



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.

Completed forms should be returned to the address below no later than Monday 19th December, 2016.

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
planningpolicy@melton.gov.uk
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):
Tata Steel (UK) Limited
Address:
c/o Agent
Postcode:
Email:
Contact Number:

2. Agent's Details (If applicable)
Full Name & Company:
Sam Silcocks
Organisation/Client Representations on Behalf Of:
Harris Lamb
Address:
75-76 Francis Street
Edgbaston
Birmingham
Postcode:
B16 8SP
Email:
Contact Number:

Number of Representations Enclosed:

Signature:

Date:

Number of Representations Enclosed:
Signature:
Date: 19/12/16

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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: C1(A) - ASFH1 and ASFH2

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)

Please see the end of the form

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)

N/A – we consider the allocations should be retained as proposed.

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 have the opportunity to explain why we consider the site is deliverable, including how we have concluded that both of the sites could be delivered in the next 5 years.

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 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.

QUESTION 6 CONTINUED.....

Tata Steel (UK) Ltd own proposed residential allocations ASFH1 and ASFH2, which effectively form one site on the south western side Asfordby Hill. We can confirm Tata's full support for the proposed residential allocation of these sites. We can also confirm that these sites are available now and that they are actively being promoted for development. We consider that both of these sites would be delivered in the next 5 years and their allocation will, therefore, contribute towards meeting the objective to boost significantly the supply of housing as set out in Paragraph 47 of the Framework.

A first phase of development has already secured planning permission, Ref. 15/00201/FUL. The first phase proposed 15 affordable dwellings and this phase is now largely constructed. The planning application was proposed on a rural exception basis and the design took account of the comprehensive development of the wider allocated site. The surface water drainage system installed also takes account of the delivery of housing on the wider site. A legal agreement is now in place with the same developer for the second phase and a planning application is intended to be submitted in the short term to take account of the affordable housing provider's desire for more homes in this location.

Through the original planning application a number of supporting reports were produced, including:

- Planning Statement
- Design and Access Statement,
- Desk top contamination study,
- Phase 1 Ecology report to establish if any species specific studies are required. Last time I recall newt survey's being required.
- Drainage Strategy

Whilst new reports will be required to support any future planning applications, the positive conclusions reached by the above reports, combined with the acceptance of these through the planning application, provides a clear level of confidence that the remainder of these allocations are achievable.

In terms of being a suitable location, Asfordby Hill is identified as a Rural Hub in the settlement hierarchy and, as such, an appropriate location to deliver housing. This designation relates to the level of services and facilities within the village. It is also worth noting that the village benefits from good sustainable transport links to Melton Mowbray and Asfordby, which are both higher order settlements, and that the village includes Asfordby Business Park, which is a strategic employment site that is proposed to be expanded in the emerging plan, thereby creating further job opportunities to support future residents. The site is also outside of the strategic gap as proposed by the emerging Asfordby Neighbourhood Plan and would not result in the coalescence with settlements to the west. Furthermore, with the incorporation of an appropriate landscaping scheme it is considered that the proposed housing sites could be accommodated without having any undue harm of in terms of landscape character or visual impact.

The emerging local plan also acknowledges the relationship between smaller settlements and nearby larger settlements, and the propensity for residents in the smaller settlement to benefit and support the services, facilities and job opportunities in the larger settlement. In the case of Asfordby Hill, the village is within the 2.5km distance of Melton Mowbray as identified in paragraph 4.2.5 of the Melton Borough Local Plan. In our view this accepted degree of connectivity elevates the sustainability of Asfordby Hill as a settlement to deliver housing when compared to other settlements within the same tier of the settlement hierarchy.

The connection between Asfordby Hill and Melton Mowbray is important to remember when considering the concerns raised in Appendix 1 about the ability to extend the Asfordby Hill Primary school. We certainly acknowledge the importance of making sure sufficient school places exist to accommodate children of a proposed development and so to provide comfort in this regard, we would note that, excluding Asfordby Hill Primary School, there are a further 5 primary schools within 2 miles. We understand that not only do these schools have a combined capacity, but that the capacity of these schools could be more readily increased if required. These schools are:

- St Mary's Church of England
- The Grove
- St Francis Catholic
- Swallowdale
- Captain Close

2 miles is commonly accepted as being the general catchment area of a primary school and with so many schools in close proximity of the site we are confident sufficient primary school places can be identified / created to accommodate the children from the residential development of these sites.

Our final comment in support of these allocations relates to the identification in the emerging plan and supporting evidence that *"not enough new housing, nor of the right type, has been built in the Borough in recent years, making it difficult for first time buyers, young families and others on lower incomes to move into or to continue to reside within the Borough"*. We consider that these sites provide the perfect opportunity to provide housing to meet this particular need and, that with good connections with Melton Mowbray and extensive job opportunities in the village, also provides the ideal location for such housing.