

FOCUSED CHANGES RESPONSES TO REPRESENTATIONS RECEIVED: FC4 - Melton Mowbray

Representor Name	Focused Change/ Policy Ref	Summary of Representation	MBC Response
Mrs Debbie Adams	FC4 (MEL11)	<p>Shopping and amenity area of town centre not big enough, MEL11 should not be reserved for housing. Town already has sufficient apartments/flats, MEL11 would not have access to MMDR, unsustainable site. Change is suggested to reserve MEL11 for larger department stores, sport/recreation area, warehousing, car park, dental practice or office space. If MMDR is not built, there should be less pressure on Norman Way which should make the spread to Snow Hill side of Norman Way more acceptable and user friendly.</p>	<p>The National Planning Policy Framework (NPPF) seeks to ensure that where possible, 'main town centre uses' (as defined by the NPPF), including retail uses, leisure uses and offices, are directed to town centre locations. Local Planning Authorities are required to define the extent of the town centre, and primary shopping frontages in designated centres. Melton Mowbray town centre is defined within policy EC5, and is the focus for retail growth in the Borough. The Retail Study, undertaken in 2015 in support of the new Melton Local Plan states that majority of the retail offer should be directed to the designated town centre, with the Bell Centre and The Mall, Wilton Road being identified as potential opportunity sites which could provide the more modern retail facilities with larger floor spaces.</p> <p>With regards to family entertainment facilities, such as ten-pin bowling, the Retail Study advised that the provision of these types of facilities is primarily market driven and will only be delivered where operators identify sufficient critical mass. The Study advised that even when the forecast expenditure growth over the plan period is taken into account, Melton Mowbray does not have the market to attract family entertainment facilities such as a bowling alley, or ice rink.</p> <p>The site known as MEL11 is outside of the designated Town Centre, and as such, for the reasons identified above, is not considered appropriate for retail uses. When a planning application is made on the site of MEL11 for housing, it will be required to be supported by a Transport Assessment, which will fully assess the impact of the traffic which the development would be likely to generate, taking into consideration the traffic associated with the existing use of the site. This will include assessments on the impact both with and without the proposed MMDR (if the site comes forward for development prior to the MMDR).</p>
Historic England	FC4 (MEL3)	<p>Object to the clear harmful impact on Sysonby Grange scheduled monument, mainly deriving from the development of the central ridge top portion of the site. it would affect the significance of the SM, designated by Government on the basis of its National Archaeological Importance, because of the loss of its historic rural landscape setting. How this monastic farm is experienced and understood in the landscape is central to significance. Neither the Focused changes Sustainability Appraisal (page 261) site assessment nor the criteria within policy MEL3 adequately reflect the negotiated changes through permission 15/00593/OUT reducing the extent of the site to the west. Appropriate mitigation (in consultation with 'Historic England' not Heritage England, as described within the Sustainability Appraisal and site policy MEL4) does not cover this previously negotiated amendment / planning permission. A reduction in the extent of the site to the west (100 metres back off the Scheduled Monument either by allocation line or explicit policy) as agreed during the determination of planning permission 15/00593/OUT and previous local plan allocation discussions would overcome these concerns to ensure soundness.</p>	<p>The planning application for this site (17/00281/OUT) was recommended for refusal to the Planning Committee based on this representation (and a specific consultation response in relation to the planning application). The application was approved by the Planning Committee on 7th September 2017.</p>

Michelle Galloway (obo Davidsons)	MEL1	<p>FC1.1: Supported FC2.1 Policy SS4, H1 should be amended to '2000 homes (of which 1700 will be delivered before 2036), 15% of which should be affordable, subject to viability. FC5: Supported FC6: Object to the word minimum, should be referred to as a maximum. FC10: Contributions for extensions to Long Field Academy should apply to all sites within the catchment. Secondary education in Melton Mowbray should be included as a specific item in the Reg 123 List. FC11: Supported FC13.1: Supported FC13.2: Supported</p>	<p>The wording 'subject to viability' was taken out at focused changes stage to provide clarity. Any exceptional site specific constraints can be dealt with via a site specific viability assessment.</p> <p>No modification recommended. Many sites across the Borough have secured higher % returns of affordable housing and provide evidence that the minimum %'s are achievable. Developers and house builders are to take these %'s as the lowest limit we would accept, unless in exceptional circumstances, a site specific viability assessment shows that the targets are not deliverable.</p> <p>The Education Authority will continue to advise on the required contributions towards secondary education in the south of the Borough on a site by site basis; education is not proposed to be included on the Reg 123 list due to this.</p>
Sarah Allsopp (obo DLP Consultants)	Melton Sites	<p>The Council should provide evidence to justify the housing requirement of 245dpa over 280dpa. 280dpa is considered to be realistic; past completion rates should not dictate future policy direction. 280dpa is achievable. Policy SS2 should be revised to states at least 7000 homes. Additional sites should be allocated in Stathern; land off Harby Lane can accommodate c. 40-50 dwellings. This site was previously discounted, and now that it is smaller it scores well and should be allocated.</p> <p>Council relying too heavily upon two large urban extensions to Melton Mowbray. Housing delivery is slow on strategic sites, risking the future delivery of housing in the Borough, risking the objectives of the Plan.</p>	<p>National planning policy requires the Council to boost significantly the supply of housing, and to co-operate with other local authorities in the Leicester and Leicestershire Housing Market Area to meet the housing needs of the HMA as a whole. Up to date evidence informs the proposed housing requirement. Policy SS6 allows for review of the plan should identified needs change.</p>
Laurence Holmes (obo NMLC) (ANON-7VBY-7HER-X)	Melton North SN	<p>Site Deliverability – support allocation of NSN. Highlight work done by consortium on aspects of site availability, suitability and achievability. Housing can be delivered as early as 2019.</p>	<p>Noted</p>
Savills on behalf of Worthearly Ltd	SS2 & FC1, MEL11, FC5, FC6, FC4	<p>SUPPORT Comment We support the objective of delivering the majority of growth in the main urban area, including approximately 65% of the Borough's housing need. We agree that the role and sustainability of Melton Mowbray will be significantly enhanced through the delivery of additional housing and employment within the plan period, including the re-use of brownfield sites, and through the provision of necessary infrastructure to support that growth. From the evidence base presented we consider Policy SS2 and FC1.2 to be sound and in compliance with legal requirements.</p>	<p>Noted.</p>