



**MELTON LOCAL PLAN – PRE SUBMISSION DRAFT  
(NOVEMBER 2016)**

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'. 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 each policy or paragraph 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 **Monday 19<sup>th</sup> December, 2016**. 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 <http://www.melton.gov.uk/localplan/site/index.php> and print it out or complete it electronically and e-mail your response to [planningpolicy@melton.gov.uk](mailto:planningpolicy@melton.gov.uk)

Representations can also be made via the Council's on-line consultation portal - <https://meltonboroughcouncil.citizenspace.com>

**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).

**1. Personal Details**

Full Name:

Organisation (if applicable)

Address:

Postcode:

Email:

Contact Number:

**2. Agent's Details (If applicable)**

Full Name & Company:

Organisation/Client Representations on Behalf Of

Address:

Postcode:

Email:

Number of Representations Enclosed:

Signature:

Date:

19 December 2016



|  |                     |
|--|---------------------|
| For official use only  |                     |
| Respondent Ref:  | Representation Ref: |
| Name/Organisation: NHS Property Services Ltd c/o Lambert Smith Hampton |                     |

**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.)

**3. Which part of the Melton Local Plan: Pre-Submission Draft does your representation relate to?** (Please enter the paragraph/policy number)

Paragraph:  Policy: MEL3 Policies Map:

**4. Do you consider that the Melton Local Plan: Pre-Submission Draft is?** (Please tick the appropriate box)

1. Legally Compliant: Yes ☒ No ☐
2. Sound: Yes ☐ No ☒
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*

**5. Do you consider that the Melton Local Plan: Pre-Submission Draft 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 ☐

**6. Please give details of why you consider the Melton Local Plan: Pre-Submission Draft 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 the Melton Local Plan: Pre-Submission Draft 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)**

The Melton Local Plan should be prepared on a strategy which seeks to meet objectively assessed development requirements. By proposing a suggested 16 housing units in respect of MEL3, the plan fails to deliver sufficient housing required for the area, with an identified under supply of units within Melton of over 100. Policy MEL3 relates to a previously developed site within the urban area and in close proximity to public transport, and as such it is in a highly sustainable location. To suggest that the site can only accommodate 16 units means that other sites in less sustainable locations will need to be developed to allow the Council to meet their development requirements.

The retention of buildings on the site means that the site cannot be developed in the most effective manner. The buildings have been confirmed as not meriting listed building status, and are not identified on any list of non-designated heritage assets and as such, their retention is not justified. Removal of these buildings will allow a higher level of development and delivery of other benefits such as affordable housing.

**7. Please set out what change(s) you consider necessary to make the Melton Local Plan: Pre-Submission Draft 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 Melton Local Plan: Pre-Submission Draft 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)**

Policy MEL 3 should be amended by removal of the first bullet point requiring retention of the former Work House and Vagrant cells. Capacity of the site should be amended to 50

**Please note:** Your representation should cover succinctly all the information, evidence necessary and supporting information necessary to support/justify the representation and suggested change, as there will not normally be a subsequent opportunity to make further representations based on this original representation.

**After this stage, further submissions will only be at the request of the Inspector based on the matters and issues they identify at the examination.**

**8. 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 ☐

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

**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.

### PART C: WHO YOU REPRESENT

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 type="checkbox"/> |
| Developer               | <input type="checkbox"/>            | Utility/Service Provider           | <input type="checkbox"/> |
| Government Organisation | <input checked="" 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

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If you wish to be notified at the address/e-mail provided in Part A when the Melton Local Plan is adopted

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If you/your organisation wish to be included in future consultations on the Melton Local Plan

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If you/your organisation **do not** wish to be included in future consultations on the Melton Local Plan

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Thank you for taking the time to submit representations on the Melton Local Plan: Pre Submission Draft (November 2016). It should be noted that representations cannot be treated as confidential.



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| Respondent Ref:       | Representation Ref:                                 |
| Name/Organisation:    | NHS Property Services Ltd c/o Lambert Smith Hampton |

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**3. Which part of the Melton Local Plan: Pre-Submission Draft does your representation relate to?** (Please enter the paragraph/policy number)

Paragraph:  Policy:  Policies Map:

**4. Do you consider that the Melton Local Plan: Pre-Submission Draft is?** (Please tick the appropriate box)

1. Legally Compliant: Yes ☒ No ☐
2. Sound: Yes ☐ No ☒
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*

**5. Do you consider that the Melton Local Plan: Pre-Submission Draft 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 ☐

**6. Please give details of why you consider the Melton Local Plan: Pre-Submission Draft 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 the Melton Local Plan: Pre-Submission Draft 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)

The Melton Local Plan should be based upon a proportionate, adequate and up to date evidence base.

In drawing up Policy EN13, the Council identifies that Melton Borough has a number of important historic assets including Listed Buildings, Conservation Areas, Scheduled Monuments and non-designated heritage assets. With the exception of non-designated heritage assets, it is possible to identify all other historic assets from the register of Listed Buildings or Scheduled Monuments or list of Conservation Areas. There is no register or other adopted list of non-designated heritage assets available for either the Council to use or for members of the public or developers to make reference to.

In order for Policy EN13 to be effective it is necessary for the Council to draw up a list of these non-designated heritage assets in order to be able to consider appropriate development proposals, rather than a general potential for old buildings to be considered in this way. This register should include reasoned justification for each entry. The Council have had a considerable amount of time within which to draw up a register, but have failed to do so. In the absence of this register, it is considered that the Policy must be found unsound due to the lack of reasoned justification for the designation on non-designated heritage assets.

**7. Please set out what change(s) you consider necessary to make the Melton Local Plan: Pre-Submission Draft 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 Melton Local Plan: Pre-Submission Draft 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)**

Policy EN13 should be amended to include reference to a specific register of non-designated heritage assets.

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- |                                      |     |                                     |    |                                     |
|--------------------------------------|-----|-------------------------------------|----|-------------------------------------|
| 1. Legally Compliant:                | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 2. Sound:                            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 3. Complies with Duty to Co-operate: | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |

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In drawing up Policy MEL3, the Council has not had reference to any facts concerning the capacity of the site. It has previously been offered for sale, with bids coming in based on c50 units and indicative capacity plans being prepared at this number. The council has had limited dialogue with the site owners evidenced by the very low suggested capacity for the site.

The suggested retention of buildings on the site is not backed up by facts. The Work House was previously listed at Grade II, however it was delisted over 15 years ago. The Vagrant Cells were subject of an application for listing earlier in 2016, although it was determined that the criteria for listing were not fulfilled being substantially altered, of limited architectural interest or significance. Whilst the Council refer to the buildings as being non-designated heritage assets, these have not been identified through the life of the previous plan or during the preparation of the current plan.

The draft Melton Local Plan refers to the Melton Borough Landscape and Historic Urban Character Assessment Report (2011) providing an assessment of the historic assets of Melton Mowbray. This does not refer to any of the buildings at the site subject to MEL3, nor does it identify the site in the LCA Sensitivity Map, despite this including Standing/Designated Areas or Features.

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Planning Agent/Planning Consultant

☐

Developer

☐

Utility/Service Provider

☐

Government Organisation

☒

Amenity Group

☐

Other Organisation

☐

Residents Group

☐

Business

☐

Town/Parish Council

☐

Other (Please state)

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