

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

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: Policy: Policies Map:

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)

- | | | | | | | | |
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| 1. Positively Prepared | <input type="checkbox"/> | 2. Justified | <input checked="" type="checkbox"/> | 3. Effective | <input type="checkbox"/> | 4. Consistent with National Policy | <input type="checkbox"/> |
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Paragraph 4.6 sets out expected delivery rates for the proposed sustainable neighbourhoods to the north and south of Melton Mowbray. The rates assume an average completion rate of 100 dwellings per year, assuming two development outlets.

The table indicates the delivery of 2,020 dwellings over the period to 2036 for the South Melton Sustainable Neighbourhood. This is at odds with Policy SS4 which assumes the delivery of 1,700 homes by 2036. It is also inconsistent with the build assumptions set out at Appendix 5, Monitoring Framework.

For that part of the South Melton Sustainable Neighbourhood which Davidsons Developments has an interest in, it is confirmed that 1,500 homes could be delivered within the plan period. Whilst the Council's assumptions are generally robust, it is expected that, at the peak of build, rates could be in the region of 150 dwellings with potentially 3 outlets on the site.

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Paragraph 4.6 should be amended to ensure consistency between Policy SS4 and the Monitoring Framework at Appendix 5.

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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 has interests in land to the south of Melton Mowbray that forms part of the proposed Melton South Sustainable Neighbourhood and will therefore play a key role in delivering the local plan objectives. It is important therefore that they are represented at the examination sessions.

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PART C: WHO YOU REPRESENT

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Government Organisation ☐

Amenity Group ☐

Other Organisation ☐

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Business ☐

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Other (Please state)

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 ☒

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Paragraph 8.4 outlines the likely requirements for education contributions in association with development proposed in the Submission Draft Plan. Reference is made to the need for new primary school provision as part of the proposed North and South Melton Sustainable Neighbourhoods.

The Indicative Framework Plan for the South Melton Sustainable Neighbourhood includes provision for a new primary school as part of the proposals. Davidsons Development Limited's outline application for 1,500 homes includes the provision of a new primary school. This will ensure that residents of the South Melton Sustainable Neighbourhood have easy access to primary education facilities.

Paragraph 8.4.4 refers to secondary school requirements and the need for extensions to John Ferneley College and Belvoir High School as well as provision within the South Sustainable Neighbourhood for a new 600 space secondary school. Throughout Davidsons Developments ongoing dialogue with both Melton Borough Council and the Education Authority, the need to provide for a new secondary school had not been raised. It is understood from officers at Melton Borough Council that the request came very late in the process of finalising the Submission Draft Local Plan and was not something that had previously been raised by the Education Authority.

It is noted that Policy SS4 relating to the South Melton Sustainable Neighbourhood does not make any reference to the provision of a new secondary school as part of the site and Figure 7 also does not show any such provision.

We consider that the request for the provision of a new secondary school within the South Sustainable Neighbourhood has not been adequately justified by either the Borough Council or the Education Authority. To make land available within the South Melton Sustainable Neighbourhood for a secondary

school would raise critical issues of development viability given the scale of transport infrastructure required in association with the development.

If clear evidence is presented to demonstrate that the scale of development proposed in the North and South Melton Sustainable Neighbourhoods and in the rural settlements within the Melton Secondary School catchment requires the provision of a new secondary school, the Submission Draft Plan should identify a suitable site adjoining Melton for this provision outside the proposed South Melton Sustainable Neighbourhood.

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The requirement to provide a new secondary school to the south of Melton is not adequately justified and the reference to this requirement at paragraph 8.4.4 should be removed.

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Policy C1 (A) sets out new housing sites proposed for allocation in the Plan. The list of allocations in the policy include the proposed Sustainable Neighbourhoods at Melton south and Melton North. The identification of Melton South as a proposed housing allocation is supported.

In separate representations on Policy SS4, we have commented on the late amendment made to the policy at Full Council meeting suggesting that the proposed Sustainable Neighbourhoods are to be identified as strategic development locations rather than allocations. With this late change the Local Plan is inconsistent in terms of the approach set out at Policies SS4 and SS5 and Policy C1 (A).

As set out in our submissions on Policy SS4, it is the clear government intention that local planning authorities prepare a single local plan, including the allocation of sites. The Local Plan should provide for the allocation of the key strategic sites, as was the original intention. The approach set out in Policy C1 (A) is therefore correct and is supported. To resolve the inconsistency in approach in the plan, the local plan should be amended in accordance with the changes set out in our separate response to Policy SS4 to be clear that the proposed Sustainable Neighbourhoods are included as allocations in the plan.

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See proposed amendments to Policy SS4.

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Paragraph: 5.7.1-5.7.4 Policy: C3 Policies Map:

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Policy C3 advises that residential developments will be particularly supported where the national space standard is applied to dwellings with up to and including 3 bedrooms. Paragraph 5.7.4 indicates that Melton Borough Council's Housing Needs Study recommends that providing the right mix of housing may provide more flexibility than adopting the space standard. The paragraph goes on to state that a policy is included in the plan because the Council has aspirations to deliver as many homes which meet the standard as possible.

The National Planning Practice Guidance (NPPG) confirms that where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies. The Council has not provided any justification for including a policy in the plan against the criteria set out in the NPPG including need, viability and impact on affordability. The Council needs to provide a local assessment evidencing the specific case for Melton which justifies the policy requirement.

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Policy C3 should be deleted unless the Council can provide specific local evidence the need for the policy.

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