



**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. Before submitting the MLP, the Council is required to publish the document and invite the public to make representations on its 'soundness'. 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 each policy or paragraph 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 **Monday 19<sup>th</sup> December, 2016. 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 at <http://www.melton.gov.uk/localplan/site/index.php> and print out or complete it electronically and e-mail your response to [planningpolicy@melton.gov.uk](mailto:planningpolicy@melton.gov.uk)  
Representations can also be made via the Council's on-line consultation portal - <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 details in 2).

1. Personal Details	2. Agent's Details (If applicable)
Full Name:	Full Name & Company:
Mr Steve Louth	Liberty Stones
Organisation (if applicable)	Organisation/Client Representations on Behalf Of
Richborough Estates	Fisher German
Address:	Address:
c/o Agent	The Estates Office Norman Court Ashby de la Zouch Leicestershire
Postcode:	Postcode:
	LE65 2UZ
Email:	Email:
1	
Contact Number:	Contact Number:

Number of Representations Enclosed:		
Signature:		
Date:		19/12/2016

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Respondent Ref:		Representation Ref:				
Name/Organisation:						
<b>PART B: YOUR REPRESENTATION</b> <i>(This section will need to be completed for each representation made. Please photocopy or download from the council website)</i>						
<b>3. Which part of the Melton Local Plan: Pre-Submission Draft does your representation relate to?</b> <i>(Please enter the paragraph/policy number)</i>						
Paragraph:			Policy:	C1(A)		Policies Map:
<b>4. Do you consider that the Melton Local Plan: Pre-Submission Draft is?</b> <i>(Please tick the appropriate box)</i>						
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 any other circumstances, please go to question 6						
<b>5. Do you consider that the Melton Local Plan: Pre-Submission Draft is unsound because it is not any of the following?</b> <i>(Please tick the appropriate box)</i>						
• Positively Prepared	<input type="checkbox"/>	• Justified	<input checked="" type="checkbox"/>	• Effective	<input type="checkbox"/>	
<b>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 be precise as possible. If you wish to support the legal compliance or soundness of the Melton Local Plan: Pre-Submission Draft or its implementation, please use this box to set out your comments.</b> <i>(Please continue onto a separate sheet if you require more space)</i>						

We support the allocations being made by policy C1(A), in particular site reference BOT5 Land at Normanton Lane, Bottesford.

Notwithstanding the calculation in paragraphs 4.2.18 – 4.2.22 and Table 7 of how the housing requirement should be apportioned, we support policy C1(A) being based upon the actual capacity of the deliverable sites which have been identified in each settlement. Any other approach risks undermining the delivery for individual sites, and would fail to accord with the Framework's core planning principle of encouraging the effective use of land to accommodate development (paragraph 58).

In this regard, we note that policy C1(A) allocates only 405 dwellings, against a settlement requirement of 427. In particular respect to the allocation, it has not taken account of the site's topography and specific characteristics. A development on a larger gross site area will enable a lower proportion of net developable area facilitating the incorporation of extensive landscaping and a layout which will be more in keeping with the wider landscape. The modest increase in numbers which this would facilitate would also assist in addressing the deficit currently presented by the site to be deliverable within the next 5 year period.

In this regard, initial survey and assessment work is currently being undertaken in preparation for an outline planning application to be submitted. This work to date has confirmed that there are no technical constraints which would prevent delivery of housing on the site, and that the landscape-led approach is the most appropriate form of development for the site, which could accommodate approximately 90 dwellings. In addition, discussions are ongoing with the landowner at the level crossing to the west of the site, and ensure that full consideration is given to all issues related to highways, access and transport.

**7. Please set out what change(s) you consider necessary to make the Melton Local Plan: Pre-Submission Draft legally compliant or sound. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification. A 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 a specific change in text. Please be as precise as possible. (Please continue onto a separate sheet if you require more space))**

The boundary for allocation ref BOT5 at Normanton Lane, Bottesford should be extended to match that shown on the plan enclosed with this representation and increased to at least 90. This boundary has been devised following a detailed assessment of the site and its surroundings, and aims to demonstrate the way in which a landscape-led approach can create a very high quality development in this location.

**Please note:** Your representation should cover succinctly all the information, evidence necessary and supporting information necessary to support/justify your representation. There will 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 examination? (Please tick the appropriate box)**

Written Representations	<input type="checkbox"/>	Participate at the Oral Examination	<input type="checkbox"/>
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**9. If you wish to speak at the examination, please outline why you consider this to be necessary:**

To ensure full consideration is given to the issues surrounding the overall level of housing need, deliverability of the sites being proposed, and the housing land supply.

**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 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 represent.

Melton Borough Resident				Planning Agent/Plan
Developer				Utility/S
Government Organisation				
Other Organisation				R
Business				Town
Other <i>(Please state)</i>				
<b>Do you want to have further involvement in the Melton Local Plan?</b> <i>(Please tick the appropriate boxes)</i>				
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 C				
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 <b>do not</b> 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: Pre Submission Draft (November 2016). It should be confidential.				