



# MELTON BOROUGH COUNCIL LOCAL PLAN

## FOCUSED CHANGES CONSULTATION

Consultation response on behalf of the Leicester Diocesan Board of Finance

Contact: Stephen Mair, BSc (Hons) MSc MRTPI – Director –  
[stephen.mair@andrewgranger.co.uk](mailto:stephen.mair@andrewgranger.co.uk)

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Established in 1989, East Midlands property experts Andrew Granger & Co. are a wide multi-disciplinary consultancy featuring residential sales and lettings, commercial, rural and professional services.

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Registered office: Phoenix House, 52 High Street, Market Harborough, Leicestershire, LE16 7AF. VAT No.: 638 6788 76

#### **Market Harborough**

Phoenix House, 52 High Street, Market Harborough, LE16 7AF

T: 01858 439 090

E: [planning@andrewgranger.co.uk](mailto:planning@andrewgranger.co.uk)

W: [www.andrewgranger.co.uk](http://www.andrewgranger.co.uk)

#### **Leicester**

Attenborough House, 10-12 Rutland Street, Leicester, LE1 1RD

#### **Loughborough**

2 High Street, Loughborough, LE11 2PY

**Project Client:**

LEICESTER DIOCESAN BOARD OF FINANCE

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## 1. Introduction

- 1.1. Andrew Granger & Co. Ltd specialises in the promotion of strategic land for residential development and commercial uses. As a company we have vast experience in contributing to the Local Plan preparation process throughout the country, we are also heavily involved in the promotion of client's land through various Neighbourhood Plans.
- 1.2. This document provides a written submission to the Melton Borough Council Local Plan Focused Changes Consultation and is framed in the context of the requirement for the Local Plan to be considered legally compliant and sound. The tests of soundness are set out at Paragraph 182 of the National Planning Policy Framework [NPPF], which states that for a development plan to be considered sound it must be:
  - **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
  - **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
  - **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
  - **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

## 2. Comments on the Melton Local Plan Focused Changes

- 2.1. On behalf of our clients, we wish to make the following observations of the Melton Borough Council Local Plan Focused Changes Consultation. Overall, we agree with the proposed focused changes, however, to ensure that the Plan is robust and is flexible in meeting its development requirements we make the following comments.
  
- 2.2. In respect of **Focused Change 1**, which relates to Policy SS2: Development Strategy and Policy SS3: Sustainable Communities (Unallocated sites), we support the removal of definitive limits to the quantum of residential development on unallocated sites and the greater flexibility that this has enabled. The removal of the definitive limits will encourage the provision of affordable housing in all settlements, which is supported by Paragraph 54 of the Framework. Furthermore, we fully support the continued recognition that the development requirements outlined in Policy SS2 are a minimum, and the flexibility that this part of the policy enables.

### 3. Conclusion

- 3.1. Andrew Granger & Co. Ltd would like to remain involved throughout the new Melton Local Plan preparation process and therefore request to be informed of any future consultation stages and when the document is submitted for examination