



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:
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:

Number of Representations Enclosed:
Signature:
Date: 12-12-2016

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Respondent Ref:	Representation Ref:
Name/Organisation:	Mrs Sarah Grey

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)

Housing Provision

The National Planning Policy Framework is clear that the Local Plan should be based on adequate, up to date and relevant evidence (para 158) in terms of housing this is a Strategic Housing Market Assessment (para 159). The Local Plan should be based on a strategy which seeks to meet objectively assessed needs for market and affordable housing (OAHN) (para 182) based on evidence (para 47) with emphasis on joint working on cross boundary issues especially when housing needs cannot be wholly met within individual Local Planning Authority (LPA) areas (para 178 – 181). The 2014 SHMA is out of date which means that there is no clear evidence on an up to date OAHN, where housing needs will be met, if unmet needs arise or the role of individual LPAs in meeting any unmet needs. As the Melton Local Plan is based on these uncertainties it must be unsound because it cannot be positively prepared, justified, effective or consistent with national policy. Whilst there are benefits for development management purposes of having an adopted Plan these benefits should not outweigh the requirements for a sound Plan based on up to date evidence.

It is unfortunate that the Leicester & Leicestershire HMA authorities seem unable to co-ordinate the production of supporting evidence and Local Plan preparation in a timely manner. The up to date Housing & Employment Needs Assessment (HEDNA) remains unpublished even though it is believed that this work has been completed. As a commissioning authority of the new HENDA the Council must know the OAHN figures set out in the yet to be published report and whether the figure for Melton is above or below the proposed housing requirement of 6,125 dwellings for the period 2011-2036 set out in Policy SS2.

Memorandum of Understanding

All the Leicester and Leicestershire authorities have signed up to a Memorandum of Understanding which endorses figures for OAN covering 2011 to 2028 to correspond with the period covered by the Core Strategy. These are derived from the annual figures for 2011 to 2031 set out in the 2014 SHMA. Based on Strategic Housing Land Availability Assessments (SHLAAs), the Memorandum of Understanding also confirms that each authority considers that it can meet the upper figure for identified needs within its own area to 2028. However, the Memorandum of Understanding does not extend to 2036, the plan period for the Melton Local Plan. There is no evidence that housing needs to 2036 can be wholly met within individual Local Planning Authority (LPA) areas and therefore if unmet needs do arise whether Melton Borough should play a role in meeting those unmet needs.

Windfall

The Local Plan should identify a supply of specific, deliverable/developable sites to meet the full, objectively assessed needs for market and affordable housing. Instead, the Local Plan relies on the delivery of windfall sites throughout the plan period to help meet objectively assessed needs even though there is no compelling evidence that such sites have consistently become available in the local area nor will continue to provide a reliable source of supply. It is important to note that the National Planning Policy Framework definition of 'windfall' states 'they normally comprise previously-developed sites that have unexpectedly become available'. The 'windfall' sites allowed for by the Draft Melton Local Plan are essentially greenfield sites.

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)

The housing land requirements calculations on which Policy SS2 is based should be modified to reflect the up to date Housing and Employment Needs Assessment (HEDNA) being prepared by the Leicester and Leicestershire HMA authorities and an updated Memorandum of Understanding between the Leicester and Leicestershire authorities.

There should be no allowance for windfall sites. Instead a supply of specific, deliverable/developable sites to meet the full, objectively assessed needs should be identified.

As part of our submissions on behalf of Mrs Grey we have identified an opportunity to provide for additional sustainable housing development that the Council should consider as an extension to an existing allocation.

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.

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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:

Mrs Grey owns a significant amount of land in Old Dalby/Queensway that was formerly owned by the Ministry of Defence. Some of this land already has planning permission for residential development and therefore Mrs Grey has a good understanding of the constraints and opportunities affecting this area and therefore can provide useful insight on the deliverability of brownfield land in rural locations.

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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

Planning Agent/Planning Consultant

Developer

Utility/Service Provider

Government Organisation

Amenity Group

Other Organisation

Residents Group

Business

Town/Parish Council

Other (Please state)

Landowner

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

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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.

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Representation Ref:

Name/Organisation:

Mrs Sarah Grey

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:

4.2.7

Policy:

Policies Map:

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2. Sound: Yes No
3. Complies with Duty to Co-operate: Yes No

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5. Positively Prepared 6. Justified 7. Effective 8. Consistent with National Policy

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Queensway, Old Dalby should be identified as a Service Centre or, preferably as a community linked to the neighbouring village of Old Dalby. In 1940, early in the Second World War, the rural village of Old Dalby was selected as a site for a large army vehicle depot which quickly developed into a storage depot for machinery, associated spares and tools.

In 1942 with the formation of the Royal Electrical & Mechanical Engineers (REME) Old Dalby was used not only for storage but also building, maintaining and repairing vehicles, machinery and equipment. After the war the Technical Stores Depot (TSD) retained its role in supporting the REME workshop but following a new management structure and the formation of agencies in the mid-1990s, the Army Base Repair Organisation (ABRO) took over the REME workshops and the Army Base Storage & Distribution Agency (ABSDA) became responsible for the stores depot.

The area also became a focus for housing

In 1996, ABRO Old Dalby closed. The Old Dalby Station (not railway) was divided and the ABRO workshops buildings and real estate sold off. The workshop buildings have been occupied by a variety of private businesses and the former ABRO site is now known as the Crown Business Park.

The remainder of the former Old Dalby Station continued as a sub-Depot in the Stores Division of ABSDA. However in 1997 a Storage Rationalisation Study recommended that the ABSDA Sub-Depot at Old Dalby should close. The closure of the Old Dalby Sub-Depot was announced in November 1997 and confirmed in April 1998. The site is now known as the Old Dalby Business Park.

On 6 September 2016, the Defence Secretary, the Rt Hon Michael Fallon MP, announced the expected release of 13 sites, one of which is at Old Dalby. These sites will contribute some £225 million toward the MOD's £1 billion target for land release sales as set out in Spending Review 2015. These sites also contribute to the Government's commitment to provide land for 160,000 homes in this Parliament.

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The Queensway area of Old Dalby should be identified as a Service Centre or otherwise linked to Old Dalby.

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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 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" value="Landowner"/>		

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

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Name/Organisation:

Mrs Sarah Grey

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3. Which part of the Melton Local Plan: Pre-Submission Draft does your representation relate to? (Please enter the paragraph/policy number)

Paragraph:

4.2.18

Policy:

Policies Map:

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2. Sound: Yes No
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The 2011 Census is used to determine the population size of each Service Centre and the housing provision for individual Service Centres is based on the idea that the level of development should be proportionate to population size. It follows that the population of individual settlements should be accurate.

In the case of Old Dalby, the population of the settlement has been significantly understated. This is because Old Dalby and the adjoining area of Queensway should be treated as a single place as they share the same services and facilities- employment, school, bus services etc. It follows that the population should be based on Census Output Areas E00131478 (355 residents), E00131477 (337 residents) plus E00131480 (260 residents) i.e. a population of 952. It follows that the housing provision of Old Dalby (or perhaps more accurately Old Dalby/Queensway) should be significantly increased.

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)

The housing provision for Old Dalby/Queensway should be significantly increased.

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PART C: WHO YOU REPRESENT

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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" value="Landowner"/>		

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Paragraph: Policy: Policies Map:

4. Do you consider that the Melton Local Plan: Pre-Submission Draft is? (Please tick the appropriate box)

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13. Positively Prepared 14. Justified 15. Effective 16. Consistent with National Policy

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Policy SS6 of the Melton Local Plan (Publication version) identifies long-term development options at several locations, including Six Hills. The Policy pre-determines the outcome of a future review of the Melton Local Plan by highlighting future development locations that:

1. Have not been subject to the same level of scrutiny or Sustainability Appraisal as the sites allocated in the Melton Local Plan;
2. Undermine the vision, objectives and strategy which underpin the Local Plan i.e. most development located within or adjoining Melton Mowbray;
3. Undermines the delivery of strategic infrastructure e.g. the Melton Mowbray distributor road;
4. Prejudices the preparation of the Leicester and Leicestershire Strategic Growth Plan;
5. Are unnecessary as the Plan already identifies 'reserve' sites;
6. Are incapable of contributing to the five-year housing land supply.

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)

Policy SS6 of the Melton Local Plan (Publication version) should be deleted.

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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" value="Landowner"/>		

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"/>

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Paragraph: Policy: Policies Map:

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- 17. Positively Prepared
- 18. Justified
- 19. Effective

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The referencing within Policy C1a is very confusing by using different site and map references.
Mrs Sarah Grey is the owner of site reference MBC/046/13 (OLD2) which is allocated for housing development in Policy C1 (A). This area already has planning permission for 15 dwellings (14/00954/OUT).
However, the allocation only includes a part of Mrs Grey land and the site should be extended to include the residual area (see attached) to provide for 80 dwellings. The whole site is brownfield.

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Policy C1a and Appendix 2 be modified by extending site reference MBC/046/13 (OLD2) to provide for 80 dwellings as shown on the attached plan.

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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.

For official use only	
Respondent Ref:	Representation Ref:
Name/Organisation:	Mrs Sarah Grey

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)

20. Positively Prepared 21. Justified 22. Effective 23. 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)

The Council's emerging Local Plan sets a target of 37% affordable housing on new development across the Borough.
The results of the Council's own viability analysis demonstrate that only the highest value areas in the Borough can support this level of affordable housing provision.

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)

Policy C4 be modified to identify a differential affordable housing target that reflects the diversity of development viability across Melton.

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:

Mrs Grey owns a significant amount of land in Old Dalby/Queensway that was formerly owned by the Ministry of Defence. Some of this land already has planning permission for residential development and therefore Mrs Grey has a good understanding of the constraints and opportunities affecting this area and therefore can provide useful insight on the deliverability of brownfield land in rural locations.

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 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" value="Landowner"/>		

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"/>

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