



## 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 19<sup>th</sup> 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](mailto: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 Vickers

Organisation (if applicable)

Buckminster

Address:

[Redacted Address]

Postcode:

[Redacted Postcode]

Email:

[Redacted Email]

Contact Number:

[Redacted Contact Number]

### 2. Agent's Details (if applicable)

Full Name & Company:

Andrew Russell-Wilks. Godfrey-Payton

Organisation/Client Representations on Behalf Of

Buckminster

Address:

Godfrey-Payton  
25 High Street  
Warwick

Postcode:

CV34 4BB

Email:

[Redacted Email]

Contact Number:

[Redacted Contact Number]

Number of Representations Enclosed:

4

Signature:

[Redacted Signature]

Date:

19/12/2016



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Name/Organisation:	Buckminster

**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 type="text" value="Y"/> | No | <input type="text"/> |
| 2. Sound:                            | Yes | <input type="text" value="Y"/> | No | <input type="text"/> |
| 3. Complies with Duty to Co-operate: | Yes | <input type="text"/>           | No | <input type="text"/> |

*\*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="text"/> | 2. Justified | <input type="text"/> | 3. Effective | <input type="text"/> | 4. Consistent with National Policy | <input type="text"/> |
|------------------------|----------------------|--------------|----------------------|--------------|----------------------|------------------------------------|----------------------|

**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)

Buckminster is generally supportive of the policies within the Draft Local Plan

These introductory paragraphs to Buckminster's representations are only set out here under our comments on Policy SS2

Buckminster is a major long-term investor in the north eastern part of Melton Borough, around the villages of Thorpe Arnold, Saxby, Garthorpe, Coston, Sproxton, Buckminster, Sewstern and Wymondham. Buckminster has been an investor in the area for over 200 years and through its various activities is a significant direct and indirect employer. It has a vested interest in the rural areas of the borough thriving.

Buckminster owns residential, commercial and retail properties within the villages and much agricultural land in between. Whilst the principal activity of the business is agriculture with farms both held in hand and leased to third parties, it takes a holistic approach to the management of its rural assets, and recognises that all the various elements are connected. For example, for its main business of agriculture to be successful, it needs a good workforce, and that workforce needs to have good places to live, places to shop, and places for other family members to work. The existing community facilities in the rural area such as schools, shops and pubs need a wide 'customer' base if they are to thrive and stay in business.

In the earlier iterations of the Local Plan Buckminster made representations setting out its view that there should be greater flexibility within some of the policies affecting the rural areas of the borough, especially in relation to the amount of residential growth to be permitted on sites within the rural areas of the borough; there should be less of a focus upon Melton Mowbray in isolation, which could be to the detriment of the rural areas of the borough. Buckminster was concerned that the rural parts of the borough must be allowed to evolve and 'breathe', and that countryside and rural policies should be positive and not too restrictive.

In the current consultation draft of the Local Plan it is good to see that Melton BC has generally taken on board the comments made meaning that Buckminster can be a supporter of the principles of the plan as currently drafted.

Buckminster agrees and supports Policy SS2 and SS3 because:

- The objective of at least 6,125 new homes and the linked population growth over the plan period is ambitious and forward thinking. The delivery of the new homes across the borough and will help address the local issues of an aging population and shortages in the labour market.
- The distribution of growth across the borough of 65% in Melton and 35% in the rural areas reaches the right balance of concentrating development where there are most facilities but also allowing the rural areas some measured growth to ensure their economic and social 'health' and sustainability.

**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)**

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**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:**

**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	<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="Major 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 type="checkbox" value="Y"/>
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" value="Y"/>
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" value="Y"/>
If you/your organisation wish to be included in future consultations on the Melton Local Plan	<input type="checkbox" value="Y"/>
If you/your organisation <b>do not</b> wish to be included in future consultations on the Melton Local Plan	<input type="checkbox"/>

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.

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Respondent Ref:	Representation Ref:
Name/Organisation:	Buckminster

**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:	<input type="text"/>	Policy:	Policy C1 (A) – Housing Allocations and Policy C1 (B) Reserve sites.	Policies Map:	<input type="text"/>
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**4. Do you consider that the Melton Local Plan: Pre-Submission Draft is?** (Please tick the appropriate box)

1. Legally Compliant:	Yes	<input type="checkbox"/> Y	No	<input type="checkbox"/>
2. Sound:	Yes	<input type="checkbox"/> Y	No	<input type="checkbox"/>
3. Complies with Duty to Co-operate:	Yes	<input 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)

5. Positively Prepared	<input type="checkbox"/>	6. Justified	<input type="checkbox"/>	7. Effective	<input type="checkbox"/>	8. Consistent with National Policy	<input type="checkbox"/>
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**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)

Buckminster is owner and promoter of the draft allocated site in Thorpe Arnold THOR1 / 27 units and the Reserve Site THOR2 /48 units. It supports the allocation of these two sites with THOR2 to be held as a reserve site.

The authority have sensibly set out a list of reserve sites that could come forward for development should the allocated sites stumble. This is a flexible reactive policy and one that gives the Local Plan robustness which enhances its deliverability credentials.

With regard to delivery of THOR1 Buckminster has experience of leading successful development in the area. Other nearby Buckminster development projects include

- Poplar Farm Grantham –some 15 miles away. Buckminster has secured consent for 1,800 new homes and is currently delivering serviced plots to housebuilders and RSL's. So far over 270 new homes have been built and are occupied. Three schemes for another 350 units commenced in Nov 2016.
- Spitalgate Heath South Grantham Sustainable Urban Extension. Planning application and EIA for 3700 new homes and 1.1m sq. ft. of employment uses. Planning permission should be granted in Feb 2017 and a start on site made in early 2018
- Buckminster Yard at Buckminster village. Conversion of 11 period barns / workshops into modern workspace partially funded with an RDPE Grant. BREEAM Very Good Rating.
- Buckminster and its professional team are experienced at delivering successful developments in the area.

Buckminster has provided evidence to Melton BC proving the availability, deliverability and 'developability' of both Thorpe Arnold sites.THOR1 and THOR2

**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)

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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="Major landowner"/>		

**Do you want to have further involvement in the Melton Local Plan? (Please tick the appropriate boxes)**

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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 <b>do not</b> wish to be included in future consultations on the Melton Local Plan	<input type="checkbox"/>

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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:	<input type="text"/>	Policy:	Policy C7 Rural Services	Policies Map:	<input type="text"/>
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**4. Do you consider that the Melton Local Plan: Pre-Submission Draft is?** (Please tick the appropriate box)

1. Legally Compliant:	Yes	<input type="checkbox"/> Y	No	<input type="checkbox"/>
2. Sound:	Yes	<input type="checkbox"/> Y	No	<input type="checkbox"/>
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**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)

9. Positively Prepared	<input type="checkbox"/>	10. Justified	<input type="checkbox"/>	11. Effective	<input type="checkbox"/>	12. Consistent with National Policy	<input type="checkbox"/>
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Buckminster supports policy C7 as it fully recognises the importance of retaining existing community facilities and services especially in the rural areas where the loss of a facility may be the only one within the village or a group of villages.

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Written Representations	<input type="checkbox"/>	Participate at the Oral Examination	<input type="checkbox"/>
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Other <i>(Please state)</i>	<input type="text" value="Major landowner"/>		

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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:	<input type="text"/>	Policy:	Policy EC2 – Employment Growth in the Rural Area (Outside Melton Mowbray)	Policies Map:	<input type="text"/>
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**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"/>
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13. Positively Prepared	<input type="checkbox"/>	14. Justified	<input type="checkbox"/>	15. Effective	<input type="checkbox"/>	16. Consistent with National Policy	<input type="checkbox"/>
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Policy EC2 – Employment Growth in the Rural Area (Outside Melton Mowbray) is a positive and welcome policy as it acknowledges that to survive and be sustainable the rural areas need small scale employment opportunities to be encouraged.

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