

For official use only	
Respondent Ref:	Representation Ref:
Name/Organisation: Davidsons Developments Limited	

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 | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 2. Sound: | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 3. Complies with Duty to Co-operate: | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

**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 | <input type="checkbox"/> | 2. Justified | <input checked="" type="checkbox"/> | 3. Effective | <input checked="" type="checkbox"/> | 4. Consistent with National Policy | <input type="checkbox"/> |
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Appendix 5 sets out the proposed monitoring framework for the plan. For Policy SS2, targets are set out for each 5 year period to achieve the overall requirement to 2036. This shows that 492 dwellings were completed in the five year period 2011-2016. This represents a shortfall of 723 dwellings as at 2016 against the identified housing requirement of 245 dwellings a year. The Appendix indicates that the Council has used the Liverpool method to spread the shortfall across the remainder of the plan period.

The National Planning Practice Guidance (NPPG) is clear that Council's should seek to make up shortfalls as soon as possible. The Council should therefore be applying the Sedgefield method to the calculation of housing requirements with any shortfall from 2011-2016 being made up in the period 2016-2021. Applying the Sedgefield approach and a 20% buffer for persistent under delivery would mean that the five year requirement for 2016-2021 would be 2,338 dwellings. It should be noted that, at this stage, limited weight can be attached to the proposed allocations in the plan, and therefore the calculation of a five year land supply should only take account of likely completions from permitted sites and windfall. On this basis there would be a supply of 3.55 years for the period 2016-2021.

It is noted that as part of the evidence base, the Council has produced a five year land supply assessment and a Delivery Trajectory for the period 2011-2036 in graph form. The assumptions underlying this trajectory are unclear. A full trajectory including a breakdown of the assumed components of supply year on year over the plan period should be included in the Submission Draft Plan to enable interested parties to understand the Council's assumptions underlying the trajectory.

The trajectory appears to present a phased approach to development over the plan period, with assumed higher completion rates for the period 2019/20 to 2022/23, with completion rates reducing towards the end of the plan period. The trajectory shows annual completions peaking around 770 dwellings in 2020/21. These assumed annual completion rates for the first part of the plan period

appear to be ambitious when compared with historic completion rates. The approach needs to be further clarified and the justification for applying a phased approach should be clearly set out, if that is what is intended.

It is considered that a trajectory based on the annual requirement of 245 dwellings a year over the plan period would provide a clearer understanding of how the Council expects the housing requirement to be delivered. This would recognise the shortfalls against the housing requirement in the period 2011-2036 and that this shortfall needs to be made up in the period 2016-2031.

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A full detailed trajectory for the plan period should be included in the plan and this should include a breakdown of assumed delivery from the components of supply. The trajectory should include a rolling five year land supply trajectory and the calculation of five year land supply should use the Sedgefield method base on the annual housing requirement of 245 dwellings a year.

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Written Representations

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Participate at the Oral Examination

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Developer

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Utility/Service Provider

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Government Organisation

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Amenity Group

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Other Organisation

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Business

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Town/Parish Council

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Other (Please state)

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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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If you wish to be notified at the address/e-mail provided in Part A when the Melton Local Plan is adopted

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Policy C2 advises that the Council will seek to manage the delivery of a mix of house types and sizes to balance the current housing offer, having regard to market conditions, housing need and economic viability. The policy indicates that proposals for development should seek to provide an appropriate mix and size of dwellings to meet the needs of current and future households having regard to the latest evidence of housing need.

Paragraph 5.5.7 and Table 9 sets out the optimum housing mix identified in the Melton Borough Council Housing Needs Study. It is important that the policy is applied flexibly taking account of the particular circumstances of sites. It would not be appropriate for the Council to seek to secure the mix indicated in the Housing Needs Study on each site proposed for allocation. The appropriate mix of housing on a particular site will be influenced by site specific circumstances including the nature and mix of housing in the surrounding area and economic viability of the site.

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Additional text should be included at paragraph 5.5.7 to make it clear that the Council will take a flexible approach to housing mix on sites taking account of particular site circumstances, and that the optimum housing mix represents an overall aspiration that will be applied flexibly.

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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)

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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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Policy C4 sets out the Council's approach to affordable housing, indicating that the Council aims to manage the delivery of 1,775 affordable homes over the plan period to 2036. The policy sets a target of 37% affordable housing on all housing developments of 11 or more units. The policy indicates that this target will be sought in all locations, including on the proposed Sustainable Neighbourhoods to the south and north of Melton Mowbray.

Whilst the policy indicates that the Council will have regard market conditions, economic conditions and other infrastructure requirements in seeking to achieve this target, the blanket application of this target, particularly to the proposed sustainable neighbourhoods, is inappropriate and is not supported by the available evidence. Again it is noted that the policy is inconsistent with the target included in the Appendix 5 Monitoring Framework, which indicates a 20% target in Melton Mowbray. Part of the plan wide evidence is work undertaken by Cushman and Wakefield on the Local Plan and Community Infrastructure Levy (CIL) Viability Study, 2016. This indicates that there is no headroom for CIL even at a reduced rate of 20% affordable housing provision in Melton Mowbray and the proposed Sustainable Neighbourhoods.

One of the Council's key objectives in proposing Sustainable Neighbourhoods to the south and north of Melton Mowbray is securing the delivery of key components of the proposed Melton Distributor Road. As part of the development of a new sustainable neighbourhood to the south of Melton, a new link road connecting Leicester Road with Burton Road would be provided. With this level of infrastructure cost, it is clear that the Council's target of 37% affordable housing will not be deliverable. The plan should be clear that this target will not be achievable on the proposed sustainable neighbourhoods.

An appropriate approach would be for Policy C4 to be amended to indicate that level of affordable housing provision on the proposed Sustainable Neighbourhoods will be subject to site specific viability appraisals. This was an approach adopted in the Oadby and Wigston Core Strategy.

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Policy C4 should be amended to advise that the level of affordable housing to be secured on the Melton Mowbray South and North Sustainable Neighbourhoods will be the subject of separate site specific viability assessments.

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Paragraph: 3.3.5 Fig 5 Policy: Policies Map:

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Figure 5 presents a Key Diagram setting out the overall strategy of the Submission Draft Plan. The Key Diagram is useful in setting out the overall spatial strategy for the Borough. It is considered that it would more appropriately follow Policy SS2 which sets out the proposed development strategy.

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Paragraph 1.1 of the Submission Draft Plan explains the purpose of the Pre Submission Draft Plan is to set out the development strategy, policies and proposals, including site allocations, which will guide land use and development in the Borough up to 2036.

The Pre Submission Draft Plan was considered by Council at a Special Meeting on the 20th October 2016. Late amendments to the plan were presented as an Erratum at the Council Meeting. The Erratum included changes to Policies SS4 and SS5 relating to the Melton North and Melton South Sustainable Neighbourhoods to describe them as strategic development locations. The stated reason was to allow better opportunity for development of detailed composition following resolution of key issues.

With this amendment, it is not clear whether the Pre-Submission Plan is proposing the allocation of strategic sites to the north and south of Melton. The National Planning Policy Framework (NPPF) advises that each local planning authority should prepare a Local Plan for its area and that any additional development plan documents should only be used where clearly justified (para 153). The National Planning Practice Guidance (NPPG) confirms that the NPPF makes clear that the Government's preferred approach is for each local planning authority to prepare a single Local Plan for its area (Paragraph 012, Reference ID: 12-012-20140306).

It is considered that the appropriate approach for the Council is to prepare a single Local Plan including both strategic allocations and other allocations in the more sustainable settlements. To ensure soundness and enable adequate testing of impacts, the plan should include sufficient details to demonstrate the proposed sustainable neighbourhoods are capable of yielding the necessary development in accordance with Section 39 of the Planning and Compulsory Purchase Act 2004. Given the key role the sustainable neighbourhoods play in delivering the strategy for the plan, it is important that these are included as specific allocations and shown on the Proposals Map. Before the plan is

submitted to the Secretary of State, the Council should work with the promoters of the sustainable neighbourhood to agree the form and extent of the proposed allocations.

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The Plan should be amended to make specific allocations of land to deliver the proposed southern and northern sustainable neighbourhoods to Melton Mowbray. The Council should work with the site promoters to agree the form and extent of the proposed allocations.

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Participate at the Oral Examination ☒

9. If you wish to speak at the examination, please outline why you consider this to be necessary:

Davidsons Developments has interests in land to the south of Melton Mowbray that forms part of the proposed Melton South Sustainable Neighbourhood and will therefore play a key role in delivering the local plan objectives. It is important therefore that they are represented at the examination sessions.

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.