may be beyond the scope of the Design SPD.
37	Member of the public	Local Character, Context and Heritage		You can find them by looking around the area close to where new building might take place to identify all the best characteristics of the present buildings so that houses are not built that do not blend in with the environment.	We feel that there is merit in setting out some of these characteristics and some character areas, to provide greater clarity and certainty that they will be taken into consideration and to help decision makers demonstrate when a development does not meet the required standards.
37	Member of the public	Local Character, Context and Heritage	In areas without design guidance in a NP	There must be a heritage planner that can identify local characteristics for the Melton area and villages.	We are currently reviewing our planning service, including the need for a conservation/heritage planner post.
37	Member of the public	Local Character, Context and Heritage		Houses should not be built that do not blend with the characteristics of the built environment.	We plan to include additional guidance in the Design SPD to set out how consider local character, landscape, heritage and context.

Design Supplementary Planning Document Scoping Consultation Responses

Key: SPD – Supplementary Planning Document

MLP – Melton Local Plan

BFL12 – Building for Life 12

NP – Neighbourhood Plan

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37	Member of the public	Whole document	Timescale for SPD	There are housing developments that have been permitted recently that do not meet any of the criteria being discussed in this consultation. How and when will a Design Statement be ready to be put into action and how will it be regulated, because at the moment the developers are self regulating.	We expect all planning proposals that have been submitted since the adoption of MLP to meet the design and the other requirements it sets out. The Design SPD will set out additional guidance to make these requirements clearer for applicants, the local community, elected members and planning officers to understand and demonstrated in planning proposals. We have to get it right and allow for community input and further consultation; we therefore expect a draft Design SPD to be ready for public consultation in Early 2020 and a finalised SPD approved by members and ready for adoption in late spring 2020.
38	Neighbourhood plan co-author	Contents	Parking Standards	Need to take into account of incremental traffic and parking impacts of every development and growth of car ownership (accelerated by demise of rural bus services). The cumulative impact should be a decision factor.	We highlighted parking as a specific issue to address in the Design SPD; we will consider your comments in developing this guidance, particularly for rural communities. Any additional guidance would need to be developed alongside discussions with the local highways authority.
38	Neighbourhood plan co-author	Local Character, Context and Heritage	Generic Development	Developments around Melton look no different to those we see in other places across the UK. Featureless urban developments have no place in a rural environment. Local design guides are required to ensure developers build homes that are sympathetic to their existing surroundings. It's disheartening to have worked so hard on design guidelines (NP) to then see them ignored	Agreed and highlighted in the Scoping report, a key outcome of the Design SPD is for development to have regard to local character and design to reflect its surroundings and move away from generic housing development. The Design SPD will help to provide clearer and consistent guidance to developers, local communities and decision makers to help understand local design requirements and make decision to support or refuse development on Design Grounds. We will look at how the Design SPD can support NP guidance on design.
38	Neighbourhood plan co-author	Understanding Design Requirements	User friendly	A good search engine for web access. Illustrations and diagrams, worked examples.	We will consider your comments when looking at how to structure and make the Design SPD user friendly and simple to use.

Design Supplementary Planning Document Scoping Consultation Responses

Key: SPD – Supplementary Planning Document

MLP – Melton Local Plan

BFL12 – Building for Life 12

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38	Neighbourhood plan co-author	Local Character, Context and Heritage	Guidance	Encourage neighbourhood plans to include housing design guidance. Support parishes in this regard with best practice examples.	The MLP already encourages NPs include local design guidance. We will consider the need for additional guidance in the Design SPD to expand upon this to further encourage and support NPs to include guidance on design.
38	Neighbourhood plan co-author	Local Character, Context and Heritage	Design and heritage	Please see Frisby Neighbourhood plan appendix.	We are grateful for the highlighted guidance on Design. NPs are important sources of local information on design which has been developed by local communities.
38	Neighbourhood plan co-author	Local Character, Context and Heritage	In areas without design guidance in a NP	Generic 'Poundbury' type guidance	A key aim of the Design SPD is to reflect local character and improve design standards, therefore we are minded not to provide generic type guidance for any area in the Design SPD.