

Response ID ANON-13H4-7YPV-P

Submitted to **Melton Local Plan Pre-Submission Draft**
Submitted on **2016-12-19 15:33:12**

About you

1 What is your name?

Name:

Leigh Higgins

2 What is your email address?

Email:

[REDACTED]

3 Are you responding as an individual, consultee, stakeholder or other?

Resident, Stakeholder

If **Consultee, Stakeholder, or Other**, please give details here. :

Councillor - Somerby Ward

4 Address

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

5 Age

Please select your age:

[REDACTED]

Chapter 4: Growing Melton Borough – The Spatial Strategy

1 CH4Q1: Do you consider that Chapter 4 is?

Do you consider that Policy SS1 - Legally Compliant::

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

2 CH4Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

1) Positively Prepared, 2) Justified, 3) Effective, 4) Consistent with National Policy

3 CH4Q3: Please give details of why you consider Chapter 4 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 Chapter 4 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

Some villages in the "Rural Settlement" are clearly more sustainable than this policy gives them credit for. Too much weight has been given to primary schools in the village and not readily available access to a school.

Somerby has a very small school yet other villages in the Southern Rural Area enjoy more access by car or school transport to two or three schools. Some far larger than Somerby.

4 CH4Q4: Please set out what change(s) you consider necessary to make Chapter 4 legally compliant or sound, having regard to the test you have identified at 2 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 Chapter 4 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:
Employment at Burrough Court is approximately 200 people and its relationship to Burrough/Twyford should be considered.

Consider schools within a few miles of the settlement that it has access to them (again villages as clusters).

Be more positive about supporting clusters of village amenities.

Ensure that housing that addresses the demographic issues are given some positive considerations.

Policy SS1 - Presumption in favour of Sustainable Development

1 CH4PSS1Q1: Do you consider that Policy SS1 is?

Do you consider that Policy SS1 - Legally Compliant::

Yes

Do you consider that Policy SS1 - Sound::

Yes

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

Yes

2 CH4PSS1Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3 CH4PSS1Q3: Please give details of why you consider Policy SS1 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 Policy SS1 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

4 CH4PSS1Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Policy SS2 – Development Strategy

1 CH4PSS2Q1: Do you consider that Policy SS2 is?

Do you consider that Policy SS1 - Legally Compliant::

Yes

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

Yes

2 CH4PSS2Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

1) Positively Prepared, 3) Effective, 4) Consistant with National Policy

3 CH4PSS2Q3: Please give details of why you consider Policy SS2 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 Policy SS2 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

In the Southern Rural Area (SRA) SS2 and SS3 will not be effective for the Somerby Ward or the wider geographical area. It onnerously restricts growth in some villages which can, and need to, grow to support local amenities, encourage communities to stay together over the lifetime of the Plan.

Gaddesby and Somerby are a significant distance apart and are only the two villages set for allocated growth in Southern Rural Area (SRA).

South of the Somerby Ward are various hamlets in the Harborough District (Owston, Lowedsby, Marefield). These therefore are not likely to grow and add further pressure on the amenities to survive in the SRA.

Land values in the SRA are higher than anywhere else in the Borough. The land resource should be considered in this context that it can drive higher CIL/Affordable/Starter Contributions.

4 CH4PSS2Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Consider a policy for the Rural Northern Area and Rural Southern Area (similar to Melton North and South).

Strongly Consider Villages as Clusters, operating with and alongside each other (Burrough on the Hill Appeal).

Consider the relationship of Pickwell and Somerby closer.

Consider the relationship of Twyford and John O'Gaunt closer. Yes SS3 works for John O'Gaunt SS3 probably does not for the larger settlement.

Consider the access to facilities Thorpe Satchville, Twyford, Burrough on the Hill have with schools - Great Dalby, Gaddesby and Somerby.

Consider, within SS2 and SS3, increasing the 10 housing to 11 in order to extract s106 on unallocated development.

Consider the "premium" (9 for Somerby) allocated to be shared to other villages that have amenities albeit not a primary school.

Some allocated land should/could come online later in the Plan's life, this should be open to be reviewed as the settlement grows or does not grow.

Land values in the SRA are higher than anywhere else in the Borough. The land resource should be considered in this context that it can drive higher CIL/Affordable/Starter Contributions.

Consider Public Houses as part of a village sustainability criteria.

Policy SS3 – Sustainable Communities (unallocated sites)

1 CH4PSS3Q1: Do you consider that Policy SS3 is?

Do you consider that Policy SS1 - Legally Compliant::

Yes

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

Yes

2 CH4PSS3Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3) Effective, 4) Consistant with National Policy

3 CH4PSS3Q3: Please give details of why you consider Policy SS3 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 Policy SS3 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

This policy can have the perverse element of removing any change of the larger village communities to be able to secure starter homes in the Somerby Ward and Southern Rural Area.

Clearly this works for smaller villages such as Little Dalby/Leesthorpe but we need an additional policy OR change to this which recognises that starter homes will be looked on favourably within a larger application for those currently listed as a Rural Settlement.

This needs to protect the smaller hamlets which this policy does but also enable growth in the larger communities which do not meet the current Rural Hub criteria.

This policy is sometimes in conflict with other policies and itself. It works against some positive development which is evidenced in some recent reports at Planning (Pickwell and Twyford).

In the Southern Rural Area (SRA) SS2 and SS3 will not be effective for the Somerby Ward or the wider geographical area. It onerously restricts growth in some villages which can, and need to, grow to support local amenities, encourage communities to stay together over the lifetime of the Plan.

Gaddesby and Somerby are a significant distance apart and are only the two villages set for allocated growth in Southern Rural Area (SRA). Consider the "premium" (9 for Somerby) allocated to be shared to other villages that have amenities albeit not a primary school.

South of the Somerby Ward are various hamlets in the Harborough District (Owston, Lowedsby, Marefield). These therefore are not likely to grow and add further pressure on the amenities to survive in the SRA.

Protections need to be in place and also when a village has grown to meet identified need, and within the Housing Needs Study, then the "tap" is turned off again and SS3 comes back online.

4 CH4PSS3Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Consider adding a "sunset clause" relating to the settlement itself that after one or two larger applications, of over 11+, the settlement will have met its delivery for 2036.

Consider adding OR and cluster of villages, local amenities

• 3 in 'Rural Settlements'; [add] *OR*

Where it has been demonstrated that the proposal enhances the sustainability of the settlement(s), [add] *or cluster of villages, local amenities,* to which it relates and, through repeated application, will not result in a level or distribution of development that is inconsistent with the development strategy. The Council expects proposals to meet the following criteria:

[Add] Provides some starter housing within the allocation and housing mix.

Policy C1 (A) – Housing Allocations

1 CH5PC1(A)Q1: Do you consider that Policy C1 (A) is?

Do you consider that Policy SS1 - Legally Compliant::

Yes

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

Yes

2 CH5PC1(A)Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3) Effective

3 CH5PC1(A)Q3: Please give details of why you consider Policy C1 (A) – Housing Allocations 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 Policy C1 (A) – Housing Allocations or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

SOM1 - 3 including the reserve site.

Are there allocations which were considered in the Southern Rural Area outside of Gaddesby and Somerby?

4 CH5PC1(A)Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Consider strongly heritage and could some allocations be better served elsewhere?

Consider if another site becomes available and better than a current allocated site it will be assessed.

Consider if another site comes available that some "allocated sites" can drop to a "reserve site" status.

Policy C2 – Housing Mix

1 CH5PC2Q1: Do you consider that Policy C2 is?

Do you consider that Policy SS1 - Legally Compliant::

Yes

Do you consider that Policy SS1 - Sound::

Yes

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

Yes

2 CH5PC2Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3 CH5PC2Q3: Please give details of why you consider Policy C2 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 Policy C2 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

4 CH5PC2Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Consider adding positive element for current Rural Settlements should they meet this policy criteria.

Policy C4 – Affordable Housing Provision

1 CH5PC4Q1: Do you consider that Policy C4 is?

Do you consider that Policy SS1 - Legally Compliant::

Yes

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

Yes

2 CH5PC4Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3) Effective

3 CH5PC4Q3: Please give details of why you consider Policy C4 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 Policy C4 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

37% could be seen as too high.

We also need to understand land values and the balance of starter homes which can aid the viability of schemes.

Encourage "building now" positively where possible by in return for a lower amount of affordables. This "bonus" would mean housing had to be built by a set

timeframe otherwise a s106 agreement would require a payment to ensure the developer was not bending the rules.

4 CH5PC4Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Housing built/completions between 2017-2022 (five years) had a reduction in affordable amount of 37% to a range of 25-30%. This is to positively encourage development today and get some much needed affordable housing online sooner in the life of the Plan.

Consider starter housing as a very good element, but more than currently planned in this Plan.

Policy C5 – Affordable Housing through Rural Exception Sites

1 CH5PC5Q1: Do you consider that Policy C5 is?

Do you consider that Policy SS1 - Legally Compliant::

Yes

Do you consider that Policy SS1 - Sound::

Yes

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

Yes

2 CH5PC5Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3 CH5PC5Q3: Please give details of why you consider Policy C5 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 Policy C5 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

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4 CH5PC5Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Consider allowing some Starter Homes.

This policy in conjunction with others is not likely to perform well in the Southern Rural Area and especially in the villages the Somerby Ward outside of Somerby.

Policy is needed as part of an overall Plan but I have some concerns it says the right thing yet in practice this will not deliver for the villages in the Somerby Ward outside of Somerby.

Policy C7 – Rural Services

1 CH5PC7Q1: Do you consider that Policy C7 is?

Do you consider that Policy SS1 - Legally Compliant::

Yes

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

Yes

2 CH5PC7Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3) Effective

3 CH5PC7Q3: Please give details of why you consider Policy C7 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 Policy C7 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

The word OR gives a green light to close a successful facility. It should ALSO demonstrate another condition and the wording should be changed from OR to AND

Proposals for the change of use of community facilities*, which would result in the loss of the community use, will only be permitted where it is clearly demonstrated that either:

1. There are alternative facilities available and active in the same village which would fulfill the role of the existing use/building, or

4 CH5PC7Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Proposals for the change of use of community facilities*, which would result in the loss of the community use, will only be permitted where it is clearly demonstrated that either:

1. There are alternative facilities available and active in the same village which would fulfill the role of the existing use/building, [CHANGE] *and*

Policy EC2 – Employment Growth in the Rural Area (Outside Melton Mowbray)

1 CH6PEC2Q1: Do you consider that Policy EC2 is?

Do you consider that Policy SS1 - Legally Compliant::

Yes

Do you consider that Policy SS1 - Sound::

Yes

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

Yes

2 CH6PEC2Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3 CH6PEC2Q3: Please give details of why you consider Policy EC2 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 Policy EC2 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

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4 CH6PEC2Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Policy EN10 – Energy Generation from Renewable Sources

1 CH7PEN10Q1: Do you consider that Policy EN10 is?

Do you consider that Policy SS1 - Legally Compliant::

Yes

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

Yes

2 CH7PEN10Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3) Effective

3 CH7PEN10Q3: Please give details of why you consider Policy EN10 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 Policy EN10 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

In broad this policy is nearly there. It needs tightening up to make effective.

4 CH7PEN10Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Consider

These are areas I think Melton can tighten up and I suggest you consider this in your comments

1. Separation distances between settlements and the turbine. Maybe a relationship between turbine height and distance from nearest property or settlement (if you have evidence please submit)
2. Encourage the turbines near Industrial Zones/Brownfield/Business Parks (in planning terms this is positive).
3. Tighter wording on valuing rural landscapes as turbines are seen as "industrial" structures so should this be considered against some of the commercial planning policies (similar to above).
4. Cumulative impact – this is in the policy but I think we can get this A LOT tighter. How many is TOO many? Also should Melton consider turbines several kms away in this assessment I believe we should. Should we have a "density" factor of so many Turbines in a sq/km or in each of the LCU's
5. Consideration of self-sufficient turbines – ie no subsidy as this detracts from the economic side harming poorer households.

Examination

1 EXQ1: 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?

Participate at the Oral Examination

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

As a Councillor

2 EXQ2: Moreover please indicate if you wish to continue to be involved in the Local Plan (Please tick appropriate boxes).

If you wish to be notified at the address/e-mail provided 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 when the Inspector's Report is available to view

Acknowledgement

1 I understand the above statement and agree I have complied with its requirements

I agree