

FOCUSED CHANGES RESPONSES TO REPRESENTATIONS RECEIVED: FC4 - Gaddesby

| Representor Name | Focused Change/Policy Ref | Summary of Representation | MBC Response |
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| C McGough (obo The Ovens Family) | Gaddesby | Object to the removal of GADD2 (allocation 30 / 40 houses) / there is no significant difference with GADD1 which was deemed more viable / the impact on the Grade I Church can be mitigated / impact on the historic earthworks does not justify removal of allocation | Conservation supports HE's view with regards to its objection for the allocation of 30/40 houses at GADD2, however in line with additional responses for further allocations at present, it recognises the opportunity to mitigate the impact of the new dwellings through carefully considered design. There are well preserved ridge and furrow earthworks in this location (medieval and later C19 industrialised) and they would be significantly disrupted by the development. However Conservation does not consider this to be sufficient justification alone to withdraw the allocation, as Borough of Melton has one of the largest and well preserved remains of medieval earthworks in the country, and there are a wide number of further allocations that have been included that will involve development on such historic earthworks. However, cumulatively, the impact on the setting of the church and the historic earthworks are considered to cause harm, although Conservation considers that this may be possible to mitigate through well considered design and ensuring static views to the church are not impacted upon. The issues of kinetic views is more difficult and Conservation defers to HE in its assessment of this impact. |
| Christopher Shatford | GADD2 FC4.1 - C1(A) | In conclusion of this representation, I regard this focused change to be unsound on the basis that the GADD2 housing allocation is not justified. GADD2 is not the most appropriate allocation when considered against other reasonable alternatives. | This response does not relate to a Focused Change and therefore is not duly made. Please refer to the Melton Local Plan Presubmission Consultation for a response. |
| Christopher Shatford | GADD3 | In conclusion of this representation, I regard this focused change to be unsound on the basis that the GADD3 housing allocation is not justified. GADD3 is not the most appropriate allocation when considered against other reasonable alternatives. | This response does not relate to a Focused Change and therefore is not duly made. Please refer to the Melton Local Plan Presubmission Consultation for a response. |
| Christopher Shatford | GADD2 FC4.2 Appendix 1 | Gaddesby does not contain the requisite facilities to be a rural hub and should be a rural settlement. Because of this, the allocation is not justified. | The Focused Changes did not include any changes to the hierarchy of settlements and remain as set out in the pre submission draft, and justified by the adequate and proportionate evidence set out in the Review of the Settlement Roles and Relationships Report 2016, and the Consideration of Settlement Roles and Relationships Report to MBC, September 2016. |
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| Gaddesby Community Group | GADD2 | Gaddesby does not contain the requisite facilities to be a rural hub and should be a rural settlement. Because of this, the allocation is not justified. | The Focused Changes did not include any changes to the hierarchy of settlements and remain as set out in the pre submission draft, and justified by the adequate and proportionate evidence set out in the Review of the Settlement Roles and Relationships Report 2016, and the Consideration of Settlement Roles and Relationships Report to MBC, September 2016. |
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| Historic England Melton Local Plan | [Pre-sub GADD2] FC4.1 - C1(A) | Deletion of [former] GADD2 following our previous objection is strongly welcomed. | Comments noted. |
| Historic England Melton Local Plan | GADD1 | GADD1 is within the Conservation Area, with other heritage assets nearby. This is not adequately reflected within the policies or assessments in order to ensure a sound plan. At reserved matters stage, design and layout will be of particular importance, ensuring the existing trees and hedge are respected. An additional bullet point policy in relation to site GADD1 to ensure that heritage assets are taken into account, at both outline and reserved matters stages, would address Historic England’s concerns in relation to soundness, such as:- “Development of GADD1 will only be supported where it is illustrated through the layout, design and detailing that the heritage assets will be conserved and enhanced, with the incorporation of existing trees and hedges in order to protect the character of the Conservation Area.” | GADD1 already benefits from a planning permission, therefore no policy change is necessary. |