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Focused Changes - Melton Local Plan Consultation (<https://meltonboroughcouncil.citizenspace.com/planning-policy-team/copy-of-focussedchanges-addendum-consultation-s/>)

Response 1049125526

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Include unanswered questions

About you

****CONSENT TO PUBLISH**** Please note: your response will be published after the consultation closes. Please confirm you understand and agree to publish your name by ticking the box below.

Please select one item

(Required)

Yes, you may publish my name with my response

What is your name?

Name (Required)

Lilian Coulson

Please indicate if you are completing this survey as a resident or other type from the list below (tick all that apply)

Please select all that apply

(Required)

Agent

Developer

Landowner

Resident

Stakeholder

Consultee

Other (please specify below)

If you are representing someone, please provide their name here:

Did you complete a previous representation for the Melton Local Plan consultation held in November 2016?

Please select one item

(Required)

Yes

No

FC1 Spatial Strategy (Policies SS2 and SS3)

Would you like to submit a representation for: FC1 Spatial Strategy (policies SS2 and SS3) section of the focused changes?

Please select one item

(Required)

Yes

No

1. FC1 Spatial Strategy (policies SS2 &SS3)

1. Please indicate which part of the focused changes addendum for the Melton Local Plan or supporting documents this representation relates to.

Focused change policy or paragraph reference:

2. Do you believe that this policy/section of the Melton Local Plan:

(Required)

Is legally compliant

Please select one item

Yes

No

Unsure

Is sound

Please select one item

Yes

No

Unsure

Complies with the duty to co-operate

Please select one item

Yes

No

Unsure

3. If you answered No to 'sound', please answer this question... Do you consider that this policy is unsound because...

Please provide comments for why you believe it is unsound or fails to comply with the duty to co-operate. OR If you wish to support the legal compliance or soundness of this policy, or its compliance with the duty to co-operate: (Required)

We support the continued commitment that planning permission will be granted on sustainable and suitably located and designed sites for small housing developments, as set out in the policies and supporting paragraphs. The recent Government White Paper and research have emphasised the need to support small and medium size builders (rather than rely overwhelmingly on the few national housebuilders which dominate the market) and these additional small sites will assist both in providing much needed housing to meet local needs and help sustain the local economy. Providing this flexibility beyond the specific housing allocations will allow identified shortfalls (such as in Bottesford) to be met and provide choice in the market on suitable sites as they become available and come forward. This is likely to be supported by the anticipated changes to the NPPF as set out in the recent Housing White Paper consultation and therefore is likely to be a material consideration for such applications.

FC2 - Melton Sustainable Neighbourhoods (policies SS4 & SS5) - Chapter 4

Would you like to complete a representation for the focused change relating to: FC2 Melton sustainable neighbourhood policies?

Please select one item

(Required)

Yes

No

FC3 Growth Strategy & Housing and Economic Development Needs Assessment (HEDNA)

Would you like to complete a representation for FC3: Growth Strategy and HEDNA?

Please select one item

(Required)

- Yes
- No

4. FC4 Housing site allocations

Would you like to complete a representation for the focused change relating to FC4: Housing Site Allocations, reserve sites and site specific policies?

Please select one item

(Required)

- Yes
- No

Housing site allocations - Rep 1

1. Please select the settlement and clearly reference the site you are interested in (please note you can select additional sites later after you have completed this one)

Site 1 (select one)

Please select one item

- Ab Kettleby
- Asfordby Hill
- Asfordby
- Bottesford
- Croxton Kerrial
- Easthorpe
- Frisby
- Gaddesby
- Great Dalby
- Harby
- Hose
- Long Clawson
- Melton Mowbray
- Old Dalby
- Scalford
- Somerby

Stathern Thorpe Arnold Waltham Wymondham

Site reference or page/policy number: (Required)

BOT 1

2. Do you believe that this policy/section of the Melton Local Plan:

(Required)

Is legally compliant

Please select one item Yes No Unsure

Is sound

Please select one item Yes No Unsure

Complies with the duty to co-operate

Please select one item Yes No Unsure**3. If you answered No to 'sound', please answer this question... Do you consider that this policy is unsound because...**

Please provide comments for why you believe it is unsound or fails to comply with the duty to co-operate. OR If you wish to support the legal compliance or soundness of this policy, or its compliance with the duty to co-operate:

(Required)

We support the allocation of this site. For the reasons outlined below, we will show why the development of this site together with the land to its east would form a revised natural boundary to the settlement without any detriment to the settlement or its relationship with Easthorpe, and allow for the housing needs of Bottesford to be met in full within the Plan period, also allowing for the provision of sustainable development that would help support the local services of the Service settlement.

Please describe what changes you consider necessary to make the Melton Local Plan legally compliant or sound

As previously stated, a further site is needed to be allocated in Bottesford to make up the known shortfall and allow the policy to be found sound and consistent with other policies in the Plan. My client's land adjacent to 8 Easthorpe Road, Bottesford, has previously been proposed to the Council as a housing allocation and would be developable and deliverable at an early date. It is sustainably located and could deliver real planning benefits for the Service Centre, including vital linkages to the heart of the town centre as well as much needed homes. Furthermore, the allocation of this additional site would provide choice and assist in meeting local housing needs in the short term, especially as it is immediately available for development. I have previously attached the earlier submission made to the Council which now needs to be passed to the Inspector for consideration. This site could meet all of the criteria contained in the policy. Whilst located within ENV4 Area of Separation, this is no different from the currently allocated sites BOT2, EAST1 and EAST2 and consistent consideration of the policy must be applied if it is to be a sound material consideration. This site is already surrounded on the north and east by existing housing, and the development of BOT1 will contain its west side. The additional allocation of this site would be entirely consistent with the allocation of BOT1 and together they would provide a defensible edge to the settlement and the Area of Separation, as well as make up the known housing shortfall in this important Service Centre. It could provide additional planning benefits with a well designed scheme that potentially could provide some public amenity / open space as well as provide an improved sustainable link into the main town centre to the west. We appreciate that there are a number of sites in Bottesford - including my client's land above - where flood risk remains an issue due to historic and outdated flood zone data. We have been advised by the Environment Agency that updated modelling for Bottesford is scheduled to take place in Autumn / Winter 2018. It is illogical that this crucial work has been delayed so that it results cannot inform the current consultation, but we submit that this must be available for the Local Plan Inspector to make informed recommendations and determination on the soundness of the Plan. Should there then be a technical solution (even if some levels need to be lifted, which is a common solution) for any potential flood risk, this site could make a valuable contribution to the housing needs of Bottesford, help define a defensible settlement edge, and make good the current shortfall in allocations. Alternatively, the site should be positively considered under policies SS2 and SS3 should an application be submitted in the short or medium term.

5. Do you have additional sites to submit a response for?

Please select one item

(Required)

- Yes
- No

FC5 Housing Mix

Would you like to submit a representation for FC5 Housing Mix?

Please select one item

- Yes
- No

FC6 - Affordable Housing

Would you like to submit a representation for FC6: Affordable housing?

Please select one item

(Required)

- Yes
- No

7. FC6 - Affordable Housing

2. Do you believe that this policy/section of the Melton Local Plan:

(Required)

Is legally compliant

Please select one item

- Yes
- No
- Unsure
-

Is sound

Please select one item

- Yes
- No
- Unsure
-

Complies with the duty to co-operate

Please select one item

- Yes
- No
- Unsure

FC7 Gypsies and Travellers policies

Would you like to submit a representation for FC7: Gypsies and Travellers?

Please select one item

(Required)

- Yes
- No

FC8 Economy

Would you like to make any comments on FC8 Economy?

Please select one item

Yes

No

FC9 Indoor Sports Facilities

Would you like to submit a representation for FC9 Sport?

Please select one item

Yes

No

FC10 Infrastructure Delivery Plan

Would you like to submit a representation for the focused changes proposed for FC10: Infrastructure?

Please select one item

(Required)

Yes

No

FC13 Policies map

Would you like to submit a representation for FC13 Policies Map?

Please select one item

Yes

No

Examination

40. 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 select one item

(Required)

Written Representations

Participate at the Oral Examination

Receive news and updates

48. If you would like to be updated on any Melton Local Plan news and updates, then please indicate your preferences below and we will make sure you are kept informed.

Please select one item

(Required)

- Yes, send me regular news and updates
- No, please do not send me any emails

49. Would you like to be kept informed of other council services? If so, please indicate your preferences below: (By ticking the box, you are opting in to receive news and updates from Melton Borough Council only for the options you have selected. We will not share this data with any other provider).

(Required)