



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. Before submitting the MLP, the Council is required to publish the document and invite the public to make representations on its 'soundness'. 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 each policy or paragraph 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 Monday 19<sup>th</sup> 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](mailto: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:

Organisation (if applicable)

Address:

Postcode:

Email:

Contact Number:

**2. Agent's Details (If applicable)**

Full Name & Company:

Organisation/Client Representations on Behalf Of

Address:

Postcode:

Email:

Contact Number:

Number of Representations Enclosed:

Signature:

Date:

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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)**

Page 24 paragraph 4.2.1 outlines the Objectively Assessed Housing Need for Melton Borough (245 new dwellings per annum). This figure is used as a basis for the housing targets and allocations in the Draft Plan. It is recognised later in the document that should this figure increase (as is likely taking into account higher migration and current demographics) then the Plan could be the subject of later review. Whilst it is accepted that this is a reasonable approach, an alteration to policy SS6 (Alternative Development Strategies and Local Plan Review) whereby, in addition to, or instead of, reference to land west of Melton Mowbray, there is reference to the granting of planning permission for additional sites within or adjacent to the existing built up area of Melton Mowbray would be a more positive approach. This alternative approach would give encouragement to the identification and promotion of other potential sites (over and above the allocated sites in Policy C1) in the most sustainable location in the Borough, including previously developed land.

Page 28 paragraph 4.2.11 – the provision of a 70%/30% split in favour of Melton Mowbray would achieve a greater focus on the settlement with the greatest number and range of services and facilities whilst, at the same time, avoiding the use of some greenfield sites in less sustainable locations (including Rural Hubs). It is noted from Tables 4 – 7 inclusive that the number of dwellings being envisaged in the Service Centres and in some Rural Hubs is significant and however well-chosen the final sites are in these settlements, the proposed distribution will give rise to a degree of harm to the character and appearance of these settlements. This could be mitigated by a revised distribution as described above.

Page 34 policy SS3 – the inclusion of a criterion for the development of sites in Melton Mowbray (other than allocated by policy C1) whereby only developments of up to 10 dwellings would be supported would unnecessarily discourage landowners and developers from bringing forward unallocated, 'windfall' sites. It is acknowledged that paragraphs 4.2.12 and 4.2.13 envisage only 5% of the total number of new dwellings in Melton Mowbray being delivered through such sites, however, positively discouraging them with the operation of a restraint policy such as SS3 is contrary to the Government's desire to boost significantly the delivery of housing and is not characteristic of a Plan that has been positively prepared. The granting of planning permission for the development of sites of larger than 10 dwellings in Melton Mowbray that are acceptable in planning terms in all other respects would not undermine the strategic approach of the Plan. My clients own land to the north of Lake Terrace (approximately 2.8 hectares) which could yield in the region of 80 dwellings. Please see submitted plan. Sites such as this would provide an acceptable additional provision for the Borough and their acceptance would cater for a situation where the HEDNA indicates that greater than 245 dwellings per annum are required to meet the housing needs of the Borough. Paragraph 4.7.6 describes a situation where the need for further provision of housing (and employment) land may arise.

Page 48 paragraph 4.7.4 sets out the approach in the event that significant shortfalls in housing are identified. Three potential areas for investigation are detailed. As indicated above, it is my view that a more robust and effective approach would be to include reference to the granting of planning permission for additional sites within or adjacent to the existing built up area of Melton Mowbray in addition to or as well as referring to the land west of Melton Mowbray which is in DAC use and therefore currently unavailable. Policy SS6 should be modified in line with the above suggestion.

**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)**

Please see above

*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:**

My concerns in respect of policy SS3 are sufficiently strong as to question the soundness of the Draft Plan. I feel that draft policy SS3 would discourage acceptable sites from coming forward without justification. The result would be that other less sustainable sites are developed resulting in environmental harm arising elsewhere in the Borough – this is contrary to the aims of the Plan and to positive planning.

*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 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: Pre Submission Draft (November 2016). It should be noted that representations cannot be treated as confidential.