



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.

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.

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:
Burrough Court Estate Ltd
Organisation (if applicable)
Address:
c/o agent
Postcode:
Email:
Contact Number:

2. Agent's Details (If applicable)
Full Name & Company:
Angela Smedley
Organisation/Client Representations on Behalf Of
Fisher German
Address:
The Estates Office
Norman Court
Ashby de la Zouch
Leicestershire
Postcode:
LE65 2UZ
Email:
Contact Number:

Number of Representations Enclosed:

Signature:

Date:

Blank boxes for signature and date, with '19 December 2016' entered in the date box.

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)

Policy SS2 of the Emerging Options draft Plan focussed 65% of housing to Melton Mowbray, directed at two new large scale sustainable neighbourhoods, totalling some 3,500 new homes. It then directed 15% of development to Primary Rural Service Centres, 5% to Secondary Rural Service Centres and 10% in Rural Supporter settlements. 'Rural Settlement' categories were apportioned 5%. In the updated Pre-Submission version Policy SS2 directs 65% of housing to Melton Mowbray and 35% to the Service Centres and Rural Hubs. Only 'a proportion' of its housing supply is directed to the 'Rural Settlement' category rather than the previous 5%.

The policy indicates that Rural Settlements will accommodate a proportion of the Borough's housing need but this will be achieved through 'windfall' sites being small unallocated sites of 3 dwellings or less. This is not considered to be the most appropriate or flexible means of achieving housing and will therefore mean needs will not be able to be met on a single site where development of 6 dwellings, for example, on a single site may be the most appropriate solution for the settlement. In light of the restrictive nature of the policy, sites presented for development cannot be built out to capacity, and development may become fragmented as opposed to a more comprehensive approach adopted when planning marginally larger schemes. The potential for developer contributions dedicated to the local community may also be threatened as a result of limitations placed on development. In light of the lack of a 5 year housing land supply, it is considered that this policy will further exasperate the situation in that it will effectively limit potential housing coming forward to meet local housing needs.

Along with the above issues raised, we are concerned that the overall level of housing need (6,125 over the plan period; 245 per annum) is based on the 2014 SHMA, when the Leicester and Leicestershire wide Housing and Economic Development Needs Assessment (HEDNA) will be published for stakeholder consultation early in 2017 and is intended to supersede the SHMA. We support the desire to progress the Local Plan swiftly, but it is vital that it takes full account of the most up-to-date evidence on both housing and employment needs, which is not available at the time of this consultation. Clearly this will have an impact on many of the Local Plan policies. In the event the SHMA identifies a greater housing need there will need to be alternative options for delivering the additional requirement. Smaller scale sites will assist in delivering this whilst maintaining vitality in villages.

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 SS2 should be revised to omit the limit to the number of dwellings permitted in a single application in the 'Rural Settlements' (category for reasons outlined above). The onus should be on identifying appropriate sites to accommodate development, within and adjoining settlement boundaries that place more emphasis on design and use of vernacular styling and local materials as opposed to setting a limit to development which would undermine the Local Plan and housing delivery.

The 5% proportion of housing as set out within the Emerging Local Plan should be re-instated to spread development across the Borough.

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 type="checkbox"/>	Planning Agent/Planning Consultant	<input checked="" 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 style="width: 100%; height: 20px;" 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.