

Response ID ANON-13H4-7Y4Z-X

Submitted to **Melton Local Plan Pre-Submission Draft**
Submitted on **2016-12-19 12:54:31**

About you

1 What is your name?

Name:
Carole Brown

2 What is your email address?

Email:

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

Resident

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

4 Address

5 Age

Please select your age:

Chapter 1: Introduction

1 CH1Q1: Do you consider that Chapter 1 is?

Do you consider that Policy SS1 - Legally Compliant::

Do you consider that Policy SS1 - Sound::

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

2 CH1Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3 CH1Q3: Please give details of why you consider Chapter 1 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 Chapter 1 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

4 CH1Q4: Please set out what change(s) you consider necessary to make Chapter 1 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 1 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 set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

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::

Yes

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) Consistant 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. :

1) I support the proportionate approach to housing allocation via rural population distribution in the Rural Area to Service Centres and Rural Hubs based on existing settlement size. But regard as UNSOUND the allocation of sites in policy C1(A) This is not justified or effective because this allocation of all sites gives developers and landowners a 'right to develop' and increases overnight the value of their land ahead of other possible sites. In my view it is not possible to identify in advance all housing sites likely to come forward across the rural areas over a 20 year period. Allow Neighbourhood Plans which are in development or approved to decide on the site specific allocations as they are proposed.

2) Table 8 shows Site Delivery Summary for Large Scale Sites in Melton Mowbray and the delay in delivery commits the delivery of new housing in the Rural Area to be 'front-loaded' within the first five years period. (See MBC Five year land supply and Trajectory report - 19th September 2016). I am not averse to new housing development but it should be phased over time as has happened historically in the villages to allow infrastructure and community services to adapt and be improved where necessary.

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:

1) MBC should identify all known possible sites at present and update this list on an annual basis. Then as development applications come forward and developments take place the minimum required housing allocations should decrease accordingly for each rural settlement. Neighbourhood Plans if and when in place, should be the only predetermined allocation of housing sites based on community ratified proposals.

2) Review and amend phasing of housing delivery to ensure that sites for potential development in rural locations can deliver new housing over 1st, 2nd, 3rd and 4th five year plan periods unless their is an infrastructure constraint that does not allow this or a Need ghbourhood Plan shows that a community want all the development to take place together. Ensure that this is expressly included within the adopted plan.

Policy SS2 – Development Strategy

1 CH4PSS2Q1: Do you consider that Policy SS2 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 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, 2) Justified, 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. :

Melton Borough Council have not been able to take full consideration of emerging Neighbourhood Plans into account due to conflicting timelines. Allc Action of sites in a community should be led by the Neighbourhood Plan which follows the minimum required housing allocation from the Local Plan.

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.

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

Remove all allocated sites from the Local Plan (Policy C1(A) and allow Neighbourhood Plans, when they are in place to define the locations for development in the village community. Include all possible sites in the Borough that are viable and deliverable as potential sites. If no Neighbourhood Plan is in place when a planning application is made then refer to the list of potential sites that is included in the Local Plan.

Policy SS6 – Alternative Development Strategies and Local Plan Review

1 CH4SS6Q1: Do you consider that Policy SS6 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 CH4SS6Q2: 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 CH4SS6Q3: Please give details of why you consider Policy SS6 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 SS6 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

Six Hills development should be included in the plan as a key new development not as a back up plan for shortfall. Development of this site would alleviate the pressure across the Borough and especially in rural areas for new housing where the infrastructure is aging and unsustainable in many cases - e.g. Where Village Primary schools are full, surely it is better to invest in one new school for the Six Hills development than several small uneconomic additions to already compromised schools.

4 CH4SS6Q4: 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.

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

Include Six Hills development in the plan from day one and reduce the minimum housing allocations in all the Rural settlements accordingly.

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::

Do you consider that Policy SS1 - Sound::

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

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 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. :

Fundamentally, I disagree with the Local Plan allocating sites, however if it does, in Long Clawson, LONG2 and LONG4 are dominant in the centre of the village with significant environmental issues, historic impacts to which Historic England object, are against Sustainability tests in the NPPF and contrary to LP environmental policies. Alternative sites are available and deliverable within the village to replace these sites and still meet the minimum requirement for housing development

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:

Remove LONG2 and LONG4 from policy C1(A) and replace with LP proposed reserve site LONG5 and site of current planning application 016/00810/OUT (LONG7 in 19th September MBC Full Site Appraisal.). Remove LONG5 from reserve list C1(B) as it has moved to Policy C1(A).

Policy IN1 –Transport & Strategic Transport Infrastructure

1 CH8PIN1Q1: Do you consider that Policy IN1 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 CH8PIN1Q2: 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 CH8PIN1Q3: Please give details of why you consider Policy IN1 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 IN1 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

MBC are fixated with a relief ring road and this is driving a disproportionate amount of developer contributions into supporting this plan. Melton town does not have a significant traffic issue when compared to other towns of a similar size. This could mean that affordable housing in Melton town area is reduced as developers will only be able to support so much infrastructure and housing need contributions before adversely affecting their development profitability.

4 CH8PIN1Q4: 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:

Remove the need for contributions to the Melton ring road.

Policy IN2: Infrastructure Contributions and Community Infrastructure Levy

1 CH8PIN2Q1: Do you consider that Policy IN2 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 CH8PIN2Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

2) Justified, 4) Consistant with National Policy

3 CH8PIN2Q3: Please give details of why you consider Policy IN2 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 IN2 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

The Primary School in Long Clawson is full and is predicted to remain so for the duration of this plan. Further development in the village will force community fractures as either children new housing developments will be bused to other schools en masse, causing an instant lack of social cohesion or all development will have to take place at one time to ensure developer contributions are made to improve the school places- although the school site is not suitable for an increase of some 40 places that would be required and is in the Conservation Area of the village. Also, the reality is that houses in the village are unlikely to sell at this rate if all were developed together. Therefore the Local Plan is not looking at overall sustainability and realistic delivery.

4 CH8PIN2Q4: 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:

The Local Plan needs to define with LCC a realistic school strategy and housing development trajectory for Long Clawson before any housing applications even outline are approved and to say this explicitly in Appendix 1

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?

Written Representations

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

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, If you wish to be notified at the address/e-mail provided in Part A when the Melton Local Plan is adopted, If you/your organisation wish to be included in future consultations on the Melton Local Plan

Acknowledgement

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

I agree