



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.

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.

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
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: c/o GVA
Organisation (if applicable): North Melton Landowner Consortium
Address: c/o GVA
Postcode:
Email: c/o GVA
Contact Number: c/o GVA

2. Agent's Details (If applicable)
Full Name & Company: Mr J C Kirby
Organisation/Client Representations on Behalf Of: GVA
Address: 3 Brindleyplace, Birmingham
Postcode: B1 2JB
Email: Jon.kirby@gva.co.uk
Contact Number: 0121 609 8351

Number of Representations Enclosed:

Signature:

Date:

Number of Representations Enclosed:
Signature:
Date: 16/12/16

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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)*

On the basis of the evidence put before the Council, it is clear that Policy SS5, as currently drafted, would artificially suppress housing delivery within the NSN resulting in an inefficient use of land.

The figures set out in Policy SS5 also suggest an unduly conservative approach to housing delivery within the plan period, not borne out by robust evidence. Conversely, Table 8 within the supportive text at section 4.6 of the draft plan establishes a delivery trajectory for the NSN which totals 2,200 dwellings for the period up to 2036.

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 delivery trajectory for the NSN should reflect the developer sales trajectory which has been reproduced for reference below:

Table 3.2: Indicative Sales Trajectory for Melton Mowbray North Sustainable Neighbourhood

Year (Apr-Mar)	Year	Private Unit Sales	Affordable Unit Sales	Year Total	Cumulative Total
2019-2020	1	50	30	80	80
2020-2021	2	75	45	120	200
2021-2022	3	75	45	120	320
2022-2023	4	75	45	120	440
2023-2024	5	75	45	120	560
2024-2025	6	88	52	140	700
2025-2026	7	88	52	140	840
2026-2027	8	96	54	150	990
2027-2028	9	96	54	150	1140
2028-2029	10	96	54	150	1290
2029-2030	11	96	54	150	1440
2030-2031	12	88	52	140	1580
2031-2032	13	88	52	140	1720
2032-2033	14	75	45	120	1840
2033-2034	15	75	45	120	1960
2034-2035	16	75	45	120	2080
2035-2036	17	75	45	120	2200
Total		1386	814	2200	

The trajectory set out above assumes a minimum of 3 sales outlets, each having up to 3 private sales per month at the peak of development.

The Council's suggested trajectory also fails to identify the disposal route for affordable housing.

Whilst private units are disposed of to individuals, affordable housing is sold by a developer in blocks, as completed development parcels, typically through a S106 agreement to Registered Providers. This means that the affordable unit sales are achieved in parallel with private sales rather than as part of total sales as development parcels come forward. This has the effect of increasing overall completions on the site.

In view of the above, Policy SS5 needs to reflect the more realistic delivery trajectory identified above, recognising that the capacity of the NSN can be fulfilled within the plan period (e.g. up to 2,200 dwellings).

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:

In order to ensure that the full case put forward on behalf of the representor can be examined in detail and to ensure that the Examination understands changes required to ensure that the plan is sound.

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 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

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.