



**MELTON LOCAL PLAN – ADDENDUM OF FOCUSED CHANGES
(JULY 2017)**

For official use only
Respondent Ref:
Date Received:

The focused changes being proposed in the Melton Local Plan have been split into the main themes that are being addressed since our last consultation in November 2016:

FOCUSED CHANGE DESCRIPTION	FC NUMBER
1. Spatial strategy FC1.1 to FC1.3 (see schedule of the proposed focused changes)	FC1
2. Sustainable neighbourhoods FC2.1 Policy SS4 FC2.2 Policy SS5	FC2
3. Growth strategy	FC3
4. Housing site allocations** FC4.1 Section 5.4, C1 (A) & C1 (B) FC4.2 Appendix 1	FC4
5. Housing mix	FC5
6. Affordable housing	FC6
7. Gypsies and travellers	FC7
8. Economy	FC8
9. Indoor sports & recreation	FC9
10. Infrastructure delivery plan	FC10
11. Melton transport strategy	FC11
12. Developer contributions	FC12
13. Policies map 13.1 Revised boundary of southern sustainable neighbourhood 13.2 Addition of corridor of investigation/interest for the Melton Mowbray Distributor Road	FC13

****PLEASE SUBMIT 1
REPRESENTATION FORM PER
FOCUSED CHANGE (FC)****

****To comment on HOUSING SITE ALLOCATIONS, please scroll down to the end of this form****

To view more specific policy numbers, please refer to the relevant FC number using the reports on the website at:
www.meltonplan.co.uk/focussed-changes-to-plan

What 'soundness' means

The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is "sound" – namely that it is:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.



MELTON LOCAL PLAN – ADDENDUM OF FOCUSED CHANGES (JULY 2017)

For official use only
Respondent Ref:
Date Received:

Melton Borough Council proposes to submit the Melton Local Plan (MLP) to the Secretary of State of Communities and Local Government for independent examination. Before submitting the MLP, the Council is required to publish the document and invite the public to make representations on its 'soundness'. An addendum of 'Focused Changes' (FC) has been published since the last consultation in November 2016, and the Council is now consulting on this addendum. The MLP, once adopted will be the development plan for Melton Borough.

This form has two parts:

- Part A: Personal Details
- Parts B and C: Your representation(s).

When making representations, **please use a separate Part B form for focused change you wish to comment on. Before completing the form you should read the accompanying Guide to Making Representations.** Please ensure that your representation relates to the correct test of soundness (details can be found in the Guide to Making Representations)

Completed forms should be returned to the address below no later than **23rd August 2017. Representations received after this deadline will not be accepted.**

Planning Policy Team
Regulatory Services
Melton Borough Council
Parkside, Station Approach
Melton Mowbray
Leicestershire
LE13 1GH

Alternatively, you can access this form on the Council's website <https://www.meltonplan.co.uk/focussed-changes-to-plan> & print it out or complete it electronically and e-mail your response to planningpolicy@melton.gov.uk

Representations can also be made via the Council's on-line consultation portal - <https://meltonboroughcouncil.citizenspace.com/planning-policy-team/copy-of-focussedchanges-addendum-consultation-s/>

PART A: ABOUT YOU/YOUR ORGANISATION *(If you are an agent, please complete the personal details of your client in 1 and complete agent's details in 2).*

Personal Details
Full Name:
<input type="text"/>
Organisation (if applicable)
<input type="text"/>
Address:
<input type="text"/>
Postcode:
<input type="text"/>
Email:
<input type="text"/>
Contact Number:
<input type="text"/>

2. Agent's Details <i>(If applicable)</i>
Full Name & Company:
Andrew Gore, Marrons Planning
Organisation/Client Representations on Behalf Of
Laura & Sarah Fitzpatrick
Address:
<input type="text"/>
Postcode:
<input type="text"/>
Email:
<input type="text"/>
Contact Number:
<input type="text"/>
Number of Representations Enclosed:
1

Number of Representations Enclosed:

Signature: Andrew Gore

Date: 22 August 2017

(PART B)

PART B: YOUR REPRESENTATION (This section will need to be completed for each representation made. Please photocopy or download from the council's website Part B of the form as required.)

Which part of the Melton Local Plan: focused changes addendum does your representation relate to? (Please enter the policy number)

FC number: 4 Policy number: C1A

Do you believe that this policy/section of the Melton Local Plan focused change is? (Please tick the appropriate box)

- 1. Legally Compliant: Yes [] No []
2. Sound: Yes [] No [x]
3. Complies with Duty to Co-operate: Yes [] No []

*The considerations in relation to the Local Plan being "sound" are explained in paragraph 182 of the National Planning Policy Framework. If you have entered "No" in relation to 4(2), please go to question 5. In all other circumstances, please go to question 6

Do you consider that the focused change is unsound because it is not any of the following? (Please tick the appropriate box)

- 1. Positively Prepared [] 2. Justified [x] 3. Effective [] 4. Consistent with National Policy [x]

Please give details of why you consider this focused change is not legally compliant or is unsound or fails to comply with the Duty to Co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of this policy or its compliance with the Duty to Co-operate, please use this box to set out your comments. (Please continue onto a separate sheet if you require more space)

Please see comments below.

Please set out what change(s) you consider necessary to make the focused change legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the suggested focused change legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. (Please continue onto a separate sheet if you require more space)

Please see comments below.

FC4 HOUSING SITE ALLOCATIONS COMMENTS

The following questions will relate to housing site allocations. Please only use 1 form for each site you wish to submit a comment on. You may copy this page for additional site representations.

Please note: site references may have changed since the previous Local Plan edition, so please use this document to quote any references to sites:

Table 1: Schedule and Summary of the proposed Focused Changes FC4: Housing site allocations, reserve sites and site specific policies				
FC4.1	Section 5.4 Policy C1(A) Policy C1(B)	Reflecting and referencing the findings on suitability, sustainability, site capacity, availability and deliverability, which are set out in updated site and sustainability assessment work. Affects the reasoned justification and policy on housing allocations overall and the associated site specific policies and preamble. Includes deletions, additions, revised site boundaries and capacities, and some recategorisation.	- 11 site allocations deleted - 3 reserve sites deleted - 16 site allocation boundaries amended - 22 allocated sites with capacity changes - 1 reserve site with a capacity change - 8 new site allocations, and 2 extended existing sites - 2 new reserve sites - 14 allocated sites and 2 reserve sites renumbered.	
FC4.2	Appendix 1	Amended site specific policies. New reasoned justification and site specific policy for Scaford and Great Dalby.	- Reflects FC4.1 above. - Amended criteria setting out development conditions for some site specific policies.	

SITE SETTLEMENT *(Please select the site that you interested in (additional sites will need to be entered on another form))*

SITE

Ab Kettleby	<input type="checkbox"/>	Asfordby	<input type="checkbox"/>	Melton Mowbray	<input type="checkbox"/>
Asfordby Hill	<input type="checkbox"/>	Croxton Kerrial	<input type="checkbox"/>	Old Dalby	<input type="checkbox"/>
Bottesford	<input type="checkbox"/>	Easthorpe	<input type="checkbox"/>	Scaford	<input type="checkbox"/>
Frisby	<input type="checkbox"/>	Harby	<input type="checkbox"/>	Somerby	<input type="checkbox"/>
Gaddebsy	<input type="checkbox"/>	Hose	<input type="checkbox"/>	Stathern	<input type="checkbox"/>
Great Dalby	<input type="checkbox"/>	Long Clawson	<input checked="" type="checkbox"/>	Thorpe Arnold	<input type="checkbox"/>
		Wymondham	<input type="checkbox"/>	Waltham	<input type="checkbox"/>

PLEASE INDICATE THE SITE REFERENCE HERE (If you wish to comment on the approach or policy as a whole please do so in the boxes below):

Do you believe that this policy/section of the Melton Local Plan focused change is? (Please tick the appropriate box)

1. Legally Compliant: Yes No
2. Sound: Yes No
3. Complies with Duty to Co-operate: Yes No

1. Do you consider that the focused change is unsound because it is not any of the following? (Please tick the appropriate box)

1) Positively Prepared

2) Justified

3) Effective

4) Consistent with National Policy

Please give details of why you consider this focused change is not legally compliant or is unsound or fails to comply with the Duty to Co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of this policy or its compliance with the Duty to Co-operate, please use this box to set out your comments. *(Please continue onto a separate sheet if you require more space)*

We write on behalf of the landowners at Back Lane, Long Clawson. The site is the subject of an outline planning application for up to 19 dwellings, currently pending determination by the Council (16/00709/OUT). In the previous Pre-Submission version of the plan, the site was identified as a proposed housing allocation under policy C1 (a) (site formerly identified as LONG2). These representations relate to the Council's decision to delete the site from the Local Plan as part of the latest Focused Changes consultation.

The Council's update to site assessments (30 May 2017) and the Sustainability Appraisal Addendum confirm that the site has been deleted solely on the basis of an objection by Historic England to the current planning application. It remains our position that there should be no archaeological reason to preclude the development of the site. CGMS has clearly set out this position in the enclosed Desk Based Archaeological Assessment and accompanying letter to the application case officer (prepared in response to the Historic England objection to the application, dated 27 April 2017).

Further to the submission of the above letter, the applicant's team met onsite with a Historic England representative, where it was agreed on both sides that the development proposals would result in less than substantial harm to the significance of the designated heritage assets in the area. The case officer for the application has since confirmed that in light of this conclusion, and in the context of NPPF paragraph 134 (where less than substantial harm to the significance of designated heritage assets should be weighed against the public benefits of the proposal) he would be prepared to recommend the application for approval (subject to the resolution of other technical matters).

Paragraph 14 of the NPPF confirms that Local Plans should positively seek opportunities to meet the development needs of their area and meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted. Paragraph 134 confirms that where development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. In this case, because the proposals would result in less than substantial harm, the planning balance should be conducted in accordance with the first limb of paragraph 14. The adverse impacts of allocating land at Back Lane would not significantly and demonstrably outweigh the benefits which include:

- The provision of market and affordable housing to help meet Melton Borough Council's objectively assessed housing need;
- Housing provision in a sustainable, accessible location in the centre of the village - on foot to local facilities in Long Clawson, by public transport and in close proximity to local employment opportunities
- Securing the retention, maintenance and management of semi-improved grassland which is not currently protected by planning policy
- Development of a site which does not constitute Grade 2 agricultural land (as is the case with the proposed allocations of LONG4 and LONG5)
- Development of a site which has fewer potential contamination constraints than LONG3 and LONG5
- Development of a site which does not require any major infrastructure to deliver housing
- Development of a site which has few environmental constraints (i.e. can be mitigated in terms of flooding/drainage, is well related to the village and will have little visual impact, as acknowledged in the Council's site assessment paper)

By way of an update on issues referenced in the Council's site assessment paper, a drainage solution has been put forward by the applicant and has been confirmed as acceptable (subject to planning conditions) by the Lead Local Flood Authority (response dated 9 August). Also referred to in the site assessments paper is the issue of grassland mitigation. The application proposals have been amended (to the satisfaction of the county ecologist, response dated 4 August) and now incorporate 0.25ha of grassland, which would be secured via a condition requiring a Biodiversity Construction and Management Plan.

It is our position that the deletion of the Back Lane site is unsound, as it is not justified or consistent with national policy (paragraph 14 and 134 of the NPPF).

Please set out what change(s) you consider necessary to make the focused change legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the suggested focused change legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. (Please continue onto a separate sheet if you require more space)

Back Lane, Long Clawson (formerly LONG2) should be reinstated as a proposed housing allocation in the Local Plan.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate at the oral part of the examination? (Please tick the appropriate box)

Written Representations

Participate at the Oral Examination

If you wish to speak at the examination, please outline why you consider this to be necessary:

(This area is currently blank for user input.)

Please note: The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

To help us collate the responses to this consultation, we would be grateful if you could tell us which category best describes who you are representing (Please tick the appropriate box)

- | | | | |
|-------------------------|--------------------------|------------------------------------|-------------------------------------|
| Melton Borough Resident | <input type="checkbox"/> | Planning Agent/Planning Consultant | <input checked="" type="checkbox"/> |
| Developer | <input type="checkbox"/> | Utility/Service Provider | <input type="checkbox"/> |
| Government Organisation | <input type="checkbox"/> | Amenity Group | <input type="checkbox"/> |
| Other Organisation | <input type="checkbox"/> | Residents Group | <input type="checkbox"/> |
| Business | <input type="checkbox"/> | Town/Parish Council | <input type="checkbox"/> |
| Other (Please state) | <input type="text"/> | | |

Do you want to have further involvement in the Melton Local Plan? (Please tick the appropriate boxes)

- If you wish to be notified at the address/e-mail provided in Part A when the Melton Local Plan is submitted to the Secretary of State for Communities & Local Government
- If you wish to be notified at the address/e-mail provided in Part A when the Inspector's Report is available to view
- If you wish to be notified at the address/e-mail provided in Part A when the Melton Local Plan is adopted
- If you/your organisation wish to be included in future consultations on the Melton Local Plan
- If you/your organisation **do not** wish to be included in future consultations on the Melton Local Plan

Thank you for taking the time to submit representations on the Melton Local Plan: Addendum of Focused Changes 2017. It should be noted that representations cannot be treated as confidential.

Would you like to be kept informed of other council services? We will not share this data with another provider *(Please tick the appropriate boxes)*

All council services	<input type="checkbox"/>	Community	<input type="checkbox"/>	Tourism & events	<input type="checkbox"/>	Town Centre	<input type="checkbox"/>
Benefits	<input type="checkbox"/>	Local Plan	<input type="checkbox"/>	Online services	<input type="checkbox"/>	Waste and recycling	<input type="checkbox"/>