



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
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).

<b>1. Personal Details</b>
Full Name:
M Hill, P Hill, Mrs M Hyde and Mrs P Pickup
Organisation (if applicable)
c/o Brown & Co
Address:
See Agent's details
Postcode:
See across
Email:
See across
Contact Number:
See across

<b>2. Agent's Details (If applicable)</b>
Full Name & Company:
Martin S Herbert FRICS FAAV
Organisation/Client Representations on Behalf Of
Brown & Co – Property and Business Consultants LLP [on behalf of Hill Family]
Address:
Granta Hall Finkin Street Grantham Lincolnshire
Postcode:
NG31 6QZ
Email:
[Redacted]
Contact Number:
[Redacted]

Number of Representations Enclosed:

[Empty box for number of representations]

Signature:

[Empty box for signature]

Date:

[Empty box for date]

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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 SS6 sets out the Council's approach to monitoring and review of the Local Plan. The Policy states that the Council will consider an early review of the plan to identify alternative development sites where there are significant and persistent shortfalls in the delivery of housing and employment or there are changes in the Housing Market Area to the objectively assessed need for development or the spatial distribution of growth.

To ensure any review is carried out quickly, the Policy advises that the Council will prioritise potential alternative longer term options including Normanton Airfield, Dalby Airfield, Six Hills, small sites in the rural areas and land to the west of Melton Mowbray.

A key component of the Council's overall strategy for growth is the delivery of a distributor road for Melton and this is shown on the Key Diagram as northern, southern and eastern link roads around the town. The southern and northern link roads will be delivered as part of the proposals for new sustainable neighbourhoods to the north and south of the town. The Eastern Distributor Road is referred to in Policy IN2 and is shown diagrammatically on the Key Diagram and is also referred to in the Infrastructure Delivery Schedule at Appendix 4 to the plan. The recent Department of Transport Roads Funding Package, November 2016, provides some £2.8 million towards the development of a business case for the road.

Work undertaken by Leicestershire County Council has identified the delivery of an eastern link road along with the proposed southern and northern links as the most effective way of addressing long standing traffic problems in Melton Mowbray.

The delivery of an eastern link road as part of the Local Plan strategy will open up opportunities for housing and employment growth to the east of Melton Mowbray. Development to the east of the town therefore represents a potential future development opportunity that should be included in Policy SS6 or if not immediately allocated, which we feel is appropriate in the event that a review of

the plan is required to address shortfalls in provision, non-delivery or to deal with increased housing needs arising from updated evidence on objectively assessed housing needs. This site should be considered as should parts of the land at Thorpe Arnold which offers opportunities for flood attenuation/alleviation, employment and housing land.

Our clients have interests in land to the east of Melton Mowbray and around Thorpe Arnold which could offer future opportunities for growth as part of any necessary plan review once the eastern distributor road is in place. The attached plan shows our client's land that could potentially form part of a future review of development opportunities to the east of the town.

**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 SS6 should be amended to include reference to land to the east of Melton Mowbray and also as one of the potential alternative for consideration as part of any necessary plan review.

*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:**

Our client has interests in land to the east of Melton Mowbray and is proposing changes to Policy SS6 to include a reference to this land immediately and as part of any necessary review of the plan. It is important that our client is represented at the inquiry in relation to any discussions on Policy SS6.

*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 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" value="Landowner"/> |                                    |                          |

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

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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 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: Pre Submission Draft (November 2016). It should be noted that representations cannot be treated as confidential.