



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 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 - http://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:

Emilie Carr

Organisation (if applicable)

Historic England

Address:

Historic England (East Midlands)
2nd Floor
Windsor House
Cliftonville
Northampton

Postcode:

NN1 5BE

Email:

Contact Number:

2. Agent's Details (If applicable)

Full Name & Company:

Organisation/Client Representations on Behalf Of

Address:

Postcode:

Email:

Contact Number:

Number of Representations Enclosed:

1

Signature:

Date:

14/12/16

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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: GADD2 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 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

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 x 2. Justified x 3. Effective 4. Consistent with National Policy x

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 proposed allocation GADD2 will be harmful to the significance of the Grade I Church of St Luke. The church gains significance from its historic landscape setting which to its east comprises the earthwork remains of medieval and later cultivation. Both in static and kinetic (moving) views one can appreciate the evolution of the agricultural and land allocation systems which supported the parish community and their clergy. Of particular interest are the apparent phases of cultivation between straighter steam ploughed ridges and earlier horse and oxen ploughed strips. The proposed development would not only cause direct loss to earthwork remains but would also extend the impact of existing bungalow development into main views from the east side of the churchyard and gated lane. As such, the allocation is not considered to be sound in respect of heritage assets.

These concerns are again not reflected within the assessment or Sustainability Appraisal.

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)

As proposed, the site allocation GADD2 should be deleted to prevent harm to heritage assets and subsequently ensure a sound plan.

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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:

To fully set out Historic England's case. In the mean time, if site GADD2 can be deleted, we would welcome the opportunity to address the above issues by way of a Statement of Common Ground with the Local Planning Authority.

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)

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Developer

Utility/Service Provider

Government Organisation

Amenity Group

Other Organisation

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Town/Parish Council

Other (Please state)

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

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NN1 5BE

Email:
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- 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
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- 3. Effective
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There is a clear harmful impact upon Sysonby Grange scheduled monument from the allocation to which Historic England object. The harm mainly derives from the development of the central ridge top portion of the site. The proposed development affects the significance of Sysonby Grange, a Scheduled Monument designated by Government on the basis of its National Archaeological Importance. As proposed the allocation will be harmful to the significance of the monument due to loss of its historic rural landscape setting. This impact is important because these were monastic farms from which lands granted to the monastery was cultivated generating revenue for the religious community hence how they are experienced and understood in the landscape is central to significance. This grange belonged to Garendon Abbey a Cistercian monastery near Loughborough. The Sustainability Appraisal assessment flags the site as red / significant negative and states that this development could have potentially negative impacts on the setting of the heritage assets. It goes on to state that the effects are recorded as uncertain as there is potential to mitigate this adverse effect on character through design solutions and sympathetic design – this has been negotiated through the previous planning application (15/00593/OUT) and shown in the previous draft allocation, by reducing the extent of the site to the west to protect the setting of the scheduled monument, but is not shown as negotiated / permitted on the proposed allocation.

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A reduction in the extent of the site to the west, as agreed during the determination of planning permission 15/00593/OUT and previous local plan allocation discussions would overcome these concerns to ensure soundness.

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

To fully set out Historic England's case. In the meantime, if site MEL4 can be amended as described, we would welcome the opportunity to address the above issues by way of a Statement of Common Ground with the Local Planning Authority.

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1. Personal Details
Full Name:
Emilie Carr
Organisation (if applicable)
Historic England
Address:
Historic England (East Midlands) 2 nd Floor Windsor House Cliftonville Northampton
Postcode:
NN1 5BE
Email:
Contact Number:

2. Agent's Details (if applicable)
Full Name & Company:
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Deletion of sites MBC/144/13 and 15 is welcomed.

LONG2 is within close proximity of both the Conservation Area and Scheduled Monument Moated Site north east of St Remigius Church, the Grade II* Church of St Remigius and the adjacent Grade II vicarage, forming an important part of the setting of these heritage assets, specifically their open relationship to the farmed landscape on this side of the village. The Grade II* listed Church of St Remegius and the Scheduled Moated Manorial Site and later grade II* listed Manor House represent the twin pillars of authority in the medieval landscape set side by side. The post-medieval Grade II* listed manor house is the successor to the moated site in terms of secular authority whilst the grade II listed vicarage lies on the opposite side of the church representing the later survival of what will have been a succession of structures serving the vicar and clergy. The status of the medieval manor house is signified by the earthwork ditch and raised building platform still clearly visible.

The village and its nationally important heritage assets opens out to the agricultural landscape through the allocation site, which through its earthwork remains provides a direct link to how those ancient buildings and remains were inhabited and supported by labour on the land. The proposed allocation represents the best point in the village where this link to the field strips and the farmed landscape can be made and experienced directly from the field containing the monument and flanked by the Listed Buildings.

As such, the allocation is not considered to be sound in respect of heritage assets. This concern is not adequately reflected within the Sustainability Appraisal Site Assessment.

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)

Site allocation LONG2 should be deleted to prevent harm to heritage assets and subsequently ensure a sound plan.

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To fully set out Historic England's case. In the mean time, if site LONG2 can be deleted, we would welcome the opportunity to address the above issues by way of a Statement of Common Ground with the Local Planning Authority.

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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)

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Signature:

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Sites HOS2 and HOS3 are adjacent to the Conservation Area, which is not reflected within the policy and contrary to the NPPF which stresses the need to sustain and enhance the significance of heritage assets.

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An additional bullet point policy in relation to sites HOS2 and HOS3 to ensure that heritage assets are taken into account would address Historic England's concerns in relation to soundness, such as:-

"Development of sites HOS2/3 will only be supported where it is illustrated through the layout, design and detailing that the heritage assets will be conserved and enhanced."

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