



MELTON LOCAL PLAN – ADDENDUM OF FOCUSED CHANGES (JULY 2017)

For official use only
Respondent Ref:
Date Received:

The focused changes being proposed in the Melton Local Plan have been split into the main themes that are being addressed since our last consultation in November 2016:

FOCUSED CHANGE DESCRIPTION	FC NUMBER
1. Spatial strategy FC1.1 to FC1.3 (see schedule of the proposed focused changes)	FC1
2. Sustainable neighbourhoods FC2.1 Policy SS4 FC2.2 Policy SS5	FC2
3. Growth strategy	FC3
4. Housing site allocations** FC4.1 Section 5.4, C1 (A) & C1 (B) FC4.2 Appendix 1	FC4
5. Housing mix	FC5
6. Affordable housing	FC6
7. Gypsies and travellers	FC7
8. Economy	FC8
9. Indoor sports & recreation	FC9
10. Infrastructure delivery plan	FC10
11. Melton transport strategy	FC11
12. Developer contributions	FC12
13. Policies map 13.1 Revised boundary of southern sustainable neighbourhood 13.2 Addition of corridor of investigation/interest for the Melton Mowbray Distributor Road	FC13

****PLEASE SUBMIT 1
REPRESENTATION FORM PER
FOCUSED CHANGE (FC)****

****To comment on HOUSING SITE ALLOCATIONS, please scroll down to the end of this form****

To view more specific policy numbers, please refer to the relevant FC number using the reports on the website at:
www.meltonplan.co.uk/focussed-changes-to-plan

What 'soundness' means

The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is "sound" – namely that it is:

- **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.



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Melton Borough Council proposes to submit the Melton Local Plan (MLP) to the Secretary of State of Communities and Local Government for independent examination. Before submitting the MLP, the Council is required to publish the document and invite the public to make representations on its 'soundness'. An addendum of 'Focused Changes' (FC) has been published since the last consultation in November 2016, and the Council is now consulting on this addendum. The MLP, once adopted will be the development plan for Melton Borough.

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 focused change you wish to comment on. Before completing the form you should read the accompanying Guide to Making Representations.** Please ensure that your representation relates to the correct test of soundness (details can be found in the Guide to Making Representations)

Completed forms should be returned to the address below no later than **23rd August 2017. Representations received after this deadline will not be accepted.**

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 <https://www.meltonplan.co.uk/focussed-changes-to-plan> & print it out or complete it electronically and e-mail your response to planningpolicy@melton.gov.uk

Representations can also be made via the Council's on-line consultation portal - <https://meltonboroughcouncil.citizenspace.com/planning-policy-team/copy-of-focussedchanges-addendum-consultation-s/>

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).*

Personal Details
Full Name:
Matthew Atton
Organisation (if applicable)
Address:
Care of Maurice Fairhurst
Postcode:
Email:
Contact Number:

2. Agent's Details <i>(If applicable)</i>
Full Name & Company:
Maurice Fairhurst
Organisation/Client Representations on Behalf Of
Fairhurst Consultancy
Address:
41, Wartnaby Road Ab Kettleby Melton Mowbray Leicestershire
Postcode:
LE14 3JJ
Email:

Number of Representations Enclosed:

1

Signature:

Date:

17th August 2017

(PART B)

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.)*

Which part of the Melton Local Plan: focused changes addendum does your representation relate to? *(Please enter the policy number)*

FC number:

 and

Policy number:

Do you believe that this policy/section of the Melton Local Plan focused change 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*

Do you consider that the focused change 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

☐

Please give details of why you consider this focused change 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 this policy 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)*

My client Matthew Atton supports the Focused Change relating to the allocation of the site on land to the west of Blacksmiths End, Stathern as a Reserve Housing Allocation for 45 dwellings.

This is referenced STAT3 in the Site Allocations and Policies document.

My client is the sole owner of this site .

I e-mailed the planning policy section about this site on the 27th June 2017. For ease of reference I copy the e-mail below:

Dear Ripple Gupta,

Matthew Atton is the sole owner of this site in Stathern. Your reference: MBC/006/17.

I attach a plan showing the extent of his ownership.

He has requested that I respond to your SHLAA consultation on his behalf.

We both feel that development of the site or a part of it would be suitable, achievable and deliverable in the short to medium term.

When assessed against the sustainability criteria set out in Draft Policy SS3 of the New Local Plan, we see no reason why at least part, if not all of the site should be considered suitable for allocated development. In fact there may be more in support of its development than the draft allocations in the village. It may have less adverse impacts and better accessibility than the draft allocated sites in the village.

I ask you to consider the following:

1. A development is required to meet local housing needs. Stathern has been chosen as a "Service Centre" which acts as a local focus for services and facilities in the Vale. It is acknowledged by the Council as a settlement which is capable of further growth.
2. The site is next to the Adopted Local Plan Village Envelope. It is close to the village centre. It is flat low lying land. A proportionate development in this location would not be harmful to the Borough's landscape.
3. Any development would be served by sustainable infrastructure and could provide new infrastructure. For example, the Owner would consider the Highway Authority's requirement to provide passing places or improve the width of Blacksmith's End and provide an appropriate turning head in association with new development. This turning head could serve all traffic entering Blacksmiths End. The site is already well linked to the village and rural footpath system, but these links could be improved and enhanced for the amenities of village walkers. Mr Atton would consider the provision of open space and play areas for new and existing residents between the existing and the proposed new dwellings. The amount of infrastructure provided would necessarily be related to the amount of development allowed as has already been pointed out by Matthew Atton in his answers to the "Deliverability" questionnaire returned to you recently.
4. Mr Atton would respect and maintain green corridors through the proposed development so as to enhance the ecological interest and biodiversity through the site.
5. The site is not within the Stathern Conservation Area and its proposed development would not affect the setting of any listed building or Site of Special Scientific Interest. Nevertheless, any development would be designed to reflect the appearance, character and building materials of traditional dwellings in the village.
6. The site does not flood and development would not increase the risk of flooding.
7. The occupants of the proposed dwellings would contribute to the protection and enhancement of existing services including the village school, church, pub, village hall, public transport and village activities.

I hope you will agree that this site or at least a part of it deserves further investigation now.

If the Council agrees with the above analysis, the Owner would submit an application for needed dwellings which, if approved, could be available for sale within 5 years of the permission being granted.

Please set out what change(s) you consider necessary to make the focused change 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 suggested focused change 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)*

It is not clear from the wording of Policy C1(B) when an application for residential development of this site will be encouraged. Presumably this could happen during the next 5 years.

Most of the criteria in policy C1 (B) will be known or become known to the Council but not to the owner.

He cannot be expected to be fully aware of complications relating to the delivery of housing on sites STAT1 and STAT2.

My client would welcome some notification from the Council as to when it would be timely to submit the application.

Please let me know when it would be appropriate to submit a planning application and how many and what type of units would be required.

FC4 HOUSING SITE ALLOCATIONS COMMENTS

The following questions will relate to housing site allocations. Please only use 1 form for each site you wish to submit a comment on. You may copy this page for additional site representations.

Please note: site references may have changed since the previous Local Plan edition, so please use this document to quote any references to sites:

Table 1: Schedule and Summary of the proposed Focused Changes FC4: Housing site allocations, reserve sites and site specific policies				
FC4.1	Section 5.4 Policy C1(A) Policy C1(B)	Reflecting and referencing the findings on suitability, sustainability, site capacity, availability and deliverability, which are set out in updated site and sustainability assessment work. Affects the reasoned justification and policy on housing allocations overall and the associated site specific policies and preamble. Includes deletions, additions, revised site boundaries and capacities, and some recategorisation.	<ul style="list-style-type: none"> - 11 site allocations deleted - 3 reserve sites deleted - 16 site allocation boundaries amended - 22 allocated sites with capacity changes - 1 reserve site with a capacity change - 8 new site allocations, and 2 extended existing sites - 2 new reserve sites - 14 allocated sites and 2 reserve sites renumbered. 	
FC4.2	Appendix 1	Amended site specific policies. New reasoned justification and site specific policy for Scalford and Great Dalby.	<ul style="list-style-type: none"> - Reflects FC4.1 above. - Amended criteria setting out development conditions for some site specific policies. 	

SITE SETTLEMENT *(Please select the site that you interested in (additional sites will need to be entered on another form))*

SITE

Ab Kettleby	<input type="checkbox"/>	Asfordby	<input type="checkbox"/>	Melton Mowbray	<input type="checkbox"/>
Asfordby Hill	<input type="checkbox"/>	Croxtan Kerrial	<input type="checkbox"/>	Old Dalby	<input type="checkbox"/>
Bottesford	<input type="checkbox"/>	Easthorpe	<input type="checkbox"/>	Scalford	<input type="checkbox"/>
Frisby	<input type="checkbox"/>	Harby	<input type="checkbox"/>	Somerby	<input type="checkbox"/>
Gaddebsy	<input type="checkbox"/>	Hose	<input type="checkbox"/>	Stathern	<input checked="" type="checkbox"/>
Great Dalby	<input type="checkbox"/>	Long Clawson	<input type="checkbox"/>	Thorpe Arnold	<input type="checkbox"/>
		Wyndham	<input type="checkbox"/>	Waltham	<input type="checkbox"/>

PLEASE INDICATE THE SITE REFERENCE HERE (If you wish to comment on the approach or policy as a whole please do so in the boxes below):

Do you believe that this policy/section of the Melton Local Plan focused change 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

1. Do you consider that the focused change 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

☐

Please give details of why you consider this focused change 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 this policy 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 set out what change(s) you consider necessary to make the focused change 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 suggested focused change 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)

Be clearer about when a planning application would be encouraged .
Also specify the number and dwelling types required.

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 ☐

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

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.

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 checked="" 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 <i>(Please state)</i>	<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: Addendum of Focused Changes 2017. It should be noted that representations cannot be treated as confidential.

Would you like to be kept informed of other council services? We will not share this data with another provider *(Please tick the appropriate boxes)*

All council services	<input type="checkbox"/>	Community	<input type="checkbox"/>	Tourism & events	<input type="checkbox"/>	Town Centre	<input type="checkbox"/>
Benefits	<input type="checkbox"/>	Local Plan	<input checked="" type="checkbox"/>	Online services	<input type="checkbox"/>	Waste and recycling	<input type="checkbox"/>