

# Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan

## Appendix B: Consultation Statement Part 1

### Introduction

This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)1 that defines a “consultation statement” as a document that:

- a) Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan.
- b) Explains how they were consulted.
- c) Summarises the main issues and concerns raised by the persons consulted.
- d) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

The Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan has been prepared in response to The Localism Act 2011, which gives parish councils, and other relevant bodies, powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and Neighbourhood Plans form part of this framework. In December 2013, Waltham on the Wolds and Thorpe Arnold Parish Council formally authorised the preparation of a Neighbourhood Plan. Melton Borough Council approved the Neighbourhood Plan area designation on 26 February 2014, following a six-week public consultation period during which no representations were made. The Plan area is illustrated in Figure 1.

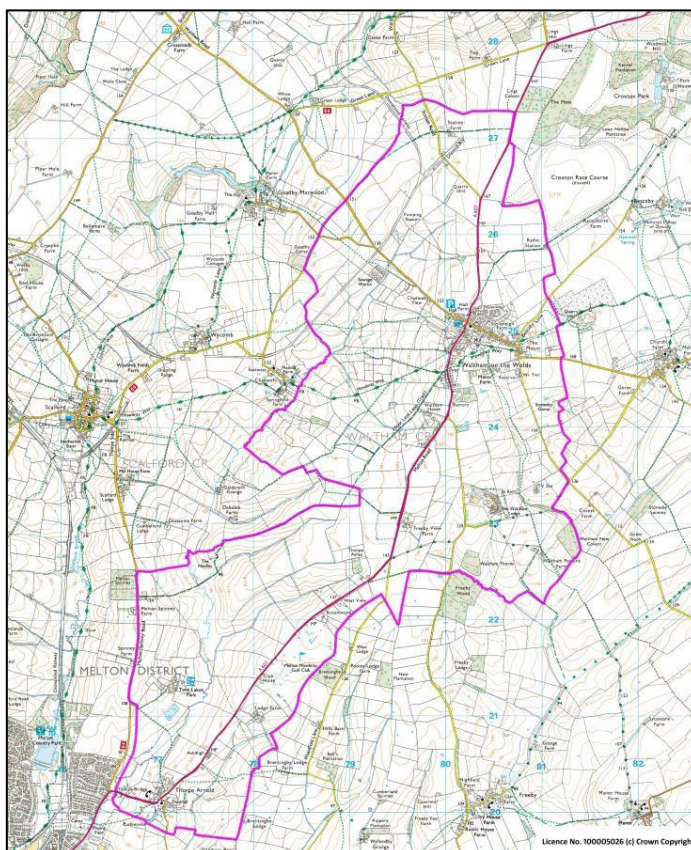


Figure 1: Parish Boundary and Neighbourhood Plan Area

The Neighbourhood Plan Group (NPG, initially titled Neighbourhood Planning Steering Group) was finally formed in September 2015 to take the process forward. Its mandate was to define and drive the process, consult with local stakeholders and community and to deliver the Plan. The NPG met during the evening on the following dates:

2015: 9 September, 29 September, 29 October, 10 December.

2016: 21 January, 25 February, 17 March, 13 April, 4 May, 25 May, 27 June, 11 July, 22 November.  
2017: 10 January, 8 February, 6 June.

The following YourLocale, a consultancy with expertise in this area, was appointed in June 2016 to support the Group in its task. Two sub-groups were formed in mid-2016 to deal with Housing and the Natural Environment. People from the NPG were engaged to pull together and prioritise ideas emerging from the first consultation and to develop draft policies. The Housing Group met on 8 August and 28 September 2016. The Environment Group met on 8 September, 11 October and 31 October 2016.

The Parish Council approved the Pre-submission Neighbourhood Plan at an extraordinary meeting on 5 April 2017, subject to Regulation 14 consultation as a final phase. The Submission version of the Plan was approved by the before submission to Melton Borough Council

This Appendix B: Consultation Statement Part 1 describes the public consultations and other interventions undertaken as an integral part of the process of creating the Neighbourhood Plan.

Appendix C: Consultation Statement Part 2 is a continuation and describes the process and results of the Regulation 14 consultation. The various interventions are listed below in date order followed by detailed transcription of the four consultation sessions. Note that, although informal meetings were held with housing developers, they are not reported in this statement because no site selection is included in this Neighbourhood Plan.

Intervention	Date	Purpose
Leaflet drop to all dwellings.	Jan 2016	Communicate in general about the Neighbourhood Plan and allow parishioners to sign up for updates.
Letter drop with local businesses.	Nov 2015 to Jan 2016	Communicate in general about the Neighbourhood Plan and seek information on numbers employed and travel to work (all included in the Appendix A: Parish Profile).
Initial public consultation open sessions.	19 & 20 April 2016	To learn the issues and options of parishioners.
Waltham Church of England Primary School consultation.	July 2016	To learn the issues and options of primary school children.
Second public open consultation sessions.	15 & 16 Nov 2016	To share emerging policies and seek further input in the development of other policies.
Regulation 14 consultation with statutory stakeholders, parishioners and other interested parties.	12 April to 23 May 2017	To carry out the required six-week consultation, respond to the comments and amend the Neighbourhood Plan as necessary.

# Initial Public Consultation, April 2016

## 1. Methodology

Neighbourhood Planning drop-in consultation sessions were held in Thorpe Arnold and Waltham on the Wolds on 19 and 20 April 2016 respectively. In advance of these events, leaflet notifications were delivered to every home and email and Facebook notifications issued. Both sessions ran from 2pm to 8pm with manning provided by a rota of available Neighbourhood Planning Group members. 110 parishioners gave their time to learn about possible future developments in the Parish and contributed their thoughts and ideas. 25 people attended at Thorpe Arnold and 85 came to the Waltham session.

In the following five categories, people were asked what they liked, what they disliked and what they would like to see in the future:

- Housing and Development.
- Environment and Green Space.
- Heritage and Conservation.
- Amenities and Services.
- Anything else!

All the responses were recorded at the sessions using Post-It™ notes. We collected no less than 784 individual comments that the Neighbourhood Planning Group has subsequently analysed to identify the key issues and opinions. When analysing the responses, it was apparent that a more meaningful categorisation could be achieved. The following modified headings were therefore used to group the individual responses:

- Housing and Development.
- Amenities and Services.
- Village Character.
- Housing Design.
- Environment and green space.
- Type of housing.
- Miscellaneous.

The data collected indicate a very clear picture of the main issues, priorities and ideas for the future. The priorities have been assessed based on the number of comments in that category. Interestingly, the priorities for Thorpe Arnold were significantly different from those received at Waltham, so the results for the two villages have been kept separate. This report presents a summary of the responses for each village that will be used as a basis for developing the first draft of the Neighbourhood Plan. Full lists of the individual responses (anonymous, of course) for each settlement are available in separate “pdf” files.

## 2. Summary of responses at Thorpe Arnold, 19 April 2016

Note: the categories are listed in order of the number of responses received.

## 2.1 Roads and traffic

This category prompted the most responses (67 comments from 25 participants), and reflects the serious concern that villagers have in this area. The vast majority of responses were concerned with the impact of traffic on safety and access. There was no 'likes' in this category. Most 'dislikes' and suggestions for the future were concerned with main three issues: a) danger created by the crossroads onto the A607, combined with traffic speed and poor visibility; b) parking on Lag Lane causing obstruction; c) safety issues on Lag Lane due to traffic volume and the narrowness of the road. Typical responses were:

Don't like:

- Volume of traffic using Lag Lane as a "rat run"; very dangerous for joggers, walkers, etc. It must be stopped.
- Speed and volume of traffic on the A607.
- Poor visibility pulling out of the village onto the A607.
- Many people park on Lag Lane making access difficult for residents.

Like to see:

- The mirrors on corner of A607 (both sides) needed by residents from the farms and Lag Lane to access busy road.
- Bypass connecting A607 to Leicester Road bypassing Thorpe Arnold (and when traffic is diverted it should be away not through the village).
- 20mph speed limit on Lag Lane through the Village, 30mph for the rest of it.
- Put the gates back on Lag Lane.

## 2.2 Housing development

This category prompted 28 separate responses, the majority of which expressed a desire for only very limited housing development. Not surprisingly, it is less of a concern than it is at Waltham where significant housing development has already been approved. Nevertheless, it prompted the second-highest number of comments. Typical responses were:

Like:

- Maintain areas of separation.
- Limited infill and extensions providing in keeping with village style and heritage.
- Protection from development for the village.

Don't like:

- High-density housing developments.
- Too much additional housing planned.
- Housing estate-style development, which is not in keeping with the village.
- Too high % increase of properties in village.

Like to see:

- No more building in Thorpe Arnold.
- Slight, controlled expansion.
- Preservation of its historical buildings.
- Small developments within rural surroundings.
- A conservation area that cannot be altered or ignored.

## 2.3 Village Character

There were 20 individual responses in this category so it is also an important issue for villagers. Respondents all valued the current rural nature of the village and the sense of community. Typical responses were:

Like:

- Quiet, picturesque surroundings.
- Heritage of an old village.
- It's perfect as it is!

Don't like:

- More people and social opportunities needed.
- More promotion of the heritage aspects of Thorpe Arnold.

Like to see:

- Keep the village a village.
- Change classification from rural supporter to rural settlement.

## 2.4 Environment and Green Space

13 responses were received in this category, reflecting the importance that villagers attach to the green spaces, particularly those surrounding the village. There is less concern than at Waltham that housing development will damage this aspect. Typical responses were:

Like:

- Really love all the nature trails and access to open spaces, natural countryside and beautiful views.
- Rural nature of Thorpe Arnold; access to countryside via Lag Lane and public footpaths.
- Great area for nature.
- Protected Church yard extension protected from development.

Don't like:

- Danger to biodiversity and geodiversity if more houses are built.

Like to see:

- Sports field/dog walking down Lag Lane (sheep field). How everyone is surprised to see it's not in the Parish – is this correct? Parish to obtain funds to buy.

## 2.5 Amenities and Services

Surprisingly, this category received only 7 responses, all about suggestions for the future. This suggests that it is a low priority for villagers perhaps used to relying on the nearby town for amenities. Typical responses were:

Like to see:

- Better public transport.
- More facilities for sport.
- Improved broadband.

## 2.6 Type of Housing and Housing Design

There were 2 responses in both of these categories, again suggesting this is a low priority for residents in Thorpe Arnold. There was only one response in each category (each agreed by two people):

Like:

- Mixed style of houses.
- Build houses that fit the style and heritage of the village.

## 3. Summary of results for the Waltham session, 20 April

Note: the categories are listed in order of the number of responses received.

### 3.1 Amenities and Services

This category received the most responses with 169 comments, suggesting that it is the most important issue for villagers. There was a consistent appreciation of the current mix and quality of existing services. However, specific services and amenities were seen as needing attention, especially to deal with future housing development. The main areas were foul water drainage, lack of gas supply, broadband speed (very recently addressed), bus services and school capacity. A whole range of issues was identified for future improvement. Typical responses were:

Like:

- Village hall offering meeting place, amenities and activities.
- Post office and shop.
- Services and amenities very good.

Don't like:

- Our village sewers already stink! Stand on the crossroads on a warm day. How many more houses can we take?
- Low water pressure.
- The present school will not cope with large new intake of children.
- The infrastructure will not maintain the amount of development being proposed.

Like to see:

- Any housing developments to be matched by increase in services, roads, water, sewerage, and parking.
- Mains gas supply.
- Improvement to school buildings should there be an increase in pupil numbers.
- Sports hall at school, dangerousness walking to village hall along main road.
- Facilities for youth – nothing at present.

### 3.2 Roads and Traffic

This category prompted 126 responses, the majority of which were concerned with the negative impacts of traffic on safety, congestion and pollution. There were many proposals for improvement, plus concerns that development will make problems worse. This was the second highest number of responses of any of the categories and reflects the serious concerns of villagers. Typical responses were:

Like:

- Housing off Main Road A607.



Don't like:

- Volume of traffic on the High Street.
- Amount of traffic especially High Street along with parking etc. "It is like a slalom going up and down, pulling in and out of parked cars".
- Lorries ignoring the weight limit on Goadby Road.
- Speed and volume of traffic on the A607.

Like to see:

- Better traffic management and calming.
- All development to be off the main A607 to ease pressure on busy High Street.
- Better signage and enforcement of the weight restriction on Goadby Road.
- Safe crossing for school and pre-school.

### 3.3 Housing and Development

This category prompted 109 separate responses, the majority of which expressed dislike at the extent of potential housing development. Not surprisingly, it is a significant area of concern.

Typical responses were:

Like:

- Some new housing to ensure future of village.
- Village to grow in proportion to its size.

Don't like:

- High-density housing developments.
- Too much additional housing planned.
- Housing estate-style development, which is not in keeping with the village.
- Too high % increase of properties in village.

Like to see:

- Responsible, considerate development to meet needs of area and population growth.
- Smaller number of houses to keep character of village.
- Proper consideration and modelling of impact on flooding and traffic.
- Less building, not more – refusal of planning permission beyond current grants.

### 3.4 Environment and Green Space

89 responses were received in this category, reflecting the importance that villagers attach to the green spaces, both in the village (allotments, playing fields, etc.) and the surrounding farmland.

There is concern that housing development will damage this aspect of the village. Typical responses were:

Like:

- The current open spaces.
- Looking out on green fields. Keep playing fields and allotments.
- Green space – agriculture and leisure in and around village.
- Access to countryside around the village within minutes (walking).

Don't like:

- Building on agricultural land.
- Loss of the village envelope protection and the conservation area rules.
- Keep as much green space as possible – that's what a country villages are.
- All the green spaces matter to the village!

Like to see:

- More communal outdoor areas to be shared. “Pride in our village”.
- Sympathetic development and maintenance of green space and countryside.
- More communal spaces e.g. allotments, green spaces, seating, dog “poop” stations.
- Environment considered in building plans.

### 3.5 Housing design

There were 65 responses in this category, the vast majority wanting design that is in keeping with the conservation character of the village. In particular, the use of stone materials was advocated although a very small minority were in favour of ‘challenging, exciting architecture’ and ‘modern eco houses’. Typical responses were:

Like:

- All building must kept in character and style of the village.
- The stone buildings & general look of the village.
- The current mixture of old and new that are sympathetically built.

Don’t like:

- Modern style housing that doesn’t suit the village.

Like to see:

- All housing to reflect the character, charm and history of the village.
- No mock stone houses or buildings not done with local stone at least to the fronts of houses.

### 3.6 Village character

There were 65 individual responses in this category so it is evidently an issue for villagers. Respondents all valued the current rural character and feel of the village and expressed concern that this would be lost if it became much bigger. Typical responses were:

Like:

- It’s too good now don’t spoil it for the future.
- Like the way the village has evolved slowly and sympathetically until now.
- Desire to keep a village feel and village community.

Don’t like:

- Will Waltham still be a village?! Proposed houses far too many.
- Turning lovely village into urban landscape.

Like to see:

- Waltham not to become too much bigger.
- Keep village/community feel.

### 3.7 Type of houses

This category received the least number of responses (14). A consistent theme was the need to provide a good mix of housing including affordable homes and bungalows. A sample of the responses is shown below:

Like to see:

- Affordable housing for families of this Parish.
- Better mix of housing, more bungalows with space.
- Downsize properties for retired people.





## Primary School Consultation Responses, July 2016



Consultation Work by Owl Ministers

At Waltham-on-the-Wolds Primary School



Class: Holly.

What we like about Waltham-on-the-Wolds:

The School.

It's not busy.

The church is getting refurbished

There's a scout hut.

The Park.

The Village hall.

Lots of people

Beautiful views

Lots of friends.

What we don't like about Waltham-on-the-Wolds:

Lack of rubbish bins.

Cars go too fast.

Lack of footpaths for children to walk on.

What we would like to see in the future:

More rubbish bins

better pathways.

Bigger village hall.

More traffic lights

More horses / bridleways

bigger school

more shops.



Consultation Work by Owl Ministers  
At Waltham-on-the-Wolds Primary School



Class: Dak.

What we like about Waltham-on-the-Wolds:

Location. Peaceful  
Sriendly neighbours  
local church.

What we don't like about Waltham-on-the-Wolds:

Traffic goes very fast.

What we would like to see in the future:

Skate Park. / trampoline / more activities in park  
Shops.  
More sport.



Consultation Work by Owl Ministers  
At Waltham-on-the-Wolds Primary School



Class: Sycamore

What we like about Waltham-on-the-Wolds:

Village.  
Caring friendly community  
Shop.  
Cul-de-sac where we play  
Village hall. Which we can walk to  
Scout group  
School. with lots of after school activities.

Very clean. no rubbish on roads,  
lots of open spaces.

What we don't like about Waltham-on-the-Wolds:

Cars drive fast through village.  
School needs a hall for lunch / P.E.  
More clubs like Scouts for children to join.

What we would like to see in the future:

More off road parking so cars don't block roads.  
Zebra crossing outside school & shop.  
Speed limit signs / cameras  
Directional signs to show where shop / village hall is etc.  
More clubs / activities for children / teenagers

## Summary

In July 2016, Waltham Primary School pupils were asked the same questions as posed at the general consultation sessions in April that year. The response sheets, one for each class, give a clear picture of the things they like, don't like and aspects they would like to see in the future. In many ways, they like the same aspects of the village that their elders do: the peaceful environment, caring friendly community, open spaces and beautiful views. They like the school and other village amenities but would appreciate major improvements to the school buildings and more activities for children. Traffic speeds and crossing the road are big concerns and a zebra crossing and speed cameras are amongst the suggested improvements.

## Second Public Consultation

### Introduction

The Neighbourhood Planning Group organised two drop-in events on Neighbourhood Planning on 16 and 17 November 2016. YourLocale Ltd. consultancy was commissioned to prepare the presentation boards and support the Group at the events. The sessions took place between 4pm and 8pm at the Village Halls in Thorpe Arnold (16 November) and Waltham on the Wolds (17 November).

The aim of the events was to share the emerging policies – particularly in relation to housing allocations and environmental designations – and to seek further input in the development of other policies. The drop-in event was promoted in a variety of ways:

- Leaflet drop to all households in the Parish.
- Posters displayed on the Parish noticeboard.
- Members of the Parish Council spoke to villagers to inform them of the event.
- Via the website and Facebook page of the Parish Council.

35 people attended the event at Thorpe Arnold and 78 at Waltham on the Wolds making a total of 108 people across the Parish over the two days.

### Format of Event

Members of the Neighbourhood Planning Group welcomed attendees on arrival and asked them to complete a contact sheet to record attendance. The arrangements for the open event were explained. The first displays introduced Neighbourhood Planning and described the process that is being followed by the Parish Council. Copies of explanatory booklets and finalised Neighbourhood Plans were available for people to read as they walked around the displays.

### Consultation on key issues

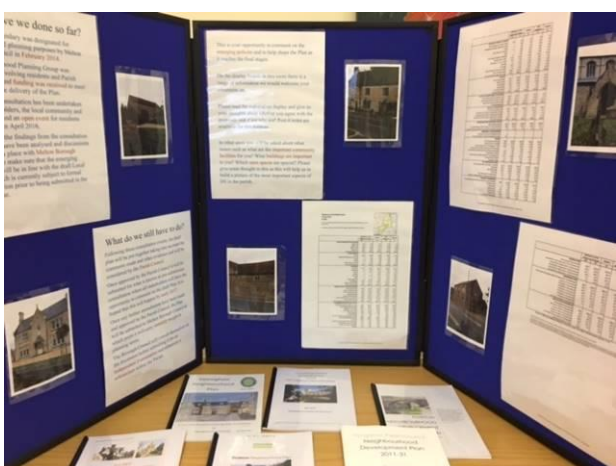
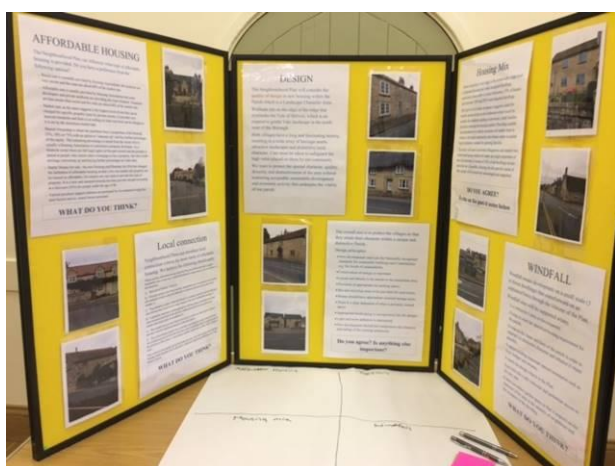
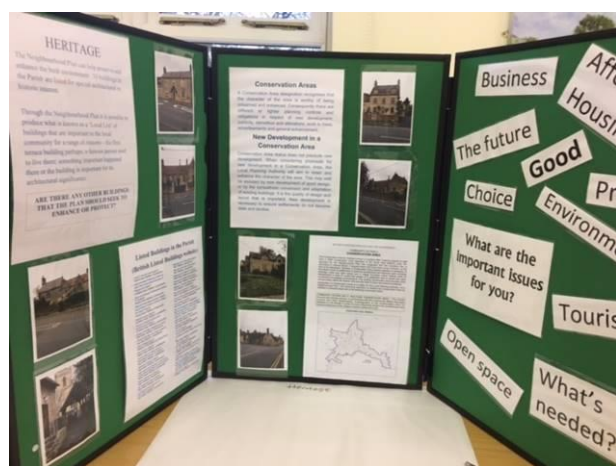
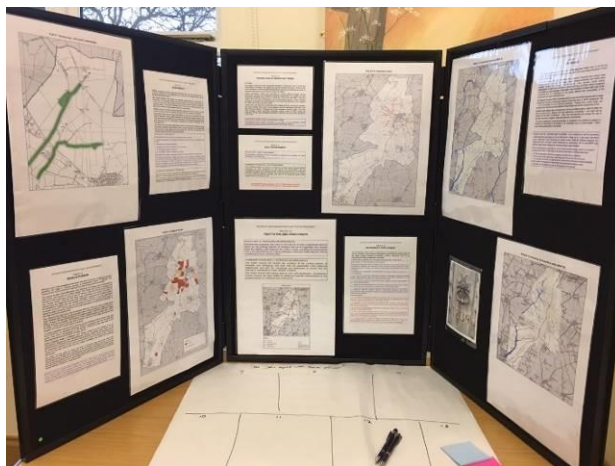
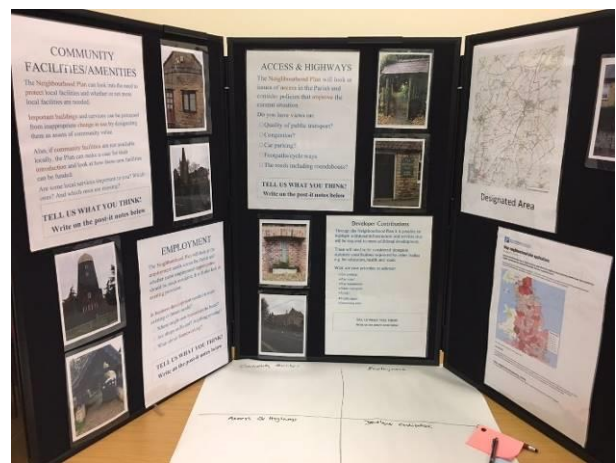
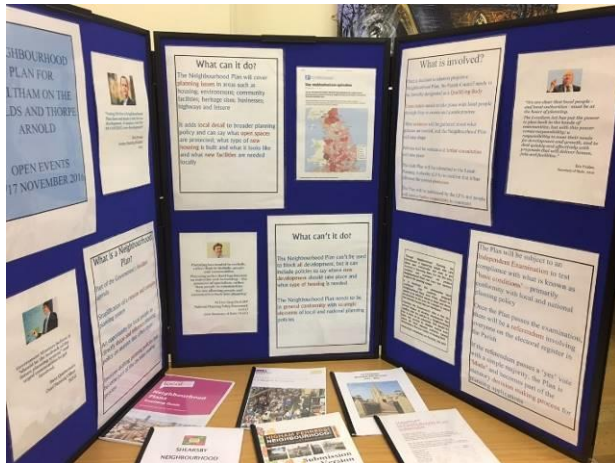
A series of display boards were located around the room that explained the Neighbourhood Planning Group's proposals. These focused on the main topics to be covered by the Plan:

- Housing – housing mix, location and design.
- Environment – existing designations and Local Green Space criteria.
- Employment, Transport and Community Facilities.

Respondents recorded their many comments and ideas on Post-It™ notes. This purpose of this report is to record all of the proposals and parishioners' responses and to draw conclusions relating to each topic.



# Display Boards



## Section 1: Housing

### Housing Development

*The Parish is required to contribute to the supply of new housing across the Borough irrespective of whether it prepares a Neighbourhood Plan.*

*The Neighbourhood Plan can produce policies on the type; size and location of any new housing in the Parish – executive houses, family houses or starter homes. It can specify expensive homes or affordable homes, specialist housing for older people or people with support needs. Self-Build or Community Led housing can be promoted through the Neighbourhood Plan. It can also influence housing design.*

*It cannot affect the number of new homes which is determined by Melton Borough Council.*

*In the draft Local Plan, Waltham is classified as a 'Service Centre' along with 11 other settlements. This is at the top of the Borough's settlement hierarchy. Waltham is required to take a minimum of 122 new dwellings to meet the demand for housing in the Borough up to 2036.*

*Thorpe Arnold is classed as a 'Rural Hub' which is the next tier down and is required to take a minimum of 20 units over the same period.*

*Exceeding the minimum requirement provides a cushion in case housing need increases over the 20-year period, or there is a failure to deliver existing commitments.*

*The Neighbourhood Plan provides an opportunity to influence where new housing can be provided. The locations on the adjoining displays show the preferred sites to meet the required housing target.*

*Which sites are preferred as an allocation?*



#### Responses at Waltham

- I would prefer to see site 3 reduced in size to provide the extra, rather than start new sites 4, 6 and 7 which will be out of village and extend it and make way for further stretch.
- Site 4 is too large. Site 6 is acceptable as is site 3
- Comments - area 4, this is not land off Melton Road as stated. Major concern on added traffic on high street - 220+ cars. Insufficient screening along P.R.O.W. Major impact on centre of village. Area 6 much more suitable - access main road.

- Would prefer no additional housing but if not possible 20 or so dwellings on site 6 to meet the proposed allocation with existing planning.
- Make access to 7 to back onto Mere Road.
- Prefer site 6 and site 3. Sites 7 and 4 would mean more traffic up the High Street which would ruin centre of village.
- 6 - because it is closest to the main road which minimises impact on the High Street.
- Site 3 with access to Melton Road is my preferred option.
- The main sewer needs fixing before any new houses are built.
- Don't agree we should include sites 6 and 7. An extra 20 homes on site 2/3 will fulfil the allocation of 91.
- Site 6 is best and logical solution
- Site 6 - direct access in/out of village. 2 + 3
- Any further development requiring access to the High Street would be seriously detrimental. High Street is an accident waiting to happen.
- Site 6 preferred. Straight onto main road keeping High Street safer.
- Should not have more than the 91 houses. The remaining to be allocated in the next 20 years.
- Site 6 best option - gives direct access to A607 - no traffic on High Street is vitally important.
- Site 6 preferred as access better not affecting High Street
- For our allocated houses we don't need.
- Generally, new sites should access main roads, not internal village streets (High Street, Bescaby Lane)
- For our allocated 91 homes, we don't need sites 6 or 7!
- Strongly object to site 5
- Site 6 x2 - strongly object to 7 and 4
- Site 6 preferred x2
- Site 6 preferable because it would not affect high street. However, more building does not help with sewage and traffic problems.
- Site 6 due to traffic and poor access on site 7 and increased traffic on the High Street.
- What about sewage and traffic, it's bad enough now.
- Site 3 would be better to increase as better access could be given on Melton Road and avoid High Street. Better roads and sewerage.

- Sites 6 and 7 would be my preference as an allocation. But 7 would require an access road, not High Street!
- Site 6 would be preferable; access not on High Street would be more beneficial.
- Prefer site 6 x2
- Site 6 preferred x2
- Site 6 as this would avoid extra High Street traffic.
- Sites should be accessed within main road (A607) where possible.
- I strongly object to the application to build 40-45 houses off Bescaby Lane, behind High Street. The loss of a quiet lane and green open space to walk and enjoy is a huge worry. This surely is detrimental to the character of the village
- Site 4 too big!
- Site 6 preferred - better access - no through the High Street.
- Site 6 is most sensible due to access as High Street traffic and parking is already bad.
- Totally object to proposal to build off Bescaby Lane. Entirely wrong to churn up green fields, have all the additional traffic which would follow - huge issues re: additional traffic/noise pollution/congestion.
- 6 preferred. But only if a road is put there to the A607 to reduce congestion on the High Street.
- Areas 6, 2 and 3 acceptable, areas 4 and 1 are not. Area 7 okay if must be.
- Prefer 6 as it avoids traffic down the High Street. However, we nearly have the 91 houses so neither 6 nor 7 are necessary.
- We should accept 91 new houses, but not more. Then there is no issue.  $26 + 45 = 71$  already agreed. Easy to find extra 20.
- Site 6 preferred. Access to High Street not required.
- All this development - will the roads carry them? It is bad enough now
- Site 6 preferred. Better access to main roads.
- Site 7 would be more suitable but I think site 3 would be best.
- Provision must be made to improve school facilities etc. - developer should provide for the increase in the numbers.
- Site 6 is the better option. Access and drainage major considerations for site 7.
- Site 6 preferred because of access and High Street would be dreadful for site 7 + cross roads onto Melton Road.

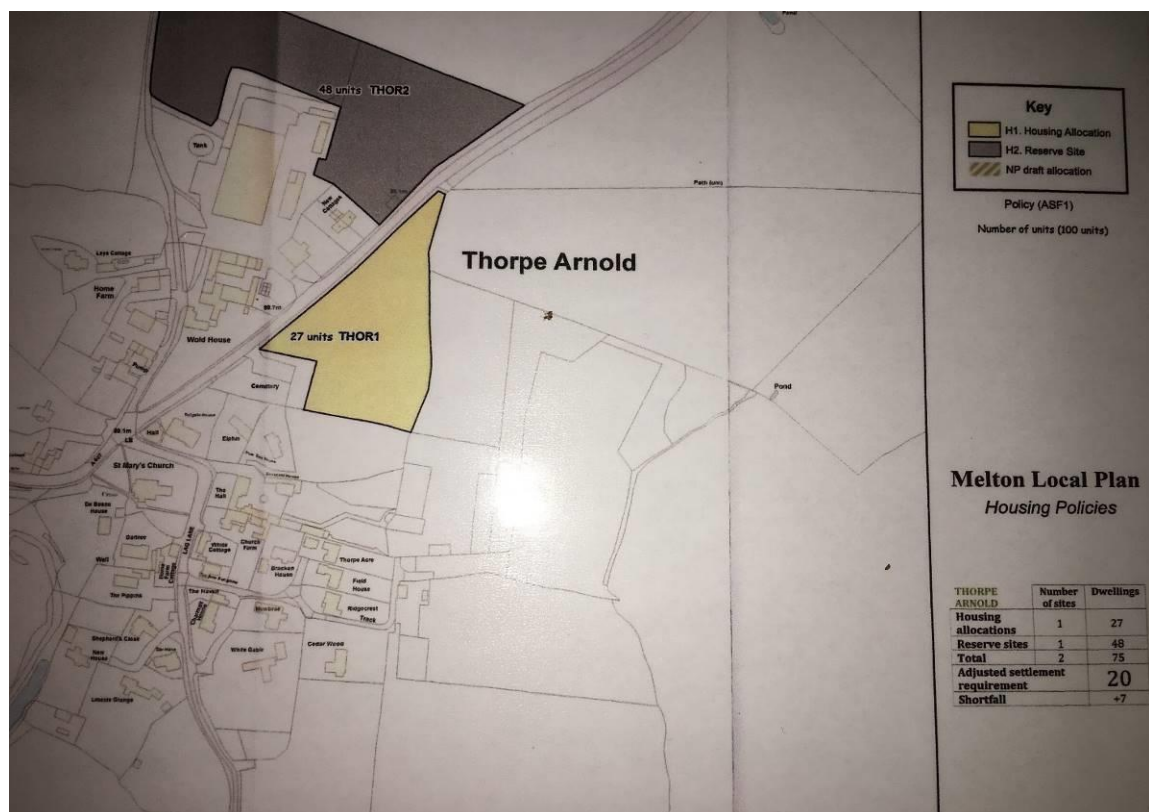


- Site 6 is by far the most suitable site for housing. This site takes traffic out of the High Street.

## Summary for Waltham

Site 6 (MBC/020/16) is clearly the most popular location for the residual requirement of 20 dwellings (30 in support) followed by site 3 (MBC/164/15) with seven in support. There was strong opposition to site 4 and some comments made about the need for enhanced sewerage facilities and the capacity of the road network to cope.

## Responses at Thorpe Arnold



- An accurate map of Thorpe would be useful
- Do not agree - too many houses. Thorpe Arnold is not a suitable village for a housing estate
- I would prefer THOR1. A bypass would be preferable
- I want the bypass first, then consider houses. We should use brown sites 1st.
- I prefer THOR1 if houses are to be built as it would be a better alternative. But prefer the houses to be large and in keeping with the rest of the village.
- There is significant variance between planning requirements and the numbers of houses in pending applications.
- Why THOR1 and 2 if only 20 required? Why say 20 if it is going to be a reviewable number?
- Plan of THOR1 is incorrect as south corner of field is a cemetery.
- THOR1 would be my preference

- Where 27 units are proposed, map is wrong. You are going over church land cemetery extension.
- THOR1 has allocation for 27 houses - yet MBC only require 20 houses.
- I support THOR1 for the neighbourhood plan.
- Preferably bypass first. THOR1 is the better option than THOR2.
- Bypass proposals a concern to peaceful village atmosphere.
- As a lesser of two evils - THOR1 - better - but please ensure road safety enhanced.
- No more houses in Thorpe Arnold - sort roads out first.
- Why put all on 1 site? We don't have facilities for 20/27 units. But odd ones could be absorbed.
- The exit to Thorpe road should be given some consideration, as it is a very dangerous corner to get onto the main Melton Road.
- Would prefer THOR2 (reserve site) as it is more discreet. Adoption of THOR1 leads to a ribbon development that is out of character.

## Summary for Thorpe Arnold

THOR1 is the preferred site (7 in support compared to one for THOR2) although questions were raised about road safety; the need for a bypass (and for it to be built before new housing); whether any further housing is needed and a preference to build on brownfield land first. Questions were raised over the accuracy of the map as part of THOR1 is thought to be a cemetery.



## Housing Design

*The Neighbourhood Plan will consider the quality of design in new housing within the Parish that is a Landscape Character Area.*

*Waltham sits on the edge of the ridge that overlooks the Vale of Belvoir, which is an expansive gentle Vale landscape in the north- west of the Borough.*

*Both villages have a long and fascinating history, resulting in a wide array of heritage assets, attractive landscapes and distinctive local character. Care must be taken to safeguard the high value placed on them by our community.*

*We want to protect the special character, quality, diversity and distinctiveness of the area without restricting acceptable sustainable development and economic activity that underpins the vitality of our parish.*

*The overall aim is to protect the villages so that they retain their character within a unique and distinctive Parish.*

*Design principles:*

- New development must use the Nationally recognised standards for sustainable buildings and Communities e.g. Six levels of sustainability;*
- Conservation of energy is important;*
- Layout and density to be similar to the immediate area;*
- Provision of appropriate car parking space;*
- Bin and recycling areas to be provided for each home;*
- Homes should have appropriate external storage areas;*
- There is a clear indication of what is privately owned space;*
- Appropriate landscaping is incorporated into the design;*
- Light and noise pollution is minimised;*
- New development should not compromise the character and setting of the existing settlement.*

*Do you agree? Is anything else important?*

## Responses at Waltham

- Local stone exterior. Passivhaus standard - many affordable examples.
- Design should compliment existing village system.
- Density of development must be rural not urban
- Design and lifestyle concerns are imperative to our village. Smaller developments would be less conspicuous.
- Must be in keeping with stone housing already in village.
- Important to support the heritage of the village.
- Agree

- Design should be in keeping e.g. stone and vernacular design
- Houses should be designed to fit with in with existing properties.
- Focus on utilities - gas, green energy etc.
- The design should compliment and enhance the village - not just build anything for financial gain.
- Design of any new home should be in keeping with current stone design of houses of village.
- Positioning of new houses should be that of rural community i.e. open spaces, trees, etc. not urban.
- We need to keep our village identity! Houses should be in keeping - otherwise it will look a mess!
- Design must respect material of village, NOT cheap bricks and concrete roof tiles.
- Waltham and T.A avoid high-density development. No higher than 2 storeys - smaller (up to 40) sites better, lessen the impact on villages.
- Design must be in keeping with village. Ideally local stone.
- Agree - care needs to be given to aesthetics and keeping the village intact.
- Stone character of existing properties should be maintained in new buildings.
- All builds in local stone.

## Responses at Thorpe Arnold

- Agree to protect village character
- Thorpe Arnold has detached dwellings - so keep character
- Avoid high-density “town house” design - not acceptable - a village environment preferred, houses in character with surrounds.

## Summary

There was strong support across both villages for development to be in character with the surroundings – including the heritage of each village and the stone building materials. Respondents in **Waltham** also drew attention to energy efficiency in design, to the need for utilities and for building to be low density and on small sites (under 40).

## Affordable Housing

*The Neighbourhood Plan can influence what type of affordable housing is provided. Do you have a preference from the following options?*

- Social rent is normally provided by Housing Associations, the tenancies are very secure and the rents are about 60% of the market rate.*
- Affordable rent is usually provided by Housing Associations but some developers and private landlords are providing this type of tenure. Tenancies are less secure than social and the rents are about 80% of the market rate.*
- Market rent, as the name suggests is the highest level of rent that can be charged for specific property types by private owners. It provides very insecure tenancies and there is no ceiling on what rent level can be charged as it is set by the maximum market rate.*
- Shared Ownership is where the purchaser buys a proportion of the freehold, 25%, 50% or 75% with an option to “staircase up” and buy further percentages of the equity. The remaining percentage is rented from the owner who is usually a Housing Association or sometimes a property developer. As a freehold owner there are full legal rights (of the part owned) and the product is aimed at people who cannot raise a mortgage to buy a property, but who would envisage “staircasing up” and buying further percentages at a later date.*
- Starter Homes for sale - the new Housing and Planning Act 2016 has changed the definition of affordable housing so that a low cost market sale property can be classed as affordable. Developers are very keen to provide this type of property. It is a new and untested formula but does provide outright ownership at a discount (20%) for people under the age of 40.*
- Various purchase support schemes are promoted by Government to help first time buyers and ex- armed forces personnel.*

*Neighbourhood Plans can introduce local connection criteria for most forms of affordable housing. We believe the following should apply:*

*Where possible, affordable housing within the Plan area shall be allocated to eligible households with a connection to the Parish defined as being where at least one member of the household:*

- a) Was born in the Parish or;*
  - b) Presently resides in the Parish and has, immediately prior to occupation, been lawfully and ordinarily resident within the Parish for a continuous period of not less than twelve months; or*
  - c) Was ordinarily resident within the Parish for a continuous period of not less than three years but has been forced to move away because of the lack of affordable housing; or*
  - d) Is presently employed or self-employed on a full time basis in the Parish and whose main occupation has been in the area for a continuous period of not less than twelve months immediately prior to occupation; or*
  - e) Has a need to move to the Parish to be close to a relative or other person in order to provide or receive significant amounts of care and support.*
  - f) Has a close family member who is lawfully and ordinarily resident within the Parish for a continuous period of not less than three years immediately prior to occupation and for the purposes of this clause a “close family member” shall mean a mother, father, brother or sister.*
- Only where no households can be found that meet any of the above criteria shall affordable housing within the plan area be allocated to otherwise eligible households from the wider Melton District.*

*What do you think?*

## **Responses at Waltham**

- Starter homes should be a strong element to attract young professionals from surrounding areas such as Nottingham.
- A mix should be available fit different circumstances.
- Smaller properties for younger couples and elderly residents of a design in keeping with the village.
- Affordable housing should only be available for people with a strong Waltham or Thorpe Arnold connection - not for Melton overflow.
- Post Brexit and likely economic hardships, is there a realistic consumer demand or affordability for such numbers of (new) expensive houses?
- Affordable housing = housing estate! Been there and done that.
- Small proportion should be affordable - but majority of housing in keeping with village character.
- Starter homes are a good idea for any new development.
- What types of people are drawn to affordable housing. Have you ever lived on a housing estate? I have.
- If affordable housing - residents need to know what village life is really like. Do these people even really want to live here?!
- Yes, in favour of affordable housing as part of any housing development.
- Starter homes needed for young people who do not want to leave the village.
- Agree that starter or increased number of affordable housing needs to be increased.
- Should be an element of affordable housing included - not just as starter homes but also for older residents who want to stay in village.
- Will lesson be learned from affordable houses built on Twells Road - 2 couples evicted due to bad behaviour and drug use and dealing. Police there every week!
- Agree with providing some affordable housing - but people with local connection should get priority. Also, must maintain character.

## **Responses at Thorpe Arnold**

- Village character should not be at risk here.
- Affordable housing - yes - but not at expense of village character which contains many detached dwellings.
- No need for affordable housing in Thorpe Arnold.

## Summary

In **Waltham** there were 11 comments in support of affordable housing. The highest category of support was for Starter Homes (4) with other promoting a mix, housing for the young and elderly and for a local connection. Five people expressed concerns over the provision of affordable housing. In **Thorpe Arnold** views were mixed about affordable housing with no strong consensus either way.

## Housing Mix

*Home ownership is very high in the parish with a high level of detached housing and under occupied dwellings, particularly those with 4 or more bedrooms. 57% of houses built between 1995 and 2015 were detached dwellings.*

*The high level of under occupancy suggests a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties suitable for growing families.*

*The policy will seek to prioritise Bungalows and smaller two bedroomed houses which will make up a high proportion of new development, in excess of 50% of all dwellings on any particular site if possible. Housing for the specific needs of older people will be positively encouraged and supported.*

*Do you agree?*

## Responses at Waltham

- Low cost option but not possible. Built to stone and therefore youngsters miss out.
- A variety of sites is a good idea. Single storey, 2 beds would suit elderly and single people/households.
- Too many houses for village.
- Large family houses (4-5 beds) 20%, Bungalows 40%, 2-3 bed 20%, other 20%.
- Concerned about the number of houses proposed and the loss of green space, country lanes given over to high volumes of traffic and loss of green countryside on perimeter of village.
- No more exec housing.
- Provide a good housing mix with all represented.
- Very agreeable to mixed housing. The elderly should be considered.
- There appears to be a lack of provision for the elderly residents - bungalows.
- Definitely need more smaller houses for older residents. Too many large “exec” housing in infills. Need some to downsize this.
- Twells Road experience should be considered re type of housing - those were too small for families.
- Lack of bungalows and far too many houses for a village.
- Don’t build all these houses crammed so close together - people need space and a garden.

## Responses at Thorpe Arnold

- Bungalows a good idea.



- Prefer larger houses but if there has to be a mix to maintain government standards then hopefully the balance of small houses not to go against the balance.
- How does this maintain the character of the village?
- Need to reflect character of the village. Reasonably sized bungalows suitable for older residents.
- Should reflect character of village life. Small bungalows suitable for elderly residents would be out of character and also too far from Melton.
- In keeping with the other village properties is key but a variety of sizes to encourage.
- Younger and older residents to the village.
- No more houses. This is a hamlet.
- Whilst housing mix seeks to prioritise bungalows - will facilities for the occupants be available in the village?

## Summary

There was general support for a mix of housing in **Waltham** with bungalows for older people featuring heavily along with smaller homes. The point was made that affordable housing is difficult in an area with high property values and two people said that there was too much housing already in the village.

The need for bungalows featured highly in **Thorpe Arnold** too with support also expressed for smaller housing; a mix; executive housing and once respondent say no to any more housing in the village.

## Windfall

*Windfall means development on a small scale (3 or fewer dwellings) that come forward on an unplanned basis through the lifetime of the Plan.*

*Windfall sites will be supported where:*

- It is within the limits to Development;*
- It helps to meet the identified housing requirement for the parish;*
- It respects the shape and form of the parish in order to maintain its distinctive character and enhance it where possible;*
- It retains existing important natural boundaries such as trees, hedges and streams;*
- It meets the design criteria in the Plan;*
- It provides for a safe vehicular and pedestrian access to the site; and*
- It does not reduce garden space so that it impacts on the character of the area or the amenity of neighbours and the occupiers of the dwelling.*

*What do you think?*

### Responses at Waltham

- Windfall would be better than housing estates!
- Windfall must be in keeping with village.
- Windfall would help to get a younger population, a good idea.
- Maintain village structure.
- Agree with smaller developments.
- Windfall developments would be a better option for blending new with older properties.
- I agree with windfall.
- Agree.
- Agree with windfall.
- Prefer several windfall developments rather than large estates.
- Agree - again a drive to near zero energy
- Windfall is a better idea than large developments
- Agree

### Responses at Thorpe Arnold

- Windfall is better than large development. Village has too much infill already, some inappropriate

- Too much 'infill' already. People are ruining character of existing properties by building on gardens, orchards and paddocks.
- Agree with windfall
- Maintain space between dwellings. Limit infill - if any!
- Windfall infill - dangerous! Thorpe Arnold a small village and would cause neighbourhood problems!
- Not in favour of windfall developments. Often change nature of housing and views people had/have when they moved here.
- Windfall difficult due to such small space available.

## Summary

**Waltham** residents were strongly in favour windfall with all respondents supporting it. Some also commented that it was better than large estates whilst others wanted it to be in keeping and to help the young. **Thorpe Arnold** responses were much less supportive with five of the seven responses being against windfall development in their village.

## Heritage

*The Neighbourhood Plan can help preserve and enhance the built environment. 33 buildings in the Parish are listed for special architectural or historic interest.*

*Through the Neighbourhood Plan it is possible to produce what is known as a 'Local List' of buildings that are important to the local community for a range of reasons – the first terrace building perhaps; a famous person used to live there; something important happened there or the building is important for its architectural significance. – any buildings worthy of being listed?*

### Responses at Waltham

- It is important to keep the 'look and feel' of Waltham. This is possible even if new houses are built. It just takes a bit of thought and some conditions
- Are all these houses going to be in keeping with the village?
- Properties in keeping with conservation area, not like present in-fills?
- Returning the aesthetics of the village is so important to keep identity
- Village or town? Moved to village life and not town or city life. At great expense.
- Too much new build would spoil the heritage, look and nature of a lovely village. Not a small town.
- Village appearance and character should be preserved.
- Character and style of housing already in village must be retained.
- Waltham is a popular village not a town?
- Maintain character and style of any new properties
- Village should be maintained as current.
- Protect our pub.
- The character of the village will be very adversely affected.
- Too many houses will badly affect the "village" appearance. We need to protect our village heritage.
- The Mount and adjacent houses and former agricultural conversions give pleasing aspect of village when entering from Stonesby and Garthorpe road.
- The 'built environment' is under threat with number of new properties which are proposed. The character of the village is threatened.
- Wall in Goadby Road should be protected.
- All new builds should be built in keeping with the existing properties and village in general.
- The swelling of housing in conservation areas is a dangerous prospect that may alter the complexion of our countryside.
- Hope not another Twells Road - drug dealers evicted from housing. Police.

- Is Waltham a village?
- All the heritage stone walls (high or low) should be protected as part of the street scene.
- All original buildings of the village should be kept intact.

## Responses at Thorpe Arnold

- Maintain character size
- Retain village settlement designation. We do not want more facilities, we can go to Melton Mowbray.
- Retain all footpaths
- Church in Thorpe Arnold - not Thorpe Road Waltham, also cross base
- Protect our local footpaths when considering development.
- Retain original designation (settlements). Thorpe Arnold does not need any alternatives in facilities, we can go into Melton.
- 2 mistakes in listed buildings - 4th and 8th items.
- Village character most important. Detached residents with space between.
- Prefer any housing in Thorpe Arnold be detached in keeping with the character of the village. Please avoid blocks of houses that would be out of character.
- Mainly detached housing character. Design particularly important.

## Summary

The majority of respondents expressed the desire to keep the village character in place through new development, with additional comments referring to the retention of **Waltham** as a village, the need to safeguard the heritage stone walls, the pub and other original buildings and one respondent commented on the need to have regard for the impact of development on the countryside.

**Thorpe Arnold** residents highlighted the need to protect footpaths and to restrict the further development of facilities because of the proximity of Melton Mowbray. Keeping the character of Thorpe Arnold was also an issue that was highlighted.

## Section 2: Environment

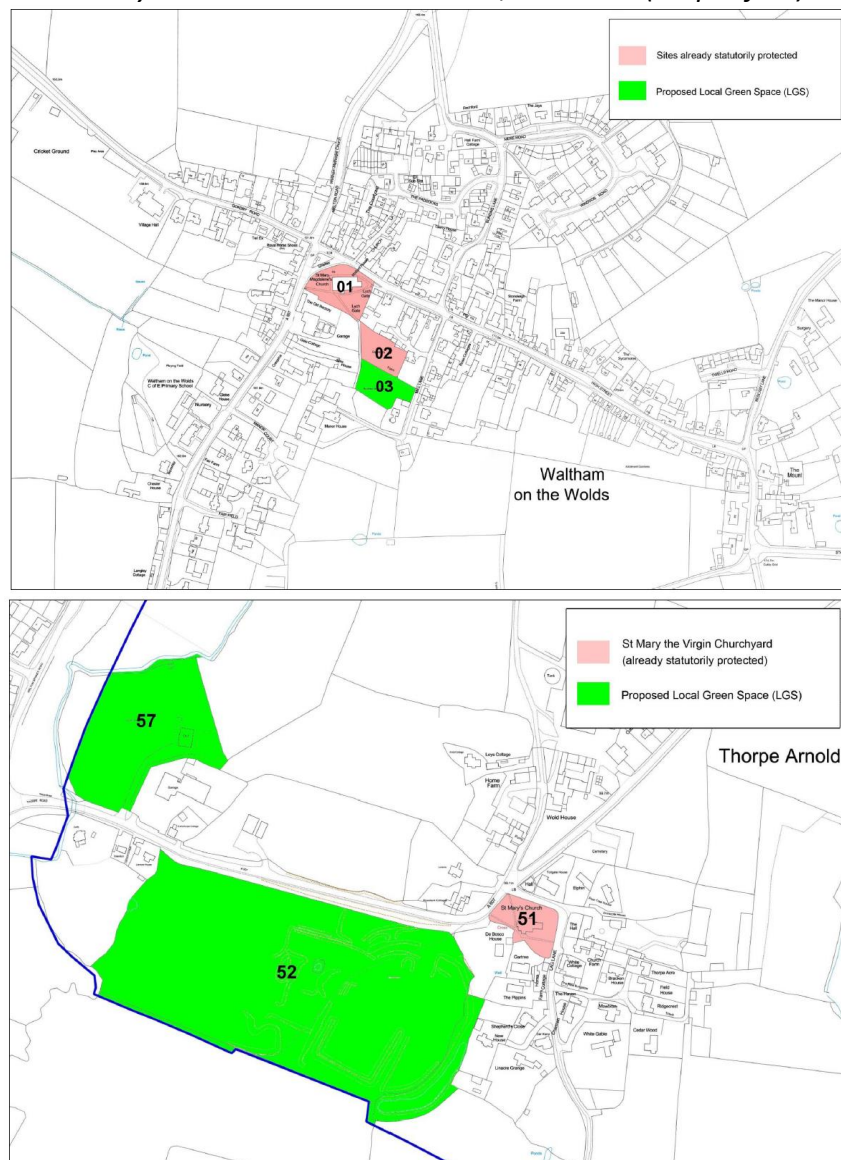
### Policy ENV1: Local Green Space

*Within the following areas of Local Green Space (and see map below), development will not be permitted other than in very exceptional circumstances. Any development proposal bounding on, or affecting the setting of, a Local Green Space will be required to take account of all consequential adverse effects on the protected site and its features. This may include carrying out appropriate mitigation measures.*

*Manor Close earthworks field, Thorpe Arnold (map ref 52)*

*Thorpe Arnold Cricket Ground (map ref 57)*

*St Mary Magdalene churchyard extension & allotments, Waltham (map ref 03)*



### Responses at Waltham

- Need more protected space in Waltham
- Agree 100%
- Strongly agree that open spaces need to be protected. If I wanted to be surrounded by houses I would live in a city centre not a village



- If there were no new buildings, we would have plenty of green spaces!
- Agree
- I agree with the proposed green spaces for Waltham and Thorpe Arnold
- Green spaces are being erased in this village now. What will 'WOW' look like in 10 years? Look at the last 10 years.

## Responses at Thorpe Arnold

- Agree - maintain open space to keep Thorpe Arnold separate from Melton
- Agree - green spaces for Thorpe Arnold
- S2 site of historical interest – must be kept as green space.

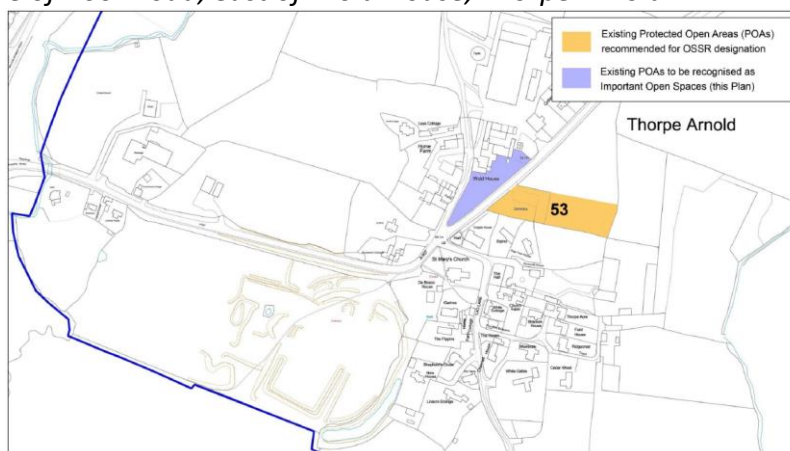
## Summary

In **Waltham**, five people have agreed to this policy, and the general consensus is that people don't want to see new buildings erase green space. One person explained that he would live in a city and not a village if he wanted to be surrounded by buildings, while another is worried what Waltham will look like within the next 10 years. No respondents disagreed with the proposed policy.

In **Thorpe Arnold** - two people agree with the policy and want to maintain open/green space. One person also mentioned that the S2 site is of historical interest and must be kept as open space. No respondents disagreed with the proposed policy.

## Policy ENV2: Protection of Other Important Open Space

*The following open space in Thorpe Arnold is important for its role as an open, green area within the built environment. Development that changes its character and features will not be supported. Open land west side of A607 road, east of Wold House, Thorpe Arnold.*



### Responses at Waltham

- All areas of environmental significance need to be ring fenced or protected - no matter how small or insignificant they are deemed to be.
- Maintain this...YES
- Agree. Protect around school? Add the racecourse?
- Agree
- Agree

### Responses at Thorpe Arnold

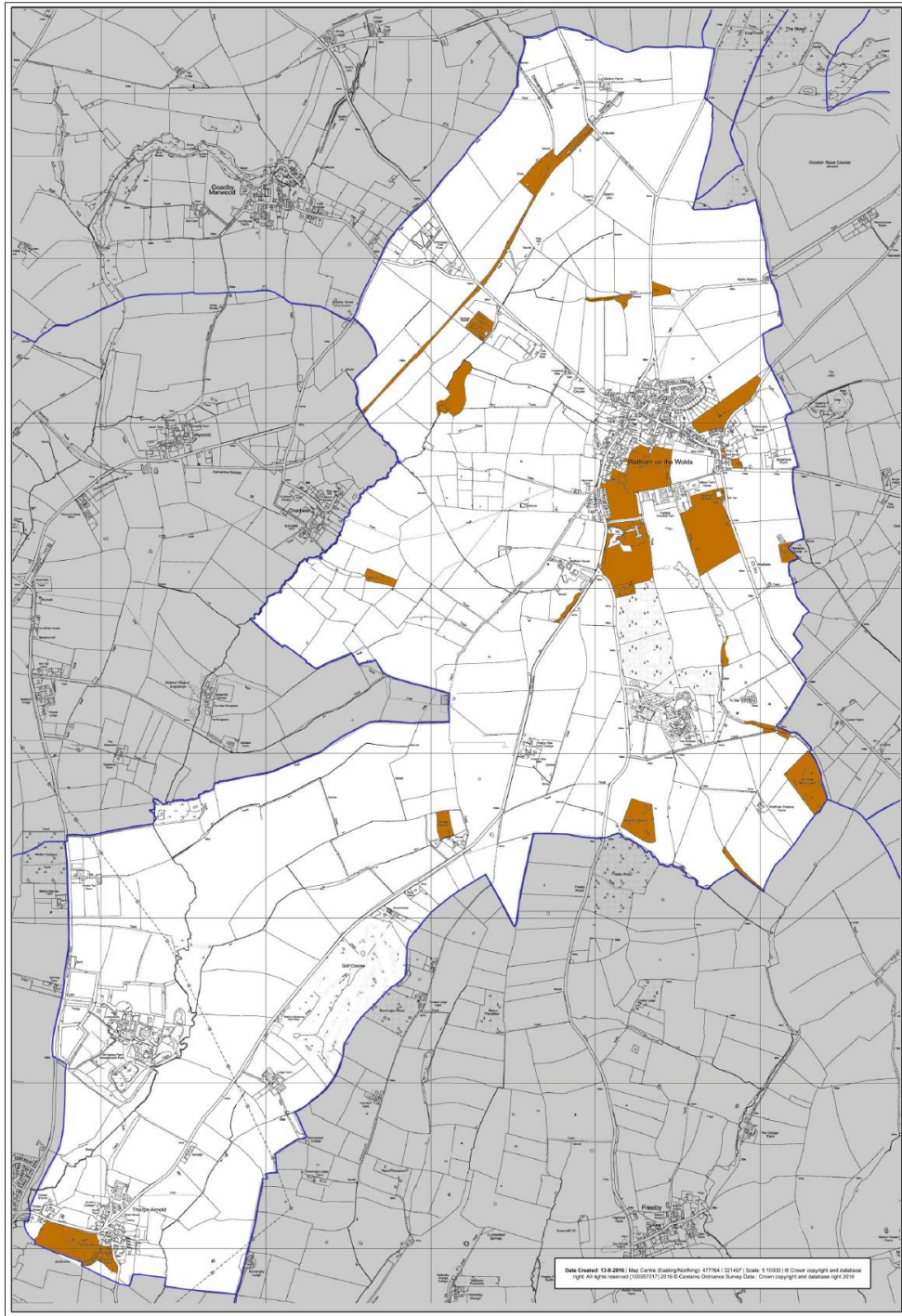
- Open space in a silly position actually could be built on to fill gap up to annex dwelling
- All good!
- Is the school playing field protected?
- Agree

### Summary

For **Waltham**, all five respondents are in agreement that this area of open space is maintained and protected. One respondent suggested adding the racecourse but this is outside the Parish boundary. For **Thorpe Arnold**, two people agree with the policy while one person believes that the open space could be built on to fill a building gap.

## Policy ENV3: Protection of Other Sites of Environmental (Natural and Historical) Significance

*21 sites in the Plan Area (see map below) have been identified as being of local significance for wildlife (biodiversity) and/or history. They are important in their own right and are locally valued. Development proposals that affect them will be expected to protect or enhance the identified features.*



## Responses at Waltham

- Agree - should this prevent sites 4 + 7 being developed?

- Michelle Home does not agree with the designation of the field at Freeby Lane. The hedges are not historical interest. Have you actually looked at this? How can the 65 house (planning app) be significant?
- Historical interest when houses are planned.
- Agree
- Agree

## Responses at Thorpe Arnold

- Should protect those areas.

## Summary

For **Waltham**, three respondents are in agreement for the protection of sites with environmental significance. Only one participant disagreed with the proposed policy, specifically with the designation of the field off Freeby Lane, as the hedges are not of 'historical interest'. With regard to **Thorpe Arnold**, only one person responded to this policy and as in agreement with it. No respondents disagreed with the proposed policy.

## Policy ENV4: Area of Separation

*To retain the geographical distinction and visual separation between Thorpe Arnold and Melton Mowbray, the open and largely undeveloped land shown on the map between Thorpe Arnold and the parish boundary is designated as an Area of Separation. Development proposals in the delineated area will be strictly controlled, and any permitted developments will be located and designed to maintain and, wherever possible, enhance the separation of Thorpe Arnold from Melton Mowbray.*

### Responses at Waltham

- Agree
- I agree with this area of separation and appreciate how important the TA residents regard this.
- Agree, separation needed otherwise we will secure part of Melton.
- Agree
- Yes, agree, definition should be maintained.
- Highly agree

### Responses at Thorpe Arnold

- Agree separation is necessary.
- Area of separation needed. Agreed.
- Fully agree. However, consider problem of traffic on the hill.

### Summary

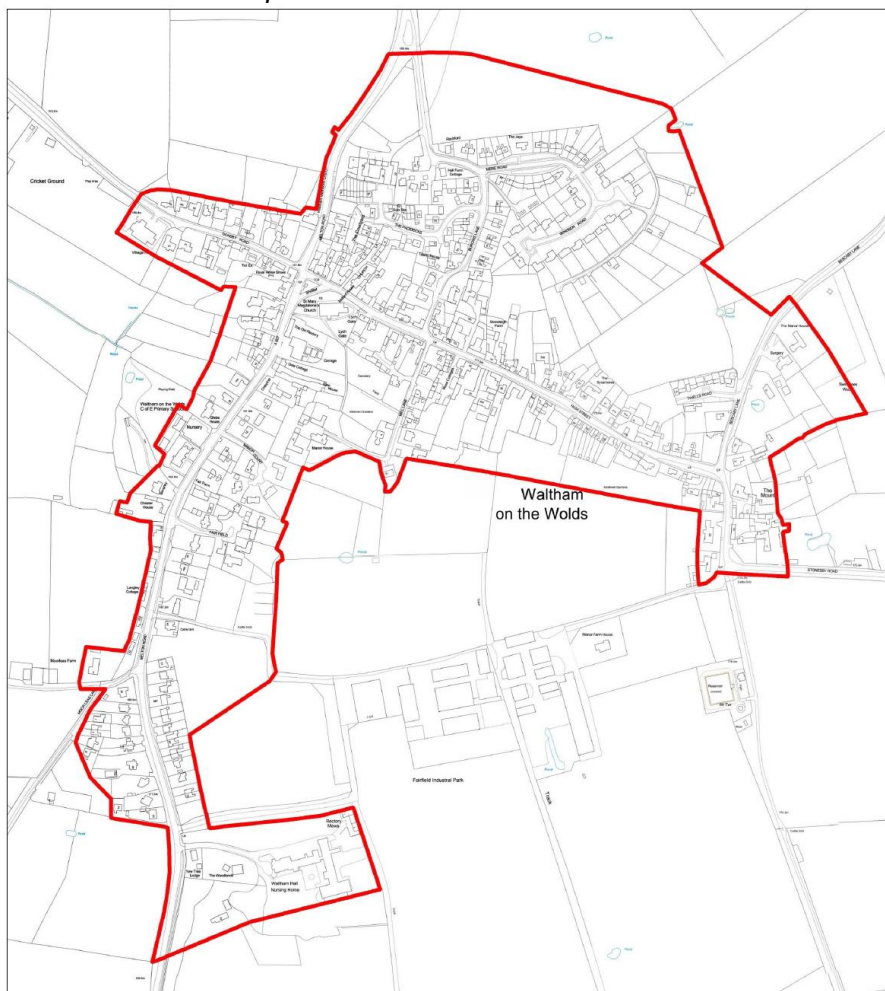
All six respondents from **Waltham** are in agreement with this policy and that the area of separation proposed should be maintained. This theme is continued with **Thorpe Arnold**, as all three respondents also agree. No participants disagreed with the proposed policy.

## Policy ENV5: Limits to Development

*Development proposals within the Limits to Development defined in figures X and Y will be supported where they comply with all relevant policies in this Plan.*

*Development proposals that would extend the built-up area beyond the Limits to Development will not be permitted other than in very exceptional circumstances.*

Figure X: Proposed Limits to Development at Waltham



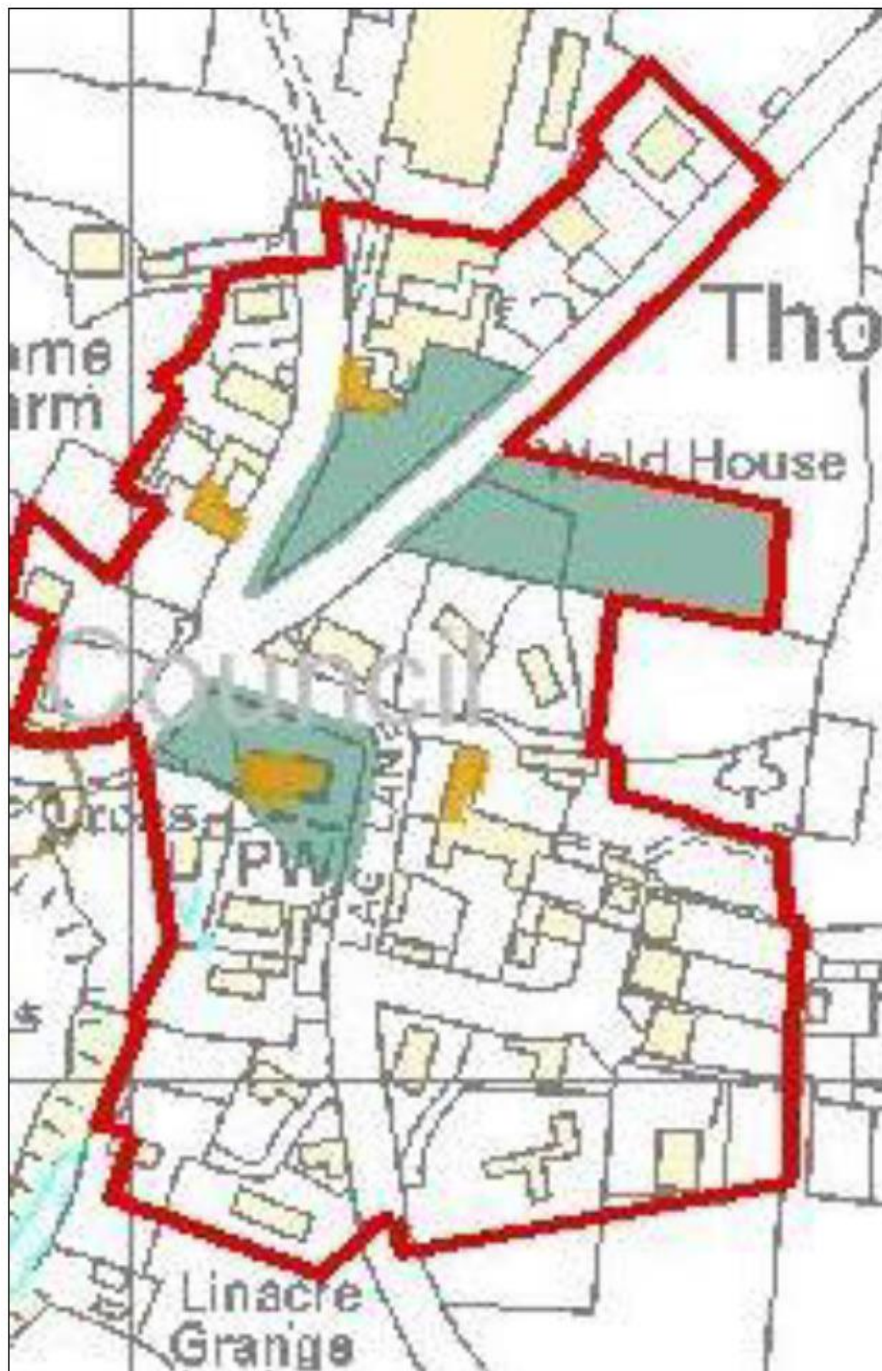
## Responses at Waltham

- An envelope or boundary needs to be identified so that development doesn't obliterate our village.
- The village envelope seems more favoured to the north of the village.
- Yes, agree with the proposed "limits to development"
- Need a defined village envelope to limit the amount of development.
- Need village envelope defined.
- Fully support this proposal. Any development must have direct access to the A607 requiring no access to High Street.
- Agree, very important



- Agree!

*Figure Y: Existing Village Envelope at Thorpe Arnold*





## Responses at Thorpe Arnold

- The village envelope is key to definition of village and planning of utilities.
- Much needed village envelope. Must be fully enforced.
- There needs to be a village envelope - this one looks realistic.
- Need village envelope defined and enforced with clear areas of separation big enough to maintain village character.
- Need to define areas. Exclude site 7 and 6?

## Summary

For **Waltham**, all eight respondents agree with this policy and the overwhelming view is that people want to see the village envelope defined and that limits to development are important. One respondent also argued that any new development should have access to the A607 to lessen traffic on the High Street. No respondents disagreed with the proposed policy.

Similarly, all five **Thorpe Arnold** respondents are in agreement and want to see a defined village envelope to maintain separation and village character. No respondents disagreed with the proposed policy.

## Policy ENV6: Important Woodland, Trees and Hedges

*Development proposals that will affect trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will be resisted. Proposals for new-build housing should be designed to retain such trees and hedges wherever possible.*

*Where destruction cannot be avoided developers will be required to plant replacement trees (on a two-for-one basis) and/or hedges, either on the site or elsewhere in the parish.*

*Hedgerows are to be retained and protected, where minor loss is unavoidable, it must be minimised and loss mitigated with replacement planting of locally appropriate native species providing a net gain in length and quality.*

### Responses at Waltham

- We need more woodland, trees and hedgerows to maintain our local wildlife.
- Let's plant more trees with sympathy to the surroundings.
- Agree and yes let's plant more trees and hedges
- More wooded areas, woodland, hedgerows are important - for wildlife and also 'the look' and appeal of the villages.

### Responses at Thorpe Arnold

- Support landowners maintaining and creating woods
- Ensure bypass proposals do not impact on peaceful nature of Thorpe Arnold.

### Summary

For **Waltham**, all four respondents are in agreement with the policy and would like to see more trees planted, more wooded areas and hedgerows. No participants disagreed with the proposed policy.

In **Thorpe Arnold's** case, there were only two responses, both in favour of more wooded areas. No respondents disagreed with the proposed policy.

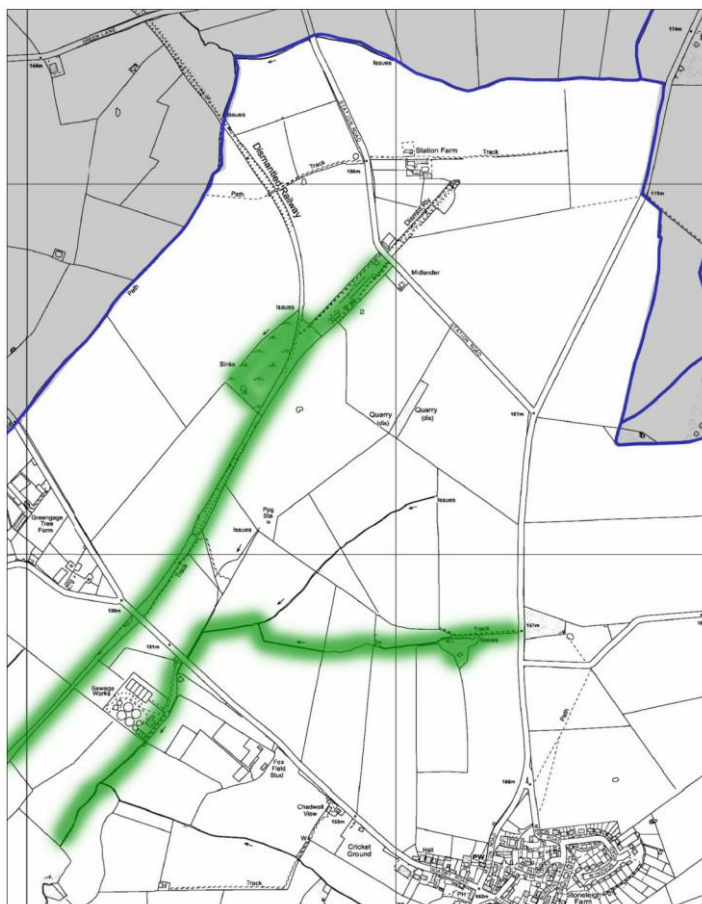
## Policy ENV7: Biodiversity

*Development proposals should not damage or adversely affect:*

- *Sites designated for their nature conservation importance (e.g. Local Wildlife Sites, LWS)*
- *Habitats of Principal Importance*
- *Species of Principal Importance or their locations*
- *Other legally protected species*
- *The Wildlife corridors delineated in this Plan*

*Proposals that create, maintain and enhance local biodiversity will be encouraged.*

*Permitted development in Waltham and Thorpe Arnold will protect and enhance wildlife corridors and other potential habitat links and avoid creating barriers to the permeability of the landscape for wildlife in general or of fragmenting populations of particular species. Proposals should not only prevent biodiversity loss but seek to provide a net gain in biodiversity, supporting and benefitting local species and habitats.*



## Responses at Waltham

- Wildlife and hedgerows important
- Yes, protecting wildlife essential
- Very important to preserve these areas and increase them where possible. Stonesby Road and Bescaby Lane not shown!

- Yes, protect wildlife
- Wildlife needs protecting

## Responses at Thorpe Arnold

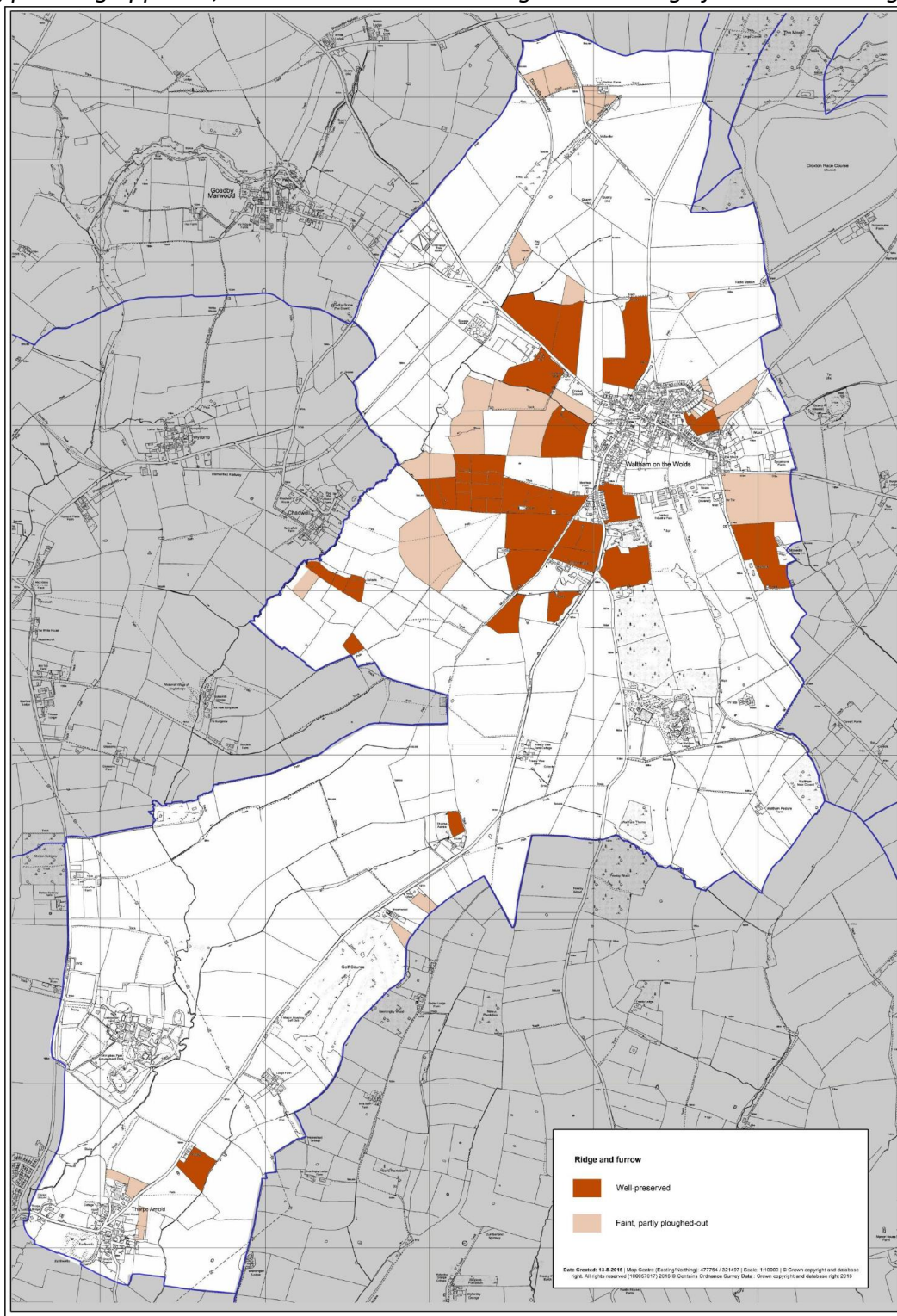
- Protect wildlife. We do not want our green and pleasant land covered in bricks.

## Summary

All five **Waltham** respondents are in agreement with policy 7 and want to see wildlife and hedgerows protected. The single **Thorpe Arnold** respondent agreed. No respondents disagreed with the proposed policy.

## Policy ENV8: Ridge and Furrow Fields

*The areas of well-preserved ridge and furrow earthworks mapped below are non-designated heritage assets, and any harm arising from a development proposal, or a change of land use requiring planning approval, will need to be balanced against their significance as heritage assets.*



## Responses at Waltham

- These are important to our “heritage”
- Yes, these are rare and need protecting for prosperity.

- Agree - all aspects of “heritage” or environmental significance need protecting no matter how significant.

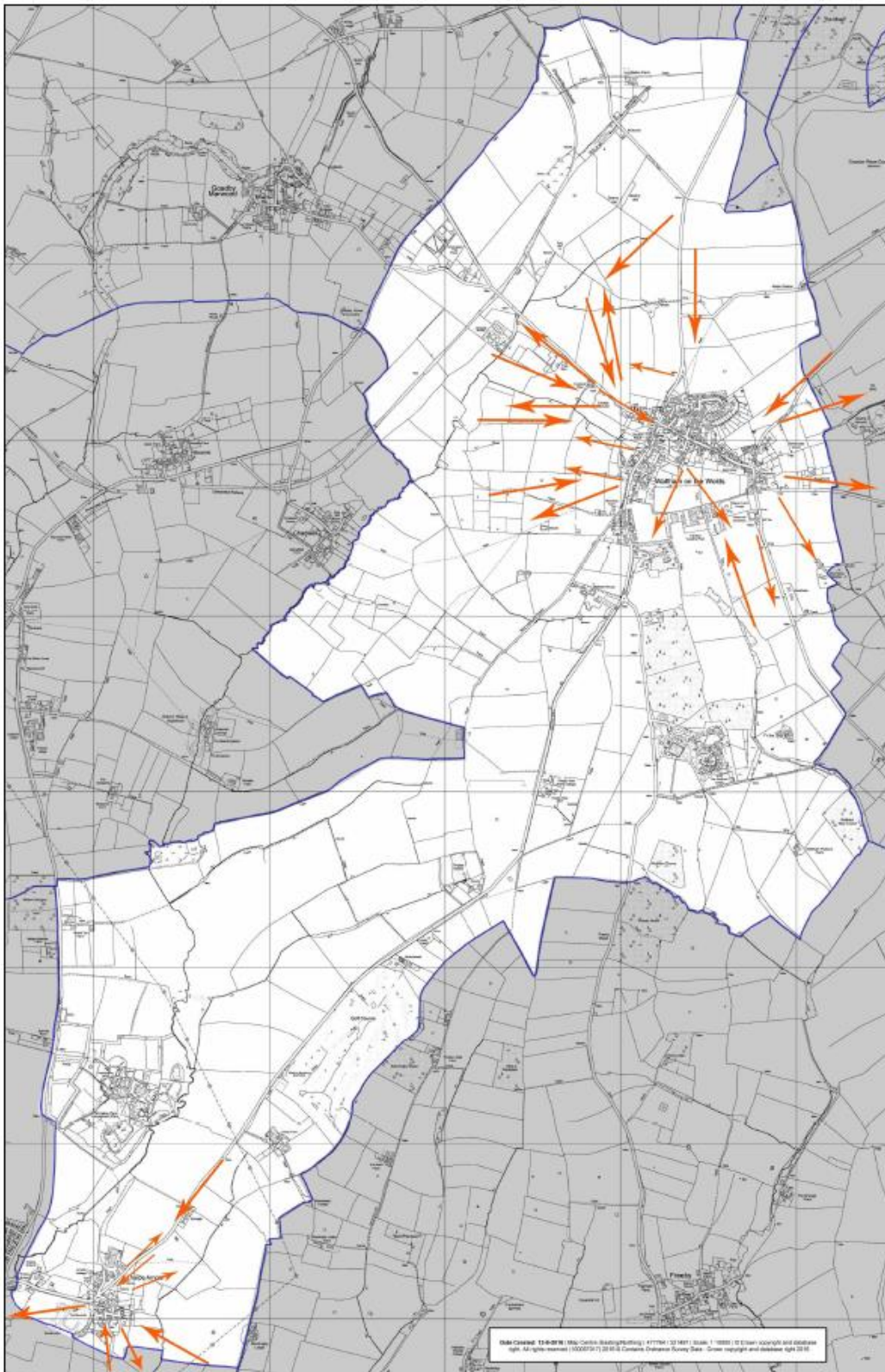
## Summary

All three **Waltham** respondents are in agreement with policy ENV 8. They want to see the ridge and furrow fields protected for prosperity and heritage. No respondents disagreed with the proposed policy.



## Policy ENV9: Protection of Important Views

*Development that impacts adversely in any way on the identified, locally important and valued views (map below) will be strongly resisted.*



## Responses at Waltham

- Agree



- Agree totally
- Agree
- Agree
- Agree
- The countryside and lanes through and around our village need to be protected. Important to maintain green space to enjoy walks/nature/cycling/fresh air.

## Responses at Thorpe Arnold

- Agree
- Agree that views can be protected - explain light of bypass proposals.

## Summary

For **Waltham**, all six respondents are in agreement with the protection of important views - one individual believes the countryside and lanes are important to protect as they allow residents to enjoy walking, cycling and fresh air. This theme is carried over to **Thorpe Arnold's** response as two people are also in agreement with the policy. No respondents disagreed with the proposed policy.

## Policy ENV10: Footpaths and Bridleways

*Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths will not be supported. Any change from the existing rural character of a path or track, including its incorporation into a new development as a paved sidewalk or restricted-width alleyway, will be considered to be an 'adverse effect'.*

### Responses at Waltham

- Suitable paths for dog walkers are essential for our community.
- Agree
- All footpaths should be kept - important for village life - lots of people spend a lot of time walking their dogs.
- This needs to be improved, footpaths can be hit and miss!
- Policy 10 and 13 very important
- Footpaths and green spaces should be protected
- Footpaths and green spaces should be protected
- The rural aspect of Mowbray Way must be maintained
- The footpaths and green spaces/fields etc. should be protected. It is a huge concern to see the applications for new houses recently submitted.

### Responses at Thorpe Arnold

- Don't be thinking of putting planning in for windmills.
- Make sure all footpaths are kept.
- Please keep all footpaths

### Summary

For **Waltham**, eight respondents are in agreement that footpaths should be kept and are important to village life - a common reason being that they are essential for dog walkers. One person commented that footpaths require improvement. No respondents disagreed with the proposed policy.

This is also the case for **Thorpe Arnold** as both respondents agree that all footpaths should be kept and are in favour of the Policy. No respondents disagreed with the proposed policy.

## Policy ENV11: Built Environment

*Development proposals will be expected to safeguard the settings of Listed Buildings in the Plan Area.*

### Responses at Waltham

- Yes, agree
- Important consideration
- Must be considered
- Important consideration
- Very important. Swamping the village with 100s of houses will detract from the character of the village and its listed buildings.

### Summary

All five respondents from **Waltham** are in agreement with policy 11 and believe that safeguarding the listed buildings in the Plan area is important. No respondents disagreed with the proposed policy.

## Policy ENV12: Sustainable Development

*Development proposals that are compliant with the aims of a low carbon economy, and contribute to mitigating and adapting to climate change including sustainable design, energy generation, drainage and construction techniques and practices will be viewed positively.*

*In isolation or in combination, all developments, including housing proposals for 2 or more dwellings:*

- *Will not have an adverse impact (such as noise, visual impact, reflections, shadow flicker, water pollution, smell, air quality, gaseous or particulate emissions) on the health, wellbeing or amenities of local residents and visitors*

*Will not have an adverse impact on the area in relation to views or the character of the surrounding landscape*

- *Should be of an appropriate scale for the size, character and level of other facilities, the built environment and services in Waltham and Thorpe Arnold parish*
- *Should be supported by appropriate and relevant assessments and documentation in respect of, inter alia, transport, heritage, archaeology, landscape visual impact, environmental impact, ecological mitigation, arboriculture (impact and method) and tree reference and protection.*

*Optional Extras:*

- *A schedule indicating the materials and finishes used in the construction and on external surfaces of buildings and freestanding walls will be submitted to the Local Planning Authority and through them to the parish council*
- *Full details of both hard and soft landscaping works, including where appropriate the materials to be used, will be submitted to the Local Planning Authority and through them to the parish council*
- *Street and curtilage lighting should be at low level and shaded above so that light pollution is maximally controlled.*
- *As in Policy ENV 6, existing hedgerows and mature trees should be retained as part of the development's landscaping proposals or, where this is demonstrably not practicable, replaced with new plantings on a two-for-one basis, using native species, either on site or elsewhere in the parish*
- *Provision should be made for wildlife, including roof design and construction meeting RSPB recommendations for internal bird nest boxes, and use of hedges (or fences with ground-level gaps) to maintain connectivity of habitat for hedgehogs.*

## Responses at Waltham

- Flooding will occur due to the underground strata off high street.
- Surface water no real problem and the drainage of this is over loaded.
- Flooding is a real risk in conjunction with global warming and increased rainfall

- Localised flooding has occurred due to drainage and wet weather. More houses will only enhance the chances of this happening again.
- Agree
- Agree, these stipulations/conditions must be met!
- Large (over 100) developments are bound to have an adverse effect. Policies should be adhered to.
- Extremely important that new development comply with these policies, especially in relation to the impact on existing residents.
- These policies must be adhered to.

## Responses at Thorpe Arnold

- Take care with proposed building as flood plains can be very difficult in wet weather.

## Summary

For **Waltham**, five respondents agree with policy 12 and generally believe that any new development must adhere to all of the policies proposed. Additional to this, three people are concerned with flooding issues and are worried that it will only increase with new building. No respondents disagreed with the proposed policy.

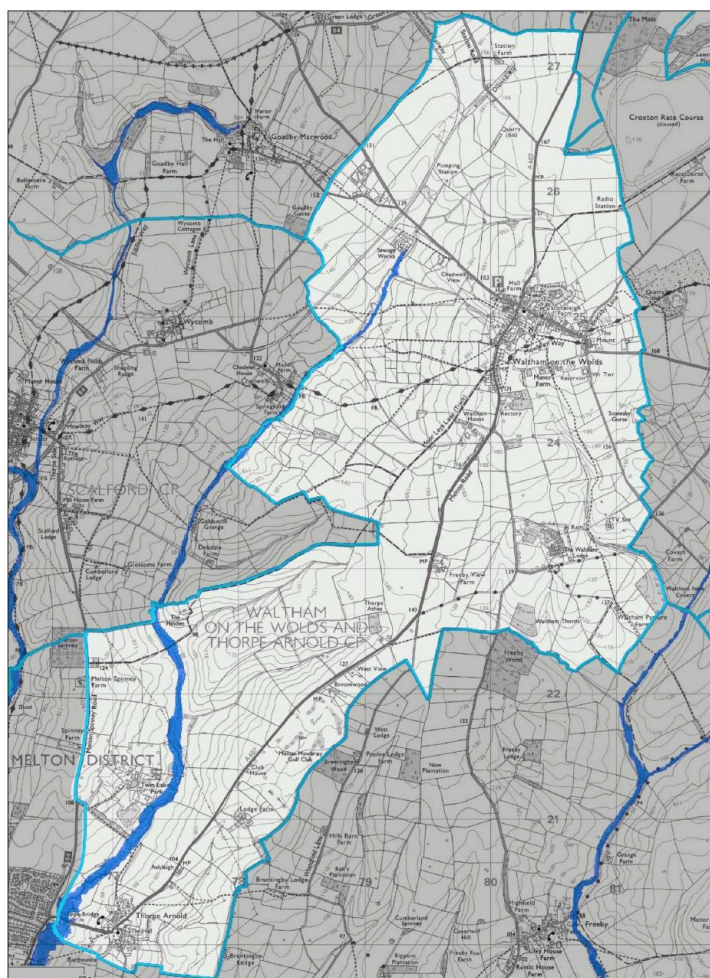
Only one person responded from **Thorpe Arnold** and wants care to be taken with proposed building in flood plains. No respondents disagreed with the proposed policy.

## Policy ENV13: Rivers and Flooding

*No development will be permitted within Environment Agency Flood Risk Zone 3 (Map A) or in the areas identified as at 'high risk' from flooding by surface water (Map B) without applying the sequential and exception tests referenced in paragraph 100 of the NPPF and without appropriate mitigation measures being implemented.*

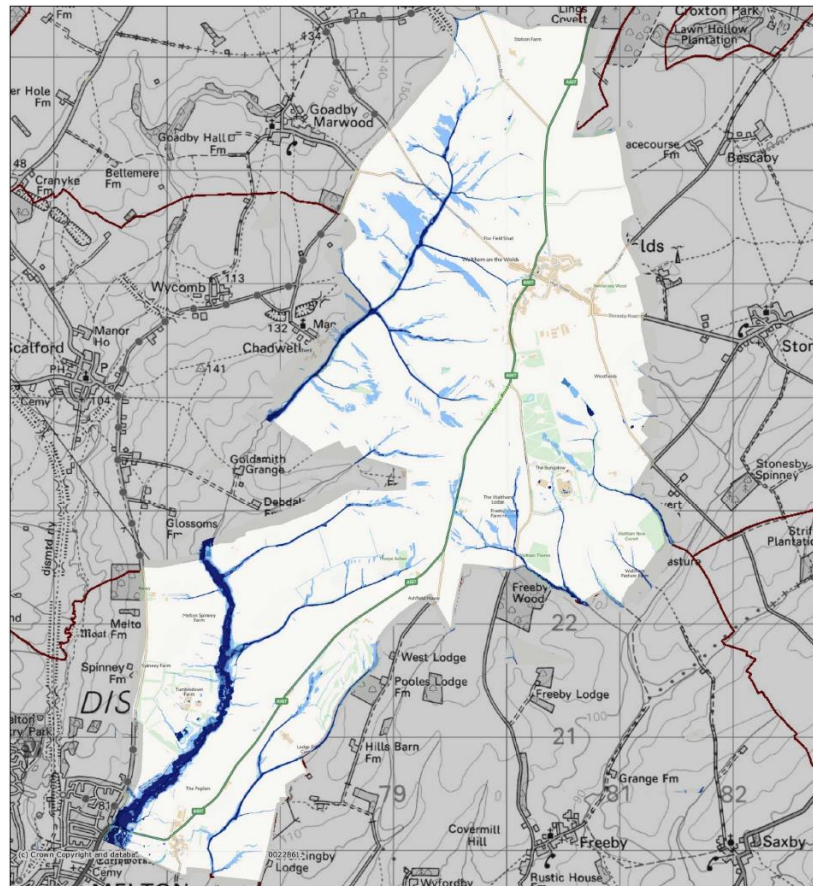
*Every development proposal for two or more new buildings and/or on a site of greater than 100m<sup>2</sup> in the Plan Area will be required to demonstrate that:*

- The development and its occupants are safe for its lifetime;*
- Its location takes geology, hydrology and flood risk into account;*
- Its design includes, as appropriate, sustainable drainage systems (SuDS), surface water management measures and permeable surfaces; and*
- It does not increase the risk of flooding to third parties.*



Map A





Map B

## Responses at Waltham

- Flooding is a problem from springs - sites 1 and 4 have had significant problems over the years.
- Flooding cellars and gardens/homes.
- Flooding and surface water issues can only get worse if the village is over developed.
- Surface floodwater and drainage from fields needs to be considered and appropriate measures made.
- Flooding can occur in village from groundwater/springs. Too many houses disrupt balance.

## Summary

All five respondents from **Waltham** agree with policy 13 and are concerned about problems caused by rivers and flooding in conjunction with development. Overall, Waltham residents believe that flooding issues can only get worse if the village is over developed. No respondents disagreed with the proposed policy.



## Section 3: Employment, Transport and Community Facilities

### Employment

*The Neighbourhood Plan will look at the employment needs across the Parish and whether more employment opportunities should be made available. It will also look at existing provision.*

- *Is business development needed to meet existing or future needs?*
- *Where might new businesses be based?*
- *What about Homeworking?*

*What do you think?*

### Responses at Waltham

- As a homeworker I have no issues and find there are sufficient facilities to meet my requirements.
- Employment! We need a decent restaurant!

### Summary

With regard to employment, only one **Waltham** respondent thinks the village is lacking in employment opportunities and believes it can be found in the form of a decent restaurant. The other respondent has no issues as they work from home.

## Access and Highways

*The Neighbourhood Plan will look at issues of access in the Parish and consider policies that improve the current situation. Do you have views on:*

- *Quality of public transport.*
- *Congestion?*
- *Car parking?*
- *Footpaths/cycle ways?*
- *The road system?*

*What do you think?*

## Responses at Waltham

- High Street is already very congested, proposed new Barwood development would make it impossible
- High Street already impossible at certain times in the day. Highways do not listen.
- High Street is to all intents a single track. Simply it won't support this huge additional traffic.
- The High Street is impossible; any additional traffic is going make it worse
- Better access at top of High Street. And footpaths at top of High Street - none there.
- There are far too many houses being built in the High Street without all these being planned.
- How are we to absorb all the additional traffic that comes with additional housing?
- A limited number of new homes (up to the allocated 91) will aid the health of the village - any more will overcrowd the internal roads, particularly High Street.
- High street very congested. Cars parked - making it single lane use for majority of the day. Huge concerns about extra traffic from developments existing onto High Street.
- Very concerned regarding extra traffic on High Street and also housing entrance/exit for development on A607 is an accident waiting to happen.
- Footpath at Stonesby Road corner. High Street is congested, nothing should add to this traffic
- Keep traffic off the High Street.
- Wider footpaths at certain points along the main road are dangerous.
- When is action to be taken to sort out traffic problems at the Goadby Road/Melton Road X roads.

- Public transport - rare! Congestion - terrible on High Street. Car parking - limited. A607 too busy; already 20MPH near school doesn't work.
- High Street is already under pressure - more housing - it's going to get a lot worse!
- Please ensure new homes are accessed from main road A607 NOT small village roads. The High Street is already overcrowded.
- Signage for weight limit needs to be far more obvious.
- The high street will be so dangerous with 3 bad bends at the top and now all these houses being built.
- A footpath around the corner at Stonesby Road
- The High Street is a liability - too many cars - not enough parking - an accident waiting to happen.
- High Street a nightmare!
- Extremely concerned re: additional traffic on high street due to current applications to build additional houses to the rear of the High Street/Bescaby Lane. Gravely concerned re: swamping the village with traffic.
- Any chance of getting rid of some of the grass on Mere Road, to allow more off road parking? At times it's very difficult to get a car through. No way could a fire engine get access to Windsor Road a lot of the time.
- Pedestrian crossing for the school
- The High Street is very busy with too many parked cars. Needs some double yellow lines.
- Poor service provided by number 8 bus. An evening service would be welcome.
- Minimise vehicular volume on the High Street.
- The High Street is already a single-track road with parking on both sides. How will it function at all as a highway with the increase in traffic?
- Who and how will roads/highways be improved – one-way High Street?
- How will High Street cope with additional traffic? We have to pull in to let traffic past now at least 3 or 4 times from top to bottom
- No access onto Bescaby Lane!
- High street already a danger. More traffic = accident waiting to happen
- School bus can't park at the moment
- Bigger school and bigger pub if population grows - can't get served at pub now.
- Cat killed on Bescaby Lane and others on High Street - more cars?!
- Bescaby Lane one of very few country lanes!

- High Street is terribly congested and dangerous at the moment
- Will become worse with more housing.
- Developments should only be approved that have direct access to A607.

## Responses at Thorpe Arnold

- Main road through Thorpe Arnold very dangerous to residents exiting Lag Lane
- Extra housing shouldn't be considered until road speeds are sorted.
- Congestion of the A607 can be a pain, hopefully resolved by the bypass
- Extremely dangerous on the A607 opposite Lag Lane and also for vehicles turning into Lag Lane. Cars approach at speed around the bend.
- Bad bend on A607. Thorpe Arnold needs additional signage etc.
- Safer roads going through new development to have proper parking/garage facilities.
- Yellow no parking line essential in Lag Lane surrounding church.

## Summary

For **Waltham**, the primary concern of most respondents (25) is the traffic along High Street. The consensus is that people already feel the High Street is too congested and dangerous as it is and it could not cope with additional traffic, parking and volume that is thought would be brought in by more housing development. Two people have suggested double yellow lines.

Four respondents are equally concerned about Bescaby Lane and the traffic that is mounting on that only remaining country lane. Two respondents commented on the poor public transport provision, and that it should run more often/later into Melton.

In **Thorpe Arnold**, the respondents' main concern is about safety issues relating to the A607, particularly at the Lag Lane junction including speeding, congestion, and parking.

## Community Facilities

*The Neighbourhood Plan can look into the need to protect local facilities and whether or not more local facilities are needed.*

*Important buildings and services can be protected from inappropriate change in use by designating them as assets of community value.*

*Also, if community facilities are not available locally, the Plan can make a case for their introduction and look at how these new facilities can be funded.*

*Are some local services important to you? Which ones? And which ones are missing?*

## Responses at Waltham

- Extension to school roads parking off high street; bridge over A607 to school
- Support for local school
- Support for school and pedestrian controls
- Whilst the school may not be at capacity regarding number of children on role. Developers need to support the sustainability of the school - currently 2 classes are in mobiles, no proper kitchen area, no school hall - children use village hall but if numbers increase this may become insufficient. Developers need to take account.
- More social housing = more children (not a bad thing) but they require good space to be taught
- Additional play area/ a court like in Long Clawson for football/hockey etc.
- More shops would be good - would also give more employment opportunities
- Will doctor's surgery cope with additional population?
- The school is falling down! This needs support if/when new houses are built.
- School and surgery will not cope with influx
- Support for school needed
- School and surgery would need developing
- School and school parking will not be big enough if village expands. Already very busy on main road at school pick up time 3:30.
- Larger doctors and pharmacy
- Youngster facilities 10-18
- School doctors post office all to increase in size and capacity
- Additional play areas for children/teenagers
- Play area east of A607
- Need a proper shop, bigger doctors and upgraded school!
- Defibrillator.

- Agreed.
- School and doctors would not cope. “Village shop” is good enough for the village as it is.
- Will there be any provision for new shops on the new housing areas?
- Waltham High Street should have NO more traffic, it is overcrowded already.
- Developers must contribute to Waltham school, school crossing with traffic lights and safer and more footpaths
- Can high street be avoided where possible?
- Play area a good idea.

## Summary

In **Waltham**, ten respondents are anxious about the school’s capacity and believe it will not cope with the added demand unless developers can mitigate it. Three people also believe that the school needs a crossing with traffic lights to ensure the safety of the children. Furthermore, seven respondents believe that the GP Surgery will not be able to cope with the added population that more houses will bring and suggest that it would need upgrading. Two of these respondents also added that the village requires a defibrillator.

Another popular response on the subject of community facilities was a need for an additional play area. Five people commented that Waltham requires some form of play area/facilities for young people.

Finally, two Waltham respondents think the idea of new shops within the village is good.

## Developer Contributions

*What is needed?*

### Responses at Waltham

- Car parking, roads, traffic signs
- Larger play areas
- Schools, pub, off street parking, play areas
- School crossing
- Car park off the high street
- Waltham school must have clear contribution from developers, to meet increased capacity requirements
- Expanding and upgrading the school - urgent
- Average speed on cameras on A607
- Safety of pedestrians both on high street and Melton Road A607 especially near the school  
- what measures are developers going to put in place?
- Public transport to Melton to be earlier and later
- Crossing the main road to get to village hall or school
- Car parking a priority
- Public transport - especially in evenings
- Extend 20mph to high street. Convert high street into a community road by placing edges to slow traffic and plant trees to create parking bays as per Dutch practice.
- Funding for school expansion or new build
- Developers should support the school
- Developers should contribute to building stone boundaries to retain the look and feel of the village
- Are there plans to upgrade the village sewage system? It can hardly cope now
- Public transport, play equipment, speed cameras. Too much taking by developers - need to give something to the village
- Developers should contribute to the building of a new 'fit for purpose school'
- Support for school facilities
- Public transport to Melton and Grantham



## Thorpe Arnold

- Noise-reduction road surfaces

## Summary

This section, for **Waltham**, attracted comments mainly in the area of community facilities. Eight respondents see the need for developers to contribute to an expansion and improvement on the school, while four respondents think that the bus service should run later and more often to Melton and other surrounding villages. Three Waltham respondents think the developers should contribute to a larger/better play area, and one person thinks the pub should be improved by the developers.

Road safety was of great concern to Waltham respondents - three stressing the need for better car parking, one in favour of traffic signs and two wanting the developers to contribute to a school crossing.

With regard to the wellbeing of the village - one respondent saw a need for stone boundaries to retain the village feel, while another proposed that the developers should contribute to a better sewerage system.

The one respondent from **Thorpe Arnold** wanted developers to contribute to noise reduction road surfaces.

## **Post-event comments by email**

### **Response 1**

#### **Housing, Development and Village Character**

Expand the Conservation Area to include the majority of the defunct village envelope and the areas designated for new build.

Consider the method of heating for the larger developments if gas is not a viable option.

Oil and LP gas will be more expensive and oil especially has a higher CO<sub>2</sub> output. Individual water heating from solar panels or home produced electricity would be preferable. Large developments could consider introduction of individual or community heat pumps. Should solar panels be considered, to maximise solar gain, the orientation of dwellings would become a significant factor. The village character probably centres on housing density and traffic movement. Every effort must be made to alleviate the build up of vehicle movement on the High Street, which has a real parking problem, and Melton Road where speed is the major hazard.

Large-scale development must have reduced house density and infill building must be carefully considered in order not to increase the parking problem.

#### **Environment and Green Space**

Use the expanded Conservation Area to define open spaces and preserve their integrity.

#### **Housing Design**

House design should move towards the Zero Carbon Output that was a feature of previous governmental policy which demanded a high standard of build coupled with more care in the building process. The high building standard set, and embraced by the industry, was never implemented and a lesser standard was continued. Houses must have a much higher insulation capacity and ventilation should be controlled. A minimum outlay at initial build will save considerable cost of retrofitting and result in reduced energy cost from inception.

Small things at little or no extra cost to benefit the elderly and infirm could include entrance door wide enough for wheel chair access and without raised cill. Showers should have easy access and house surrounds should be flat without steps. Where possible water efficient toilets and showers should be included, especially in view of the fragility of the present system.

It would be preferable if houses were architect designed for the specific location with a diversity of design and not just to a standard uniform format without originality and imaginative input.

### **Response 2 (Excerpt)**

Footpaths and Vehicle Activated Signs should be requirements for THORs 1 and 2. These sites should include sufficient parking spaces i.e. 2 cars per dwelling to avoid parking on the A607. No reliance should be placed on the possible effect of the Eastern Bypass proposals on these sites when considering road safety. How many prospective house occupants would choose to live next to an active farmyard or cemetery? If the farm becomes inactive, then expect an application for planning extension. There is no demonstrated need by the Village for this additional housing. Primary education provisions are already stretched at Brownlow, Waltham and Scalford. For Thor 1, there is a "Panel comment" suggesting reduced housing density.

Previous MBC documents for the retention of Areas of Separation between Melton and Thorpe Arnold and Flood Relief Plains should not be relied on if the Eastern Bypass is approved: it is likely that infilling will be applied for (as per examples of Oakham and Bourne). It has been claimed that the Western Route would provide access to approx. 30 hectares of commercial development, so this would have to found for the Eastern route to provide employment opportunities.

Thorpe Arnold does not meet the conditions of a Rural Hub. Given the village size, it is a rural settlement: it is entirely dependent on travelling to a nearby town or settlement for service provision, education, health treatment, work and most recreation facilities. There is no school but there is a Village/Church hall. The speed of fast broadband connectivity is not specified, and most older houses in the village do not have the necessary fibre optic cabling connections. Melton Planning has ignored local WOTWATA Parish council and numerous local villagers' objections to larger sites in Waltham during the last year, despite the Melton Plan nor the WOTWATA Neighbourhood Plan being in place. Suggest time for a tactical change from NPG > concentrate on fighting the Melton Plan and gaining approval refusal, stop current NPG work, refuse to submit NP for WOTWATA, liaise with other Parishes in similar positions e.g. Frisby, use PR media to highlight the issues.