



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 19th 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

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:
Mr John Price
Organisation (if applicable)
JGP Properties Ltd
Address:
c/o agent
Postcode:
Email:
Contact Number:

2. Agent's Details (If applicable)
Full Name & Company:
Mr Chris Jesson, Planning & Design Group (UK) Ltd
Organisation/Client Representations on Behalf Of
JGP Properties Ltd
Address:
Pure Offices Lake View Drive Sherwood Park Nottingham
Postcode:
NG150DT
Email:
[REDACTED]
Contact Number:

Number of Representations Enclosed:

1

Signature:

[REDACTED]

Date:

19/12/2016

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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)

We consider that the plan is unsound on the premise that the proposed settlement hierarchy no longer includes the category of 'Rural Supporter' settlements as a basis of establishing future expectations of growth and how this may be apportioned across the Borough. In the earlier iteration of the Local Plan this category was included in the settlement hierarchy, with some settlements highlighted for their role in providing a small but important number of amenities, and others to highlight their distinctive spatial relationship to the main settlement of Melton Mowbray.

While the proposed Local Plan spatial hierarchy suggests rural hub settlements which is welcome, the policy's lack of a distinction or consistency on settlements that are close to service centres and Melton Mowbray, and applying their candidacy as a 'Rural Hub' makes the policy unsound. The Council has expressed a commitment in the policy that settlements which are within 500m of a service centre or 2.5km of Melton Mowbray will be regarded as rural hubs. Why is it that settlements referenced in this way include Asfordby Hill, in excess of 2.5km from Melton Mowbray town centre but much closer to the town's amenities on its edge, when others including Burton Lazars, which has an identical service and amenities score to Asfordby Hill in the Settlement Roles and Relationships Study 2016, are discounted?

Burton Lazars is only 1.3km from the outer edges of Melton Mowbray and local amenities in those estates, within 2 miles of Melton Town Centre, on suitable bus routes and close to the proposed sustainable urban extension planned as part of the same Local Plan, the amenities within will be a key consideration to the future sustainability of that settlement.

On a separate note following comprehensive review in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study, the Local Plan now provides an up to date approach to the merits of Local Green Spaces, but the approach for Neighbourhood Plans to suggest additional sites must take into account evidence contained in the study only. It cannot, for instance, seek to identify sites that have already been justifiably de-allocated from previous designations, nor include sites that have no absolute recommendation for potential future designation in the Study. To enhance and reinforce a site does not automatically mean, in the absence of such a recommendation, that it would be a suitable candidate as a Local Green Space.

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)

There needs to be consistency applied to the settlement review to commit to the distinctive relationship settlements have when they are close to service centre villages and Melton Mowbray. There also needs to be consideration of the proposed urban extension to the south of Melton Mowbray and the implications this may have upon the settlements of villages that lie in close proximity to it and the rest of Melton, to determine a robust and positively prepared approach to the hierarchy.

Either consistency has to be applied to rural hubs to truly be accurate to the policy's expectation where they are close to their larger counterparts, or there needs to be a distinction provided for rural settlements that lie in close proximity to those areas and reflect their expected growth levels accordingly.

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:

To debate the key issues and provide a fuller explanation with key parties.

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 checked="" 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	<input checked="" type="checkbox"/>
If you wish to be notified at the address/e-mail provided in Part A when the Inspector's Report is available to view	<input checked="" type="checkbox"/>
If you wish to be notified at the address/e-mail provided in Part A when the Melton Local Plan is adopted	<input checked="" type="checkbox"/>
If you/your organisation wish to be included in future consultations on the Melton Local Plan	<input checked="" type="checkbox"/>
If you/your organisation do not wish to be included in future consultations on the Melton Local Plan	<input type="checkbox"/>

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.