

Melton Borough Council – Regulation 16 Response Form

Please use this form to submit your comments for the Neighbourhood Plan and return the form to: planningpolicy@melton.gov.uk.

For each representation, please use a separate form and mark clearly which document and part your representation relates to.

PART A: About you & Examination

1. What is your name?
2. What is your email?
3. Please enter your address

4. Are you a resident of the area that this Neighbourhood Plan relates?
(please tick Yes/No)

Yes No

5. If you answered 'No' above, please select from the appropriate option below
(tick or mark 'Yes' for all that apply)

An Agent

Developer

Landowner

Stakeholder

Consultee

Other

If you have selected any of the above, please give additional information here, including who you represent:

Representations on Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan

PART B: Representation Form 1

1. Please indicate which part of the submitted Neighbourhood Plan or supporting documents this representation relates

Which document does this relate to (e.g. submission plan, policy map)

Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan – Submission Plan

Page Number (if applicable)

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Paragraph/policy (if applicable)

Planning Context

2. Do you believe that this policy/section of the Neighbourhood Plan:

	Yes	No	Unsure				
Meets European Obligations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Has regard to national Planning polices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Is in general conformity with the Strategic policies of the Local Plan/is compatible with adjoining Neighbourhood Plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
Contributes to the achievement of sustainable development Do you?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
Support this policy/part of the plan	<input type="checkbox"/>	Support this policy/part of the plan subject to modifications	<input type="checkbox"/>	Object to this policy/part of the plan	<input checked="" type="checkbox"/>	Neither support or object to this policy/part of the plan	<input type="checkbox"/>

Please provide your comments here:

PART B: REP 1 - Comments

Pegasus Group made representations at the Regulation 14 consultation in relation to the Neighbourhood Plan's reference to the planning context. Concerns were raised over the scope to which the Neighbourhood Plan can at this stage be in general conformity with strategic policies, particularly in relation to the emerging proposals for a Melton Mowbray Distributor Road which is likely to have a significant effect on Thorpe Arnold. On this basis it was concluded that the preparation of the Neighbourhood Plan was premature. It is noted that Leicestershire County Council raised similar concerns in their submissions.

At the time of the Regulation 14 consultation, Melton Borough Council had published its Submission Draft Local Plan including proposals for new transport infrastructure in the form of a distributor road extending north, south and east of the town. The Key Diagram shows an indicative eastern route running to the east of Thorpe Arnold. Leicestershire County Council had received government funding to develop a business case for the road, and its Cabinet, at a meeting on the 10th March 2017, had agreed an accelerated programme for the development of a business case for the road.

Since the Regulation 14 Consultation, Leicestershire County Council has progressed work on the Melton Mowbray Distributor Road. A public consultation on a recommended route commenced on the 2nd September running until the 15th October 2017. This shows the preferred route of the distributor road. Going forward the County Council expects approval of the preferred route in December 2017, a planning application in 2018/19 and construction commencing in Spring 2020.

The accelerated programme for the delivery of the distributor road means that an agreed route is likely to be confirmed by the end of the year. We therefore remain of the view that, given the implications of this strategic route for the parish and in particular Thorpe Arnold, it would be appropriate to delay the preparation of the Neighbourhood Plan until the preferred route is confirmed and its implications can be properly considered.

Please suggest any amendments here:

PART B: REP 1 - Suggestions

The Neighbourhood Plan should clearly show the route of the Melton Mowbray Distributor Road as it affects the parish. Progress on the Neighbourhood Plan should be paused until the route of the distributor road is confirmed and the implications of route for Thorpe Arnold properly considered.

PART B: Representation Form 2

1. Please indicate which part of the submitted Neighbourhood Plan or supporting documents this representation relates

Which document does this relate to (e.g. submission plan, policy map)

Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan – Submission Plan

Page Number (if applicable)

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Paragraph/policy (if applicable)

Policy H2 – Housing Mix

2. Do you believe that this policy/section of the Neighbourhood Plan:

	Yes	No	Unsure
Meets European Obligations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has regard to national Planning polices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is in general conformity with the Strategic policies of the Local Plan/is compatible with adjoining Neighbourhood Plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contributes to the achievement of sustainable development Do you?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Support this policy/part of the plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Support this policy/part of the plan subject to modifications	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Object to this policy/part of the plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neither support or object to this policy/part of the plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please provide your comments here:

PART B: REP 2 - Comments

Pegasus made representations at the Regulation 14 consultation stage on this policy. Whilst the amendment to the policy to indicate that dwellings of 3 bedrooms or fewer and single storey accommodation for the elderly will be supported and note required, we remain of the view that the policy is unnecessary.

Policy C2 of the Melton Borough Council submission draft plan includes a policy on housing mix which is more than adequate to ensure the provision of a mix of dwellings on sites is achieved subject to market conditions, housing needs and economic viability.

If the policy is retained in the Neighbourhood Plan, it should make clear that issues of market conditions, local context and viability will be taken into account in determining the appropriate mix on sites.

Please suggest any amendments here:

PART B: REP 2 - Suggestions

The policy should be deleted.

If it is retained it should be amended as follows:

“New housing development proposals should provide a mixture of housing types specifically to meet identified needs in Waltham on the Wolds and Thorpe Arnold, **having regard to market conditions, housing needs and economic viability.**”

PART B: Representation Form 3

1. Please indicate which part of the submitted Neighbourhood Plan or supporting documents this representation relates

Which document does this relate to (e.g. submission plan, policy map)

Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan – Submission Plan

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Paragraph/policy (if applicable)

Policy H3 – Affordable Housing Provision

2. Do you believe that this policy/section of the Neighbourhood Plan:

	Yes	No	Unsure
Meets European Obligations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has regard to national Planning polices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is in general conformity with the Strategic policies of the Local Plan/is compatible with adjoining Neighbourhood Plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contributes to the achievement of sustainable development Do you?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Support this policy/part of the plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Support this policy/part of the plan subject to modifications	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Object to this policy/part of the plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neither support or object to this policy/part of the plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please provide your comments here:

PART B: REP 3 - Comments

Pegasus made representations on Policy H3 on affordable housing at the Regulation 14 consultation stage, raising a number of concerns over the proposed wording. The policy has been amended to provide a more simplified policy.

We remain of the view that the policy adds little to the proposed policy on affordable housing provision set out in the Submission Draft Melton Local Plan. The policy should therefore be deleted.

Please suggest any amendments here:

PART B: REP 3 - Suggestions

Delete Policy H3.

PART B: Representation Form 4

1. Please indicate which part of the submitted Neighbourhood Plan or supporting documents this representation relates

Which document does this relate to (e.g. submission plan, policy map)

Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan – Submission Plan

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Paragraph/policy (if applicable)

Policy ENV1: Local Green Space

2. Do you believe that this policy/section of the Neighbourhood Plan:

	Yes	No	Unsure
Meets European Obligations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has regard to national Planning polices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is in general conformity with the Strategic policies of the Local Plan/is compatible with adjoining Neighbourhood Plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contributes to the achievement of sustainable development Do you?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Support this policy/part of the plan	<input type="checkbox"/>	Support this policy/part of the plan subject to modifications	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Object to this policy/part of the plan	Neither support or object to this policy/part of the plan
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please provide your comments here:

PART B: REP 4 - Comments

Pegasus made comments on Policy ENV1 at the Regulation 14 consultation stage. It is considered that in the light of strategic issues relating to the routeing of an eastern distributor road, the designation of land for safeguarding through the Neighbourhood Plan would be premature pending the confirmation of the preferred route.

Work on the Neighbourhood Plan should be paused until the preferred route for the Melton Mowbray distributor road is confirmed.

Please suggest any amendments here:

PART B: REP 4 - Suggestions

Work on the Neighbourhood Plan should be postponed until the proposed routeing of the eastern distributor road is confirmed.

PART B: Representation Form 5

1. Please indicate which part of the submitted Neighbourhood Plan or supporting documents this representation relates

Which document does this relate to (e.g. submission plan, policy map)

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Paragraph/policy (if applicable)

Policy ENV4 – Protection of Other Sites of Environmental Significance

2. Do you believe that this policy/section of the Neighbourhood Plan:

	Yes	No	Unsure
Meets European Obligations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has regard to national Planning polices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is in general conformity with the Strategic policies of the Local Plan/is compatible with adjoining Neighbourhood Plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contributes to the achievement of sustainable development Do you?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Support this policy/part of the plan	<input type="checkbox"/>	Support this policy/part of the plan subject to modifications	<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
		Object to this policy/part of the plan	Neither support or object to this policy/part of the plan
		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please provide your comments here:

PART B: REP 5 - Comments

Policy ENV4 seeks to safeguard land west of Thorpe Arnold under this policy. As with other proposed land safeguarding policies, this designation is considered to be premature pending the confirmation of the preferred route of the eastern distributor road. Work on the Neighbourhood Plan should be postponed until the preferred route for the Melton Mowbray Distributor Road is confirmed.

Please suggest any amendments here:

PART B: REP 5 - Suggestions

Work on the Neighbourhood Plan should be postponed until the proposed routeing of the eastern distributor road is confirmed.

PART B: Representation Form 6

1. Please indicate which part of the submitted Neighbourhood Plan or supporting documents this representation relates

Which document does this relate to (e.g. submission plan, policy map)

Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan – Submission Plan

Page Number (if applicable)

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Paragraph/policy (if applicable)

Policy ENV12 – Protection of Important Views

2. Do you believe that this policy/section of the Neighbourhood Plan:

	Yes	No	Unsure
Meets European Obligations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has regard to national Planning polices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is in general conformity with the Strategic policies of the Local Plan/is compatible with adjoining Neighbourhood Plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contributes to the achievement of sustainable development Do you?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Support this policy/part of the plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Support this policy/part of the plan subject to modifications	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Object to this policy/part of the plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neither support or object to this policy/part of the plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please provide your comments here:

PART B: REP 6 - Comments

Pegasus made comments on this proposal at the Regulation 14 consultation stage. The assessment of important views set out in the Submission Version of the Neighbourhood Plan takes no account of the impacts of an eastern distributor road on Thorpe Arnold.

Given that a decision on the preferred route of the Melton Mowbray distributor road is now imminent, it would be more appropriate for work on the Neighbourhood Plan to be postponed to allow the implications of the preferred route to be properly considered in the plan. The proposed distributor road will inevitably impact on the landscape setting for Thorpe Arnold and existing views and should therefore be taken into account in the preparation of the Neighbourhood Plan.

Please suggest any amendments here:

PART B: REP 6 - Suggestions

Work on the Neighbourhood Plan should be postponed until the proposed routeing of the eastern distributor road is confirmed.

PART B: Representation Form 7

1. Please indicate which part of the submitted Neighbourhood Plan or supporting documents this representation relates

Which document does this relate to (e.g. submission plan, policy map)

Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan – Submission Plan

Page Number (if applicable)

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Paragraph/policy (if applicable)

Policies on Transport

2. Do you believe that this policy/section of the Neighbourhood Plan:

	Yes	No	Unsure
Meets European Obligations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has regard to national Planning polices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is in general conformity with the Strategic policies of the Local Plan/is compatible with adjoining Neighbourhood Plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contributes to the achievement of sustainable development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you?			
Support this policy/part of the plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Support this policy/part of the plan subject to modifications	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Object to this policy/part of the plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neither support or object to this policy/part of the plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please provide your comments here:

PART B: REP 7 - Comments

We have already made reference to the need for the Neighbourhood Plan to properly consider the implications of the proposed Melton Mowbray Distributor Road. As we commented at the Regulation 14 stage, given the strategic significance of this proposal and its implications for the parish (and in particular Thorpe Arnold), it is bizarre that this section of the plan makes no reference to this proposed strategic infrastructure.

Proposals for the distributor road continue to progress with the County Council currently undertaking a consultation on a preferred route for the road.

The Neighbourhood Plan as currently drafted fails to have proper regard to the implications of the proposals to route the eastern distributor road through the parish. We therefore remain of the view that, given the strategic importance of this road proposals and the implications it will have, preparation of the Neighbourhood Plan should be postponed to allow a proper consideration of the implications of the preferred route once confirmed.

Please suggest any amendments here:

PART B: REP 7 - Suggestions

Work on the Neighbourhood Plan should be postponed until the proposed routeing of the eastern distributor road is confirmed.