



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 Stephen Lee and The VB Trust

Organisation (if applicable)

Address:

C/o agent

Postcode:

Email:

Contact Number:

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

Full Name & Company:

Jo Althorpe

Organisation/Client Representations on Behalf Of

Marrons Planning

Address:

1 Meridian Business Park
Meridian South
Leicester

Postcode:

Le19 1wy

Email:

Contact Number:

Number of Representations Enclosed:

Signature:

Date:

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Respondent Ref:	Representation Ref:
Name/Organisation:	

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 ☒ 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)*

POLICY EAST1

The allocation of land to the east of Green Lane, referred to as EAST1, is supported. However, it is considered the site can comfortably accommodate a higher number of units than the 10 identified within the policy.

Part of the site already benefits from outline planning permission for 9 dwellings (Ref: 15/01016/OUT). However, the Illustrative Layout for the scheme provides for development at a very low density with large dwellings set in generous plots. This results in a development which does not make the most efficient use of land or provide for a wider range of house types, which the market requires.

In the circumstances, it is considered that the density of development can be increased, alongside the number of units the site can provide without adversely affecting the site's relationship with existing properties (including the Lodge) or the wider countryside.

The Illustrative Layout submitted alongside these representations demonstrates how "in the region of" 20 units could be satisfactorily accommodated on site by increasing the density proposed and providing a greater range of house types, including smaller units. The Illustrative Layout also ensures that Easthorpe Lodge is retained, alongside the existing gardens to the south and an element of the gardens to the east.

Paragraph 58 of the Framework requires that a site's potential to accommodate development is optimised and this would be achieved by increasing the number of units allocated. This would provide flexibility to the Local Plan in terms of overall housing provision whilst also ensuring it is positively prepared and is fully compliant with the requirements of the Framework. The site is in a sustainable location to accommodate development and therefore its development potential should be maximised to reduce the number of sites which the Council needs to release for development.

As part of the approved planning application the widening of Green Lane was secured via condition. These highways works would also be required to support the increase in dwellings provided on site.

In view of the comments above, there is clearly scope to provide more than the 10 dwellings set out in the allocation, as demonstrated on the Illustrative Layout.

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)

It is therefore requested that the capacity of Site EAST1 is amended to state "in the region of 20 dwellings" dwellings.

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:

The nature and importance of the issues involved in this instance necessitate full consideration at the forthcoming Examination.

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.