



**MELTON LOCAL PLAN – ADDENDUM OF FOCUSED CHANGES
(JULY 2017)**

For official use only
Respondent Ref:
Date Received:

FC4 HOUSING SITE ALLOCATIONS COMMENTS

The following questions will relate to housing site allocations. Please only use 1 form for each site you wish to submit a comment on. You may copy this page for additional site representations.

Please note: site references may have changed since the previous Local Plan edition, so please use this document to quote any references to sites:

Table 1: Schedule and Summary of the proposed Focused Changes FC4: Housing site allocations, reserve sites and site specific policies				
FC4.1	Section 5.4 Policy C1(A) Policy C1(B)	Reflecting and referencing the findings on suitability, sustainability, site capacity, availability and deliverability, which are set out in updated site and sustainability assessment work. Affects the reasoned justification and policy on housing allocations overall and the associated site specific policies and preamble. Includes deletions, additions, revised site boundaries and capacities, and some recategorisation.	<ul style="list-style-type: none"> - 11 site allocations deleted - 3 reserve sites deleted - 16 site allocation boundaries amended - 22 allocated sites with capacity changes - 1 reserve site with a capacity change - 8 new site allocations, and 2 extended existing sites - 2 new reserve sites - 14 allocated sites and 2 reserve sites renumbered. 	
FC4.2	Appendix 1	Amended site specific policies. New reasoned justification and site specific policy for Scalford and Great Dalby.	<ul style="list-style-type: none"> - Reflects FC4.1 above. - Amended criteria setting out development conditions for some site specific policies. 	

SITE SETTLEMENT *(Please select the site that you interested in (additional sites will need to be entered on another form))*

SITE

Ab Kettleby	<input type="checkbox"/>	Asfordby	<input type="checkbox"/>	Melton Mowbray	<input type="checkbox"/>
Asfordby Hill	<input type="checkbox"/>	Croxton Kerrial	<input type="checkbox"/>	Old Dalby	<input type="checkbox"/>
Bottesford	<input type="checkbox"/>	Easthorpe	<input type="checkbox"/>	Scalford	<input type="checkbox"/>
Frisby	<input type="checkbox"/>	Harby	<input type="checkbox"/>	Somerby	<input type="checkbox"/>
Gaddebsy	<input type="checkbox"/>	Hose	<input type="checkbox"/>	Stathern	<input type="checkbox"/>
Great Dalby	<input type="checkbox"/>	Long Clawson	<input checked="" type="checkbox"/>	Thorpe Arnold	<input type="checkbox"/>
		Wyndham	<input type="checkbox"/>	Waltham	<input type="checkbox"/>

PLEASE INDICATE THE SITE REFERENCE HERE (If you wish to comment on the approach or policy as a whole please do so in the boxes below):

Do you believe that this policy/section of the Melton Local Plan focused change is? *(Please tick the appropriate box)*

1. Legally Compliant: Yes ☒ No ☐
2. Sound: Yes ☐ No ☒
3. Complies with Duty to Co-operate: Yes ☒ No ☐

1. Do you consider that the focused change 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

☒

Please give details of why you consider this focused change 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 this policy 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)

This site allocation of LONG1 and LONG4 are **not justified** as they are not the most appropriate site allocations and the Local Plan has ignored significant evidence in the preparation of these site allocations.

They are not in accord with the Regulation 16 Neighbourhood Plan (July 2017) for the Parish, with detailed evidence base of selection criteria, community feedback and statutory consultee comments. The Neighbourhood Plan, process and evidence are all available at www.chhparishcouncil.co.uk. The site allocations have not changed since the November 2016 consultation event for the Neighbourhood Plan. Representations from the Parish Council on LONG4 were made as part of pre submission Draft Melton Local Plan consultation and subsequently further evidence was presented to officers as part of ongoing dialogue on the Neighbourhood Plan development. Minutes of meetings between MBC officers and CHH PC and NP representatives are available on request from either Melton Borough Council or CHH Parish Council.

Site specific:

LONG1 is a site with outline planning approval for 10 houses. This was approved in 2016. The Neighbourhood Plan reflects the indicative layout accompanying the outline planning approval for 10 houses as presented to the Melton Borough Council Planning Committee. These Focused Changes would extend the boundary of this approved site against the wishes of the community and outside the Limits to Development in the Neighbourhood Plan. Long Clawson has met the minimum requirement for development through other suitable sites and therefore extension of this site is not required in the period of this Plan. It is also felt that this change to the Local Plan has been made at the last minute and that this change was not made explicit to local residents at the open events held by Melton Borough Council.

While the PC recognises that the Allocation boundary has been amended to align with the red line boundary of the outline planning permission, the site is in a prominent location on the south-western outer edge of the village and is highly visible in approaches down the elevated Wolds escarpment from the south. In MBC's Settlement Fringe Study, Part 1, Sept.'15 (MBC/LC3a pages 151-) the site is part of LC22, Long Clawson South, assessed as having Medium-High Sensitivity to residential development. The study's findings conclude that:

*Overall landscape sensitivity of this LC2 to residential development is **medium to high**, by virtue of the complex landscape pattern and intimate scale of the vegetated and undulating landscape with intact field boundaries and riparian corridors. There is variation in this judgement, between the large field pattern and more exposed landscape with expansive views to the southeast and more intricate pattern and small scale landscape with enclosed views to the south and southwest. The contours of the landscape to the south form the setting of the settlement and the skyline is undeveloped. The presence of historic landscape elements and the relative intricacy of landscape scale and pattern would be sensitive to extensive development. The existing edge of the settlement is generally not prominent, with the exception of properties along Coronation Avenue.*

The final sentence is telling; LONG1 lies immediately adjacent to the southern edge of the Coronation Avenue cul-de-sac properties. It is the PC's understanding that, while the planning permission which has led to LONG1's proposed Allocation was in outline, the indicative layout was specifically developed in negotiation between MBC and the applicant to help "repair" or mitigate the visual intrusiveness of the rectilinear form of tightly spaced semi-detached houses with minimal rear gardens and no landscaping. The combination of these elements as part of a typical suburban interwar development has left this edge of the village in need of some landscape "softening". The shared aim of the PC and MBC has been to agree to a minimal development that would achieve an improved spacing and more rural landscaped edge to the settlement. If, as a result of the now proposed boundary change, the remainder of the application site was to come forward subsequently, it would potentially lead to a continuing and counter-productive "moving of the goalposts" in terms of what would be perceived as the established village edge in this sensitive location.

Long Clawson's housing needs can be met by the combination of allocations included in the PC's Reg.16 NP. As a result the extension of the site Allocation boundary is not justified on the available evidence and hence this part of the LP would be made unsound by acceptance of this element of the Focussed Changes. As such it would be contrary to NPPF paras 56 - 61 Requiring Good Design which responds positively to local character and identity, and to paras 109, 110 and 113 relating to conserving and enhancing the natural environment, including the landscape qualities of rural areas.

LONG4

Community led site allocation has been ignored as **LONG4** continues to be included in the Focussed Changes. Melton Borough Council have been aware of the strength of the evidence and community feeling since December 2016 to exclude this site for allocation. Meetings between Melton Borough Council officers, CHH Parish Council and Neighbourhood Plan representatives are minuted and these can be made available to the inspector if required. The Neighbourhood Plan evidence is available at www.chhparishcouncil.co.uk. Historic England in their comments on the specific planning application for this site state, if there are other suitable and deliverable sites in the village these should be developed ahead of this site. Other significant concerns over the sustainability of this site and its impact on the surrounding area have been made from qualified experts as part of the planning process and these have been ignored as anecdotal in the Local Plan sustainability appraisal for this site. There are other suitable and deliverable sites available which ensure that the village and the Parish meet the minimum requirements for development set in the Local Plan. The need for the site has not been justified and its continued allocation would harm the locality in the ways already expressed in the PC's original Draft Representations.

Please set out what change(s) you consider necessary to make the focused change 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 suggested focused change 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)

Redraw boundary of LONG1 (i.e. revert to Draft Melton Local Plan version) to match the outline planning application for 10 houses.
 Replace LONG4 with LONG5 (currently Reserve Site in C1b) as a suitable development site.
 Remove LONG5 from C1b

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

☒

If you wish to speak at the examination, please outline why you consider this to be necessary:

The PC is generally supportive of all of the Local Plan's aims. However, the issues raised in this objection are complex and locally specific matters. In the PC view they require an exchange of detailed evidence and ideas to explain more fully the reasons why we differ from the currently proposed LP. The PC considers that the suggested changes would make the adopted plan sound by being more appropriate and effective at the local level. The PC is happy to work with the Council on areas of prior agreement so that examination time can be focussed on essential and unresolved differences

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.

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: Addendum of Focused Changes 2017. It should be noted that representations cannot be treated as confidential.

Would you like to be kept informed of other council services? We will not share this data with another provider (Please tick the appropriate boxes)

All council services	<input type="checkbox"/>	Community	<input type="checkbox"/>	Tourism & events	<input type="checkbox"/>	Town Centre	<input type="checkbox"/>
Benefits	<input type="checkbox"/>	Local Plan	<input type="checkbox"/>	Online services	<input type="checkbox"/>	Waste and recycling	<input type="checkbox"/>