



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:

K & A Watchorn & Sons

Organisation (if applicable)

Address:

c/o Agent

Postcode:

Email:

Contact Number:

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

Full Name & Company:

Mrs Michelle Galloway

Organisation/Client Representations on Behalf Of

Pegasus Group

Address:

4 The Courtyard
Church Street
Lockington
Derbyshire

Postcode:

DE74 2SL

Email:

Contact Number:

Number of Representations Enclosed:

1

Signature:

Date:

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Respondent Ref:	Representation Ref:
Name/Organisation:	Pegasus Group on behalf of K & A Watchorn & Sons

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 checked="" type="checkbox"/> | No | <input 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)*

- | | | | | | | | |
|------------------------|--------------------------|--------------|--------------------------|--------------|--------------------------|------------------------------------|--------------------------|
| 1. Positively Prepared | <input type="checkbox"/> | 2. Justified | <input type="checkbox"/> | 3. Effective | <input type="checkbox"/> | 4. Consistent with National Policy | <input type="checkbox"/> |
|------------------------|--------------------------|--------------|--------------------------|--------------|--------------------------|------------------------------------|--------------------------|

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)*

Pegasus Group act on behalf of K & A Watchorn & Sons as the owner of land to the east of Melton Road, Waltham on the Wolds. The site is identified in Policy C1 (A) Housing Allocations as WAL2, capable of delivering 106 dwellings. It is also identified under Policy WAL2 Land East of Melton Road in Appendix 1 'Site Allocations and Policies' of the Pre-Submission Draft Melton Local Plan. The northern part of the site has outline planning permission for up to 45 new homes (planning application reference 15/01011/OUT). The proposals include for access, landscaping, open space and affordable housing. The remainder of the site is subject to a recently submitted planning application for up to 60 new homes (application reference 16/00847/OUT). The application was submitted on behalf of K & A Watchorn & Sons in November 2016 and is yet to be determined.

Policy SS2- Development Strategy sets out the Council's approach to the distribution of development across the Borough. As not all of the settlements have sufficient allocations with the capacity to meet their residual requirement, the 162 dwelling shortfall has been redistributed amongst the remaining Service Centres and Rural Hubs on a proportionate basis. For Waltham on the Wolds this has resulted in an increase in the housing requirement from 78 dwellings to 91 dwellings. This approach to distribution of housing to Waltham on the Wolds is supported. The site can deliver up to 105 dwellings, which together with the consented site for 26 dwellings off High Street provides a total of 131 new dwellings. Whilst this is an overprovision when considered against the residual requirement of 91, it is not a significant increase in numbers and the combined proposals do not present any technical issues that cannot be overcome.

7. Please set out what change(s) you consider necessary to make the Melton Local Plan: Pre-Submission Draft 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 Melton Local Plan: Pre-Submission Draft 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)

Please note: Your representation should cover succinctly all the information, evidence necessary and supporting information necessary to support/justify the representation and suggested change, as there will not 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 oral part of the examination? *(Please tick the appropriate box)*

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:

Pegasus Group act on behalf of K & A Watchorn & Sons in relation to their interests at land east of Melton Road, Waltham on the Wolds. It is therefore important that they take part in the examination, should they feel that it is necessary, in order to address any issues that may arise in relation to their land interests.

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.

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

☐

Planning Agent/Planning Consultant

☒

Developer

☐

Utility/Service Provider

☐

Government Organisation

☐

Amenity Group

☐

Other Organisation

☐

Residents Group

☐

Business

☐

Town/Parish Council

☐

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

☒

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: Pre Submission Draft (November 2016). It should be noted that representations cannot be treated as confidential.