



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).

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

<b>2. Agent's Details (if applicable)</b>
Full Name & Company:
Organisation/Client Representations on Behalf Of
Address:
Postcode:
Email:
Contact Number:

Number of Representations Enclosed:

1
---

Signature:

Date:

For official use only	
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)

The policy does not fully address potential impact upon heritage assets and their settings within its criteria.

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)

An additional criteria:-  
"are not detrimental to heritage assets and their settings" would strengthen this policy to ensure soundness.

**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:

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)*

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 <i>(Please state)</i>	<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 <b>do not</b> 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.



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:

Emilie Carr

Organisation (if applicable)

Historic England

Address:

Historic England (East Midlands)  
2<sup>nd</sup> 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

For official use only

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)

Historic England object to this allocation, in so far as it lies east of Dalby Road due to the setting impact upon the significance of the Scheduled Monument of St Mary and St Lazarus Hospital. It is noted that the Sustainability Appraisal site appraisal also raises concerns. The hospital was the principle establishment of the Knights of St Lazarus in England and is of exceptional archaeological and historic importance (even amongst monuments designated on the basis of national archaeological importance). Whilst noting the case for the utility of a southern bypass, Historic England do not accept the planned capacity for residential development to the east of Dalby Lane and south of Kirby Lane is sustainable with regard to the conservation of the Scheduled Monument in its agrarian landscape setting, consciously at a distance removed from the town, with strip fields between. If the planned option for development including housing and a relief road south of Kirby Lane is to be pursued, the bypass (Outer Western Relief Route) and associated landscaping should be sited as far north of the scheduled monument as possible, and without intrusion into areas of surviving ridge and furrow earthworks or breaking through key historic boundaries and breaks in topography. This view is reflected in Historic England's responses to 15/00127/OUT and previous local plan consultation responses. Historic England have provided detailed and constructive advice, meeting with the Local Planning Authority and the proposed developer on several occasions and have clearly set out in letter and plan form a relatively small amendment, which whilst still allowing for development to the east of Dalby Road, including the bypass, would prevent the most significant harm to the scheduled ancient monument. As indicated in our previous correspondence the introduction of housing as well a relief road in the area east of Dalby Road will be harmful to the significance of the scheduled monument, but there is a substantive increase in impact where the proposed road line breaks field boundaries as discussed below.

We are aware that limiting housing development in the setting of the scheduled monument to the topographic break provided by the line of Dalby Lane may increase requirements to the west, however this underlines the need for nuanced decisions in which the relative importance and sensitivity of heritage assets is properly understood. It is evident that a funding model in which adjacent housing phases deliver the immediately adjacent stretch of road may be too inflexible and should not in our view justify this level of avoidable harm.

Although welcomed, reference to the protection and enhancement of historic and archaeological features, including the St. Mary and St. Lazarus hospital scheduled monument and its setting within policy SS4 is not sufficient to address the issues set out above. As proposed, the allocation would be contrary to criteria en3 of policy SS4en3.

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)*



To provide a sound allocation, being positively prepared, justified and consistent with national policy, protecting the setting of the Scheduled Monument of St Mary and St Lazarus Hospital, the site allocation should be realigned partially to the north, in accordance with our previous advice.

South of the line E-D-C-B-A (on attached plan) lie earthworks of medieval / post medieval cultivation (ridge and furrow) which directly support the historic landscape context and hence the significance of the scheduled monument. The historic field boundary on line E-D-C-B-A forms a clear tipping point in itself in terms of level of harm to the monuments significance through setting impacts.

Keeping the relief road to the northern side of line E-D-C-B-A would greatly reduce the prominence of the road when viewed from the scheduled area and it would avoid breaking the 115m contour.

The next key tipping point (heading west) is where a revised relief road would break the existing east-west oriented field boundary west of point E, in order to approach the proposed Sandy Lane junction north of the mature tree at G. If the point where the field boundary is crossed is constrained to a point west of point F this will work with the natural topography which falls away from that point, greatly reducing the visibility of the new road from the monument, hence the new road should not in our view break through the existing boundary between points F and E. Having examined the proposed junction on Sandy Lane, whilst our preferred location was north of that indicated, Historic England believe that as long as the junction is kept north of the mature tree at location G (hence on the north facing slope) harm will again be kept overall to a less than substantial degree.

To summarise, Historic England consider that a relief road line north of G – F – C – B – A could avoid substantial harm.

**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:

To fully set out Historic England's case. In the meantime, if amendments can be made as set out above, 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)*

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 <i>(Please state)</i>	<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 <b>do not</b> 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.



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:

Emilie Carr

Organisation (if applicable)

Historic England

Address:

Historic England (East Midlands)  
2<sup>nd</sup> 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:

For official use only	
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)

Although criteria 5 is welcomed, it is considered that the wording 'and provides mitigation to prevent any potential harm' may create the assumption that harm can always be mitigated.

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)

The wording 'and provides mitigation to prevent any potential harm' should be deleted to prevent the assumption that harm can always be mitigated, in order to ensure the soundness of the policy.

**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:

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)

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	<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 <b>do not</b> 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.