



**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 19th 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 <http://www.melton.gov.uk/localplan/site/index.php> and 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>

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).*

1. Personal Details

Full Name:

Mr A Birley

Organisation (if applicable)

Address:



Postcode:



Email:

Contact Number:

2. Agent's Details *(If applicable)*

Full Name & Company:

Ben Hunt, Ben Hunt Planning Ltd

Organisation/Client Representations on Behalf Of

Mr A Birley

Address:

**Lace Market House
45 - 56 High Pavement
Nottingham**

Postcode:

NG1 1HW

Email:



Contact Number:



Number of Representations Enclosed:

Signature:



Date:

19/12/16

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Name/Organisation:	Mr A Birley

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: **4.2.1 - 4.2.15** Policy: **SS2** Policies Map:

4. Do you consider that the Melton Local Plan: Pre-Submission Draft 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*

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)*

1. Positively Prepared ☐ 2. Justified ☒ 3. Effective ☐ 4. Consistent with National Policy ☐

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 comply with the Duty to Co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Melton Local Plan: Pre-Submission Draft 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 see attached sheets

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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:

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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 are representing (Please tick the appropriate box)

Melton Borough Resident	<input type="checkbox"/>	Planning Agent/Planning Consultant	<input 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 (Please state)	<input type="text" value="Landowner"/>		

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	<input checked="" type="checkbox"/>
If you wish to be notified at the address/e-mail provided in Part A when the Inspector's Report is available to view	<input type="checkbox"/>
If you wish to be notified at the address/e-mail provided in Part A when the Melton Local Plan is adopted	<input type="checkbox"/>
If you/your organisation wish to be included in future consultations on the Melton Local Plan	<input type="checkbox"/>
If you/your organisation do not wish to be included in future consultations on the Melton Local Plan	<input type="checkbox"/>

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Policy SS2 and paragraphs 4.2.1 – 4.2.15

Comments:

Overall, the general approach to the Development Strategy for the Borough set out in paragraphs 4.2.1 – 4.2.15 and Policy SS2 is supported. This support includes:

- the proposed Settlement Hierarchy
- 65% of the Borough's development needs directed to the Melton Mowbray Main Urban Area
- 35% of the Borough's development needs directed to Service Centres and Rural Hubs

However, we would suggest that the policy wording needs to be revised to remain genuinely strategic. As currently worded, the policy provides strategic guidance on the overall distribution of the Borough's development needs; but then strays into more detailed wording for dealing with different types of site for rural areas, without saying anything more about the Melton Main Urban Area.

Also, Policy SS2 is not consistent in the level of guidance which it provides for allocations and windfall sites in Service Centres and Rural Hubs.

In any case, caution is urged if the Plan is relying on the use of windfall sites to deliver a significant proportion of that 35% of the Borough's needs in Service Centres and Rural Hubs. There is some danger that these smaller sites, coming forward in a more piece-meal fashion, will not be able to deliver the range of sustainable benefits which planned allocations will. Whilst to an extent this depends on the wording and application of Policy SS3, it needs to be addressed in the overall strategy embodied in Policy SS2.

We also consider that the detailed wording of the policy needs to be altered to achieve its stated aims. The fourth paragraph states that "*Service Centres and Rural Hubs will accommodate 35% of the remaining need (1822)*" The strict meaning of this would be that a total of 638 homes (= 35% of 1822) would be allocated to these settlements.

Requested changes:

Therefore in that respect, the following are suggested:

- **The third and fourth paragraphs could usefully refer to Policies SS4, SS5 and C1 for further guidance on allocations** - (see paragraph 4.2.17 for instance).

- **The first sentence of the fourth paragraph of Policy SS2 is reworded to read** – “Service Centres and Rural Hubs will accommodate the remaining 35% (1822) of the Borough’s housing need”.
- **The size threshold of 10 dwellings for unallocated sites should be reviewed** – we suggest this should be reduced to 5 dwellings in Service Centres and Rural Hubs where sufficient allocations have been identified to meet the Plan requirement for that settlement
- **The section entitled “Small-scale Unallocated Development”** is deleted from Policy SS2 – it repeats much of what is already stated in the fourth and fifth paragraphs and later in Policy SS3.

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3. Which part of the Melton Local Plan: Pre-Submission Draft does your representation relate to? *(Please enter the paragraph/policy number)*

Paragraph: **4.2.16 - 4.2** Policy: **SS3** Policies Map:

4. Do you consider that the Melton Local Plan: Pre-Submission Draft is? *(Please tick the appropriate box)*

1. Legally Compliant: Yes ☒ No ☐

2. Sound: Yes ☐ No ☒

3. Complies with Duty to Co-operate: Yes ☒ No ☐

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Policy SS3 and paragraphs 4.2.16 – 4.2.

Comments:

Paragraph 4.2.16 states that “.....Policy SS3 establishes individual housing targets for Melton Mowbray and for each settlement in the Service Centre and Rural Hub categories.” However, this is not the case, as Policy SS3 deals solely with “Sustainable Communities (unallocated sites)”.

As stated in connection with Policy SS2, caution is urged if the Plan is relying on the use of windfall sites to deliver a significant proportion of that 35% of the Borough’s needs in Service Centres and Rural Hubs. There is some danger that these smaller sites, coming forward in a more piece-meal fashion, will not be able to deliver the range of sustainable benefits which planned allocations will. This concern is exacerbated by the use of a 10 dwelling threshold for acceptable windfall sites in Service Centres.

In any case, we are not convinced that a policy for unallocated (windfall) sites should be placed in this chapter of the plan, dealing with the overall strategy and the largest strategic allocations.

Further, much of the text deals with how the 35% of the total housing requirement has been distributed to settlements in the rural areas. It is not clear from the plan how this fits in Chapter 4.

Requested changes:

Therefore the following changes are suggested:

- The wording of paragraph 4.2.16 needs to be altered – Policy SS3 does not establish individual housing targets for Melton Mowbray and for each settlement in the Service Centre and Rural Hub categories.
- It is suggested that this section is simplified by placing much of the text and tables explaining how the allocations have been arrived at into an Appendix to the Plan.
- Policy SS3 should be altered to set a 5 dwelling threshold for unallocated windfall sites in Service Centres, consistent with that for Rural Hubs

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Paragraph: **5.4.1 - 5.4.8** Policy: **C1(A) and (B)** Policies Map: **LONG3**

4. Do you consider that the Melton Local Plan: Pre-Submission Draft is? *(Please tick the appropriate box)*

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If you wish to be notified at the address/e-mail provided in Part A when the Inspector's Report is available to view ☐

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Policy C1 and paragraphs 5.4.1 – 5.4.8

Comments:

Subject to certain reservations set out below, we support the approach taken in Policy C1 and the supporting text. This includes the general approach to development in Long Clawson as a whole, and allocation LONG3 in particular.

The Plan should be clear and consistent in how it will deal with allocated sites. Currently there is overlap between the main Policies and text of the Plan itself, and Appendix 1 to which the text refers. There is some danger of confusion which might be avoided if some of the detail in Appendix 1 was included in a précis version of Chapter 5 itself.

For instance, Policy C1A includes a ranking of sites, but this ranking only comes out in Appendix 1, and it is not clear how this might affect the determination of applications under Policy C1A.

Further relevant comments are made in connection with Appendix 1.

Requested changes:

We suggest that the wording of the text and policies in Chapter 5 and Appendix 1 are reviewed to ensure that there are no inconsistencies; and that where there are differences, what weight will be given to each. This should include consideration of whether some or all of Appendix 1 should be incorporated into the Plan itself.

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Paragraph: **Appendix 1** Policy: Policies Map: **LONG3**

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Appendix 1 – Long Clawson

Comments:

For Long Clawson, we offer general support for the approach of the Plan and the site allocations.

A key issue identified in Appendix 1 is that of primary school capacity. In connection with this issue, we would like to make the following points:

- We welcome proactive discussion with interested parties to try and overcome any problems - a strategic approach is needed
- Appendix 1 notes that capacity is already an issue, and will be for the future, irrespective of additional housing in the village – therefore it is unlikely to be solved solely through developer contributions

For allocated site LONG3, we note and support the generally positive appraisal in Appendix 1. In addition, we would like to point out that the site has a significant degree of support within the local community.

The Consultation Analysis resulting from the Clawson, Hose & Harby Neighbourhood Plan community engagement drop-in event of the 25th June 2016 reported a preference for (among other things) housing developments in Long Clawson:

- To be located on the outskirts of rather than towards the centre of the village
- To be located “downstream” of village drainage
- At four sites including Waltham Lane (MBC/150/15), which is Local Plan site LONG3.

The Neighbourhood Plan Advisory Committee (NPAC) for Clawson, Hose and Harby held a consultation event on the current draft Local Plan on 26th November 2016. Members of the local community were asked for their views on the identified housing site allocations for the village – including NPAC’s preferred sites, which include LONG3.

Requested changes:

On a detailed point, it is pointed out that on the Long Clawson allocations map, Site LONG1 is shown as having 30 units, which leads to a figure of 161 total allocations, giving a surplus of 34 units over the allocation figure of 127. This is inconsistent with the entry in the site allocations table and Policy C1(A).