

Response ID ANON-13H4-7YP7-Q

Submitted to **Melton Local Plan Pre-Submission Draft**

Submitted on **2016-12-19 14:55:04**

About you

1 What is your name?

Name:

Roger Smith

2 What is your email address?

Email:

[REDACTED]

3 Are you responding as an individual, consultee, stakeholder or other?

Agent

If **Consultee, Stakeholder, or Other**, please give details here. :

Agent for Worthearly Limited

4 Address

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

5 Age

Please select your age:

[REDACTED]

Policy C1 (A) – Housing Allocations

1 CH5PC1(A)Q1: Do you consider that Policy C1 (A) is?

Do you consider that Policy SS1 - Legally Compliant::

Yes

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

Yes

2 CH5PC1(A)Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

1) Positively Prepared, 3) Effective

3 CH5PC1(A)Q3: Please give details of why you consider Policy C1 (A) – Housing Allocations 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 Policy C1 (A) – Housing Allocations or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

Site MEL13 (240 dwellings) should be included as a housing allocation under Policy C1(A). The site is currently identified as a reserve site in the draft local plan. The site is currently leased to a local employer (JELD-WEN). The current lease is expected to end in 2021 which is likely to result in the site becoming vacant. The site is a large brownfield site on the edge of Melton Mowbray town centre. The site is within easy walking distance of the town centre and represents a sustainable location for new housing development. The inclusion of the site as reserve site will result in uncertainty in the period after the site becomes vacant

and available for development.

4 CH5PC1(A)Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

The policy should be amended to included MEL13 as a housing allocation. A more detailed submission will be forwarded to the Borough Council to be read in conjunction with these local plan representations.

Policy C1 (B); Reserve Sites

1 CH5PC1(B)Q1: Do you consider that Policy C1 (B); Reserve Sites is?

Do you consider that Policy SS1 - Legally Compliant::

Yes

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

Yes

2 CH5PC1(B)Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

1) Positively Prepared, 3) Effective

3 CH5PC1(B)Q3: Please give details of why you consider Policy C1 (B); Reserve Sites 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 Policy C1 (B); Reserve Sites or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

Policy C1(B) should be amended to delete reference to Site MEL 13 (240 dwellings). It is proposed that this site should be included as a housing allocation under Policy C1 (A).

The site is currently identified as a reserve site in the draft local plan. The site is currently leased to a local employer (JELD-WEN). The current lease is expected to end in 2021 which is likely to result in the site becoming vacant. The site is a large brownfield site on the edge of Melton Mowbray town centre. The site is within easy walking distance of the town centre and represents a sustainable location for new housing development. The inclusion of the site as reserve site will result in uncertainty in the period after the site becomes vacant and available for development.

4 CH5PC1(B)Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Policy C1(B) should be amended to delete reference to MEL13 as a reserve site. MEL 13 should be included as housing allocation under Policy C1 (A). The inclusion of the site as a housing allocation will provide greater certainty about the future use of the site, following the expected relocation of the current occupier which is JELD-WEN. The current lease is anticipated to end in 2021.

Policies Maps

1 PMQ1: Do you consider that the Policies Maps are?

Do you consider that Policy SS1 - Legally Compliant::

Yes

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

Yes

2 PMQ2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

1) Positively Prepared, 3) Effective

3 PMQ3: Please give details of why you consider that the Policy Maps are not legally compliant or unsound or fail 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 Policy Maps or their compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

The Policy Map for Melton Mowbray should be amended to change the designation of Site MEL 13 from a reserve site to a housing allocation. This will provide greater certainty about the future of the site following the expected relocation of JELD-WEN after the end of the current lease which is anticipated in 2021.

4 PMQ4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

The Policy Map for Melton Mowbray should be amended to change Site MEL 13 from a reserve site to a housing allocation. This will provide greater certainty for the period post 2021.

5 PMQ5: Please indicate which Policy Maps your response relates to.

If multiple please indicate on separate lines for each. :

Melton Mowbray Inset

Examination

1 EXQ1: 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?

Participate at the Oral Examination

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

The proposed housing allocation at Snow Hill is a large site (240 dwellings) and there are a range of detailed issues which may be raised during the Examination e.g. relocation of the current occupier, timing of development and the proposed capacity of the site. Attendance at the Examination will allow detailed responses to be provided to questions from the Inspector.

2 EXQ2: Moreover please indicate if you wish to continue to be involved in the Local Plan (Please tick appropriate boxes).

If you wish to be notified at the address/e-mail provided 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 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

Acknowledgement

1 I understand the above statement and agree I have complied with its requirements

I agree