



**MELTON LOCAL PLAN – ADDENDUM OF FOCUSED CHANGES
(JULY 2017)**

For official use only
Respondent Ref:
Date Received:

The focused changes being proposed in the Melton Local Plan have been split into the main themes that are being addressed since our last consultation in November 2016:

FOCUSED CHANGE DESCRIPTION	FC NUMBER
1. Spatial strategy FC1.1 to FC1.3 (see schedule of the proposed focused changes)	FC1
2. Sustainable neighbourhoods FC2.1 Policy SS4 FC2.2 Policy SS5	FC2
3. Growth strategy	FC3
4. Housing site allocations** FC4.1 Section 5.4, C1 (A) & C1 (B) FC4.2 Appendix 1	FC4
5. Housing mix	FC5
6. Affordable housing	FC6
7. Gypsies and travellers	FC7
8. Economy	FC8
9. Indoor sports & recreation	FC9
10. Infrastructure delivery plan	FC10
11. Melton transport strategy	FC11
12. Developer contributions	FC12
13. Policies map 13.1 Revised boundary of southern sustainable neighbourhood 13.2 Addition of corridor of investigation/interest for the Melton Mowbray Distributor Road	FC13

****PLEASE SUBMIT 1 REPRESENTATION FORM PER FOCUSED CHANGE (FC)****

****To comment on HOUSING SITE ALLOCATIONS, please scroll down to the end of this form****

To view more specific policy numbers, please refer to the relevant FC number using the reports on the website at: www.meltonplan.co.uk/focussed-changes-to-plan

What ‘soundness’ means

The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is “sound” – namely that it is:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.



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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'. An addendum of 'Focused Changes' (FC) has been published since the last consultation in November 2016, and the Council is now consulting on this addendum. 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 focused change 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 **23rd August 2017**. **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 <https://www.meltonplan.co.uk/focussed-changes-to-plan> & 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/planning-policy-team/copy-of-focussedchanges-addendum-consultation-s/>

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).

Personal Details
Full Name:
Emilie Carr
Organisation (if applicable)
Historic England
Address:
Historic England East Midlands 2 nd Floor Windsor House Cliftonville Northampton
Postcode:
NN1 5BE
Email:

2. Agent's Details (if applicable)
Full Name & Company:
Organisation/Client Representations on Behalf Of
Address:
Postcode:
Email:

Contact Number:

Contact Number:

Number of Representations Enclosed:

Signature:

Date:

(PART B)

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.)*

Which part of the Melton Local Plan: focused changes addendum does your representation relate to? *(Please enter the policy number)*

FC number: Policy number:

Do you believe that this policy/section of the Melton Local Plan focused change 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*

Do you consider that the focused change 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

Please give details of why you consider this focused change 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 this policy 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)*

Historic England object to this allocation, in so far as it lies east of Dalby Road due to the setting impact upon the significance of the Scheduled Monument of St Mary and St Lazarus Hospital. It is noted that the Sustainability Appraisal site appraisal also raises concerns. The hospital was the principle establishment of the Knights of St Lazarus in England and is of exceptional archaeological and historic importance (even amongst monuments designated on the basis of national archaeological importance). Whilst noting the case for the utility of a southern bypass, Historic England do not accept the planned capacity for residential development to the east of Dalby Lane and south of Kirby Lane is sustainable with regard to the conservation of the Scheduled Monument in its agrarian landscape setting, consciously at a distance removed from the town, with strip fields between. If the planned option for development including housing and a relief road south of Kirby Lane is to be pursued, the bypass (Outer Western Relief Route) and associated landscaping should be sited as far north of the scheduled monument as possible, and without intrusion into areas of surviving ridge and furrow earthworks or breaking through key historic boundaries and breaks in topography. This view is reflected in Historic England's responses to 15/00127/OUT and previous local plan consultation responses, (as noted in our letter of 30 March 2017, Historic England did not object to the dashed line to the south shown on the proposals map of the previous consultation, providing that it was the furthest extent of development rather than an approximate boundary). It is again disappointing that the Sustainability Appraisal site assessment does not reflect this, nor is it sufficiently detailed. Historic England have provided detailed and constructive advice, meeting with the Local Planning Authority and the proposed developer on several occasions and have clearly set out in letter and plan form a relatively small amendment, which whilst still allowing for development to the east of Dalby Road, including the bypass, would prevent the most significant harm to the scheduled ancient monument. As indicated in our previous correspondence the introduction of housing as well as a relief road in the area east of Dalby Road will be harmful to the significance of the scheduled monument, but there is a substantive increase in impact where the proposed road line breaks field boundaries as discussed below.

We are aware that limiting housing development in the setting of the scheduled monument to the topographic break provided by the line of Dalby Lane may increase requirements to the west, however this underlines the need for nuanced decisions in which the relative importance and sensitivity of heritage assets is properly understood. It is evident that a funding model in which adjacent housing phases deliver the immediately adjacent stretch of road may be too inflexible and should not in our view justify this level of avoidable harm.

It is also noted that the planned housing requirement for the Borough is more than the objectively assessed housing need for the Borough, as identified in the Leicester and Leicestershire Housing and Economic Development Needs Assessment. Evidence has not been provided as to the number of dwellings proposed beyond the where the proposed road line breaks field boundaries.

Although welcomed, reference to the protection and enhancement of historic and archaeological features, including the St. Mary and St. Lazarus hospital scheduled monument and its setting within policy SS4, this is not sufficient to address the issues set out above. As proposed, the allocation would be contrary to criteria en3 of policy SS4en3.

Please set out what change(s) you consider necessary to make the focused change 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 suggested focused change 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)*

To provide a sound allocation, being positively prepared, justified and consistent with national policy, protecting the setting of the Scheduled Monument of St Mary and St Lazarus Hospital, the site allocation should be realigned partially to the north, in accordance with our previous advice.

South of the line E-D-C-B-A (on attached plan) lie earthworks of medieval / post medieval cultivation (ridge and furrow) which directly support the historic landscape context and hence the significance of the scheduled monument. The historic field boundary on line E-D-C-B-A forms a clear tipping point in itself in terms of level of harm to the monuments significance through setting impacts.

Keeping the relief road to the northern side of line E-D-C-B-A would greatly reduce the prominence of the road when viewed from the scheduled area and it would avoid breaking the 115m contour.

The next key tipping point (heading west) is where a revised relief road would break the existing east-west oriented field boundary west of point E, in order to approach the proposed Sandy Lane junction north of the mature tree at G. If the point where the field boundary is crossed is constrained to a point west of point F this will work with the natural topography which falls away from that point, greatly reducing the visibility of the new road from the monument, hence the new road should not in our view break through the existing boundary between points F and E. Having examined the proposed junction on Sandy Lane, whilst our preferred location was north of that indicated, Historic England believe that as long as the junction is kept north of the mature tree at location G (hence on the north facing slope) harm will again be kept overall to a less than substantial degree.

To summarise, Historic England consider that a relief road line north of G – F – C – B – A could avoid substantial harm.

FC4 HOUSING SITE ALLOCATIONS COMMENTS

The following questions will relate to housing site allocations. Please only use 1 form for each site you wish to submit a comment on. You may copy this page for additional site representations.

Please note: site references may have changed since the previous Local Plan edition, so please use this document to quote any references to sites:

FC4.1	Section 5.4 Policy C1(A) Policy C1(B)	Reflecting and referencing the findings on suitability, sustainability, site capacity, availability and deliverability, which are set out in updated site and sustainability assessment work. Affects the reasoned justification and policy on housing allocations overall and the associated site specific policies and preamble. Includes deletions, additions, revised site boundaries and capacities, and some recategorisation.	- 11 site allocations deleted - 3 reserve sites deleted - 16 site allocation boundaries amended - 22 allocated sites with capacity changes - 1 reserve site with a capacity change - 8 new site allocations, and 2 extended existing sites - 2 new reserve sites - 14 allocated sites and 2 reserve sites renumbered.
FC4.2	Appendix 1	Amended site specific policies. New reasoned justification and site specific policy for Scalford and Great Dalby.	- Reflects FC4.1 above. - Amended criteria setting out development conditions for some site specific policies.

SITE SETTLEMENT *(Please select the site that you interested in (additional sites will need to be entered on another form))*

SITE

Ab Kettleby	<input type="checkbox"/>	Asfordby	<input type="checkbox"/>	Melton Mowbray	<input type="checkbox"/>
Asfordby Hill	<input type="checkbox"/>	Croxtan Kerrial	<input type="checkbox"/>	Old Dalby	<input type="checkbox"/>
Bottesford	<input type="checkbox"/>	Easthorpe	<input type="checkbox"/>	Scalford	<input type="checkbox"/>
Frisby	<input type="checkbox"/>	Harby	<input type="checkbox"/>	Somerby	<input type="checkbox"/>
Gaddebsy	<input type="checkbox"/>	Hose	<input type="checkbox"/>	Stathern	<input type="checkbox"/>
Great Dalby	<input type="checkbox"/>	Long Clawson	<input type="checkbox"/>	Thorpe Arnold	<input type="checkbox"/>
		Wymondham	<input type="checkbox"/>	Waltham	<input type="checkbox"/>

PLEASE INDICATE THE SITE REFERENCE HERE (If you wish to comment on the approach or policy as a whole please do so in the boxes below):

Do you believe that this policy/section of the Melton Local Plan focused change 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

1. Do you consider that the focused change 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

Please give details of why you consider this focused change 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 this policy 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)*

Please set out what change(s) you consider necessary to make the focused change 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 suggested focused change 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)*

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

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

We would welcome the opportunity to continue to address the above issues by way of a Statement of Common Ground with the Local Planning Authority.

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.

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 type="checkbox"/> |
| Developer | <input type="checkbox"/> | Utility/Service Provider | <input type="checkbox"/> |
| Government Organisation | <input checked="" 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 <i>(Please state)</i> | <input 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

If you wish to be notified at the address/e-mail provided in Part A 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

If you/your organisation **do not** wish to be included in future consultations on the Melton Local Plan

Thank you for taking the time to submit representations on the Melton Local Plan: Addendum of Focused Changes 2017. It should be noted that representations cannot be treated as confidential.

Would you like to be kept informed of other council services? We will not share this data with another provider *(Please tick the appropriate boxes)*

- | | | | | | | | |
|----------------------|--------------------------|------------|--------------------------|------------------|--------------------------|---------------------|--------------------------|
| All council services | <input type="checkbox"/> | Community | <input type="checkbox"/> | Tourism & events | <input type="checkbox"/> | Town Centre | <input type="checkbox"/> |
| Benefits | <input type="checkbox"/> | Local Plan | <input type="checkbox"/> | Online services | <input type="checkbox"/> | Waste and recycling | <input type="checkbox"/> |