

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

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:	<input type="text"/>	Policy:	<input type="text" value="C1 (B) / Appendix 1"/>	Policies Map:	<input type="text" value="Waltham-on-the-Wolds"/>
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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 checked="" type="checkbox"/>
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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)

Draft Policy C1 (B) sets out a number of Reserve Sites, which are identified to meet the development needs of the Borough and secure the sustainability of settlements; such sites will be considered acceptable for development, when they are required to meet the identified housing target for the settlement and when it has been demonstrated that the allocated sites and existing permissions are unable to do so.

Site Reference WAL3, is identified as a Reserve Site under Draft Policy C1 (B), which has the potential to deliver a further 168 no. dwellings for Waltham-on-the-Wolds, should the proposed allocations (WAL1 and WAL2) fail to deliver the housing requirements for the village. Appendix 1 to the Pre-Submission Draft Local Plan sets out further details of the proposed allocations and reserve site and seeks to provide a more detailed rationale for their identification for housing development.

Proposed Reserve Site Reference WAL3 comprises an extensive swathe of land to the south of the existing settlement and is considered suitable to accommodate approximately 168 no. dwellings. The assessment of this Reserve Site within Appendix 1 of the Pre-Submission Draft Local Plan highlights that it is potentially out of scale with the current village and furthermore, "that appropriate flood and drainage assessments proposing mitigation effective to deal with the scale of the impacts identified" are required in support of any future proposal. There is no additional evidence to demonstrate that these technical issues, together with the scale of the site lead to this site being identified as the reserve site. In particular there is no evidence that the concerns highlighted by the Council in its own assessment of the Reserve Site, relating to the scale of this site in relation to Waltham itself would not result in a development which would undoubtedly impact detrimentally upon the existing village, by changing the fundamental character of the settlement and by overstretching its facilities and services.

With this in mind, the allocation of this Site, even as a Reserve option, does not appear to offer a realistic development prospect for the future and actually appears to present a potentially damaging option, which has not been assessed in sufficient detail to determine its deliverability or its possible impacts upon local facilities and infrastructure.

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)

Based upon the above points, we would encourage the allocation of the Site off Bescaby Lane, Waltham-on-the-Wolds for residential use, thereby allowing the delivery of much-needed housing in the short term to meet an identified shortfall in the 5 year housing land supply. We would, alternatively, encourage the allocation of the Bescaby Lane Site as a Reserve Option, under Policy C1 (B) given that it is more appropriate in size and scale, is much more advanced in terms of technical assessments and therefore can provide a greater level of assurance with regard to its deliverability. This Site is well-related to the existing settlement and is sustainably located, immediately adjoining this Rural Service Centre. The Site is well placed to deliver a range of housing options, including affordable homes and it also offers the opportunity to provide wider infrastructure and community benefits.

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:

Davidsons Developments Ltd has an interest in the landholding at Bescaby Lane, Waltham-on-the-Wolds and therefore it hopes to play a key role in the delivery of housing to meet 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	<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.