



1. Policy SS2
2. Policy EN10

MELTON LOCAL PLAN – PRE SUBMISSION DRAFT (NOVEMBER 2016)

For official use only
Respondent Ref:
Date Received: 19.12.2016.

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 19th 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
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:
Miss Elizabeth Johnson

Organisation (if applicable)
[Redacted]

Address:
[Redacted]

Postcode:
[Redacted]

Email:
[Redacted]

Contact Number:
[Redacted]

2. Agent's Details (if applicable)

Full Name & Company:
[Redacted]

Organisation/Client Representations on Behalf Of
[Redacted]

Address:
[Redacted]

Postcode:
[Redacted]

Email:
[Redacted]

Contact Number:
[Redacted]

Number of Representations Enclosed:

2

Signature:

[Redacted Signature]

Date:

19.12.2016

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Respondent Ref:	Representation Ref:
Name/Organisation:	

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: 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)

Policy SS2 proposes the need for 245 dwellings per annum (6125 over the 25 year plan period).

This is based on the SMHA 2014 Document (OAN Conclusions, 2011-36) in which Table 85 shows a range of between 195 and 245 dwellings per annum. The local authority has chosen the upper figure for this Local Plan.

Reference is made in paragraphs 4.2.2 and 4.2.3 to the Melton Employment Land Study 2015 and appears to indicate that the reasoning for the higher figure relates to Economic Growth predicted in the borough.

However, the **Melton Employment Land Study 2015** paragraph 2.45 states that "the Leicester and Leicestershire (HMA) Land Study forecast a very low level of employment growth for Melton, a 300 jobs net increase over 2010 – 2031, a 1.3 percent change on 2010. In part this reflects a drop in employment from 2012, which is not fully reversed until 2031... An employment decrease of this severity and duration is not forecast for any of the other local authority areas of Leicester and Leicestershire."

NPPF requires local authorities to ensure viability and deliverability.

Paragraph 173 "Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened."

Paragraph 154 states that "Local Plans should be aspirational but realistic" and the need for plans to be objectively assessed is repeated in paragraphs 14, 47 and 182.

Policy SS2 7th paragraph:

Open Countryside: Outside the settlements identified as Primary and Secondary Rural Centres and those villages identified as Rural Supporter and Rural Settlements new development will be restricted to that which is **necessary and appropriate** in the open countryside.

The phrase "**necessary and appropriate**" is not clear and is open to interpretation.

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Local Authorities are not required to identify suitable areas for wind energy development. This authority and a neighbouring authority have produced the Melton & Rushcliffe Landscape Sensitivity Study (2014). Paragraphs 7.20.10; 7.20.11 and 7.20.12 with Table 16 adequately clarify the relevance of the M&R LSS to this policy. The area-by-area descriptions of LCUs given in the table on page 122 (Table 18?) are not necessary. They are not allocations, yet they give the impression that proposals which conform to the heights and densities described there would be approved.

Policy EN10 is not consistent with NPPF Paragraph 154 "Local Plans should be aspirational but realistic. They should address the spatial implications of economic, social and environmental change. Local Plans should set out the opportunities for development and *clear policies on what will or will not be permitted and where*. Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan." Policy SS3 is consistent with National Policy specifically:

NPPF Paragraph 7, point 3: "... contributing to protecting and enhancing our natural, built and historic environment."

NPPF Paragraph 126: "Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, In developing this strategy, local planning authorities should take into account:

- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

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 EN10 point 17: Delete "These areas and acceptable turbine requirements are set out in the following below;" and Remove the table on page 122 (Table 18?) altogether.

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 checked="" type="checkbox"/> | Planning Agent/Planning Consultant | <input 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 | <input checked="" type="checkbox"/> |
| If you wish to be notified at the address/e-mail provided in Part A when the Inspector's Report is available to view | <input checked="" type="checkbox"/> |
| If you wish to be notified at the address/e-mail provided in Part A when the Melton Local Plan is adopted | <input checked="" type="checkbox"/> |
| If you/your organisation wish to be included in future consultations on the Melton Local Plan | <input checked="" type="checkbox"/> |
| If you/your organisation do not wish to be included in future consultations on the Melton Local Plan | <input type="checkbox"/> |

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.