



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:

Messrs Lomas

Organisation (if applicable)

c/o Agent

Address:

Postcode:

Email:

Contact Number:

**2. Agent's Details (If applicable)**

Full Name & Company:

Andrew Granger & Co

Organisation/Client Representations on Behalf Of

Messrs Lomas

Address:

52 High St  
Market Harborough  
Leicestershire

Postcode:

LE16 7AF

Email:

Contact Number:

Number of Representations Enclosed:

one

Signature:

Date:

14/12/2016

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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)**

See attached objection

**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)**

See attached objection

**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:

See attached objection

**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 checked="" type="checkbox"/>	Town/Parish Council	<input type="checkbox"/>
Other (Please state)	<input type="text" value="Landowners affected by SS4 Melton South"/>		

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.



## **Objection on behalf of Messrs Lomas in relation to Policy SS4 South Melton Mowbray Sustainable Neighbourhood – Strategic Urban Extension; and matters related thereto.**

We represent the Lomas family who farm land across which the proposed link road crosses and includes proposals in the Local Plan for predominantly employment land with some residential as part of the emerging allocation for Melton South.

In essence, their objection relates to the prospect of their land holdings and business interests being severely and adversely affected by the proposals for Melton South, and in particular the proposal for a new link road passing through and severing their farm holdings. Added to this, three family members have their homes in this area which will be most severely affected by the Melton South proposals, as will their successful business interests at Eye Kettleby Lakes.

The emerging Local Plan proposes that the completion of the relief road be funded, either in whole or in part, by employment development on our clients' land. Notwithstanding their objection to the relief road as proposed across their land, it is highly unlikely that employment land will generate sufficient value to fund this. Employment development would have an even more adverse impact on clients' homes and livelihoods.

Our clients object to this for the same reasons given above for loss of farm land and injurious impact on their livelihood. Notwithstanding this, the expectation for the delivery of the bypass is that funding will come primarily through the development of land related thereto. In other words by the landowners preparedness to sell their land for employment development and fund the bypass through monies received. This is a financially inequitable position for our clients notwithstanding the severely adverse impact development and the relief road will have on their homes and livelihoods.



The proposed relief road, together with the increased volume of traffic and noise related thereto, is likely to have an adverse and detrimental impact on the enjoyment of our clients' very popular and successful business at Eye Kettleby Lakes, a business in which they have invested substantially over the last 20 years to create a much valued leisure destination receiving 5 Star rating and a certificate of excellence on Tripadvisor. Eye Kettleby Lakes is a major attractor to the Melton area and makes a much valued contribution to the local economy. The proposed bypass will create even worse adverse noise impacts on the Lakes and detrimentally affect the peace and tranquillity currently enjoyed by visitors. Indeed, Figure 7 Melton Mowbray South SUE actually shows the bypass within metres of the Lakes an alignment which our clients' could never support under the current circumstances.

Our clients have endeavoured to work with the Borough Council and have been supportive of the principle of Melton South with the proviso that this reflects and accommodates their personal and business interests. The proposals for the bypass and employment development on and across their land does not satisfy their needs and concerns for the reasons set out above.

In the absence of a workable comprehensive solution for Melton South which meets and reflects client landowners needs and concerns, our clients formally object to the Local Plan and request that proposals for the relief road and associated development in respect of our clients' land be deleted from the Local Plan

FWG/LA/200/S50

14/12/16