



Following the Examination hearing sessions held in January and February 2018, Ms Mary Travers, the independent Planning Inspector appointed on behalf of the Secretary of State, has requested that the Council now undertake consultation on a number of Main Modifications (MM) required to make the Plan sound. The Inspector will consider all of the representations that are made on the proposed Main Modifications before reaching her final conclusions on any changes that need to be made to the Local Plan in order for it to be sound and capable of adoption. Her reasons will be set out in her report to the Council which will be published in due course.

Details of what we are consulting on can be found on the Proposed Modifications Consultation page of the Local Plan website at www.meltonplan.co.uk/mods

To participate in this consultation please complete the following form and return it to Melton Borough Council's Planning Policy team. Please complete both part A and part B. Comments may be made on Main Mods (MM), Additional Mods (AM) and Policies Map Changes (PMC). If you wish to comment on more than one MM, AM or PMC you will need to complete additional part B form for each additional one you are commenting on.

Please return forms electronically to PlanningPolicy@melton.gov.uk or alternatively post your responses to Planning Policy, Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH

Melton Local Plan – Proposed Modifications

Consultation – Representation Form

<u>Part A – Personal Details</u>				
If you are responding on behalf of yourself, or your own organisation, please fill in all the 'Personal Details' fields. If an agent is appointed, please complete only the Title, Name and Organisation boxes in the Personal Details column, but complete all the 'Agents Details' column.				
	Personal Details	Agents Details (if applicable)		
Title	Mr			
First Name	R H B			
Surname	Ranns			
Job Title (where relevant)	Parish Councillor			
Organisation (where relevant)	Croxtan Kerrial and Branston Parish Council			
Address Line 1				
Address Line 2				
Address Line 3				
Address Line 4				
Postcode				
Contact Telephone				
Email Address				
Did you comment at Pre-Submission Stage of the Local Plan		Yes	X	No
If yes, please insert your representation number (You can find your representation number on the website or by clicking here .				242
Did you comment at Focused Change Stage of The Local Plan		Yes	X	No
If yes, please insert your representation number (You can find your representation number on the website or by clicking here .				151
Do you wish to be notified of the subsequent stages of the Local Plan?				
Publication of Inspector's Report		Yes	X	No
Adoption of the Local Plan		Yes	X	No

Part B – Your Representation

Please use a separate sheet for each representation

1) To which part of the consultation does this representation relate?

Main Modification

X

Additional Modification

Please note – comments should be restricted to the matters listed only and should not relate to any other matters.

Policies Maps

If you are commenting on a Modification, please insert the MM, AM or PMC number.

MM1

Please provide comments below, being as precise as possible. Comments can support, as well as object.

The Council's target of 245 per year, 91 above the objectively assessed need of 174, is based on there being a far greater uptake in employment opportunities in Melton than deemed likely, on historic and other factors, in the Strategic Growth Plan. (245 dwellings per year should not be referred to as Objectively Assessed Need anywhere in the Local Plan.)

In MBC's scenario Melton would remain the travel hub for commuting both via existing public transport links and principally by car. There would only be a proportionate increase in cross county travel.

The thrust of the argument in the Inspector's additions to 4.2.2 is that 2275 houses, above the objectively assessed need, are now to cater principally for unmet need in Leicester City itself and surrounding areas. By definition the "need" in these areas is based on the work and business operations in these locations.

Moving the associated housing to Melton, and even out into the Melton Borough villages, requires the Plan to consider effectively building dormitories that would only increase unsustainable travel to work. It did not assume this and there needs to be additional travel provision and other infrastructure provisions not currently considered for the Local Plan to be sound.

Unless Leicester City and other authorities are not planning to build homes at the rate actually required, unmet need will only occur in the last five years of the plan period.

There are no provisions to automatically re-assess the plan if the hoped for expansion of employment in Melton above the Strategic Growth predictions does not happen.

If you are objecting, please set out what further changes you consider necessary to make the plan sound.

Add to 4.2.2

There may be a need for a full or partial review of the Local Plan if

- the expansion in employment opportunities in Melton, above the Strategic Growth predictions, does not happen or is significantly lower than hoped for.
- there is very significant allocation of unmet need in Leicester City and elsewhere creating dormitories and requiring additional travel and associated infrastructure

Appendix 5 monitoring framework is one where in “column 2” 245 homes is suggested to be an “Objectively Assessed Need” which it is not.

Part B – Your Representation

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Main Modification

X

Additional Modification

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Policies Maps

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MM9

Please provide comments below, being as precise as possible. Comments can support, as well as object.

Within 5.5.7, and in particular the heading to Table 9, the inclusion of “Optimum” is not supported. This will effectively negate the requirements. Other authorities do not provide this loophole.

Policy C3 strengthening is supported. It would be better if both sets of standards were mandatory. The CK&B Parish Council has 100% support in consultations on the Neighbourhood Plan on making this so.

If you are objecting, please set out what further changes you consider necessary to make the plan sound.

Exclude the proposed addition of “Optimum” in 5.5.7 table 5

Part B – Your Representation

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	<u>Additional Modification</u>	
	<u>Policies Maps</u>	

If you are commenting on a Modification, please insert the MM, AM or PMC number.	MM11
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Please provide comments below, being as precise as possible. Comments can support, as well as object.

Policy EC4

Support addition of “or has scope to”.

The CK&B Parish Council had 75% support in consultations on the Neighbourhood Plan for development of redundant barns in Croxton Kerrial as a business centre.

If you are objecting, please set out what further changes you consider necessary to make the plan sound.

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	<u>Additional Modification</u>	
	<u>Policies Maps</u>	
If you are commenting on a Modification, please insert the MM, AM or PMC number.		MM13
Please provide comments below, being as precise as possible. Comments can support, as well as object.		
<p>Policy EC7</p> <p>Support addition of “and Farm shops up to 200 sq m”</p>		
If you are objecting, please set out what further changes you consider necessary to make the plan sound.		

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	<u>Additional Modification</u>	
	<u>Policies Maps</u>	
If you are commenting on a Modification, please insert the MM, AM or PMC number.	MM15	
Please provide comments below, being as precise as possible. Comments can support, as well as object.		

The CK&B Parish Council represents a rural community who have expressed 100% support in consultations on the Neighbourhood Plan for protection of the landscape.

It is believed that the proposed alterations actually provide a lesser standard than in NPPF paragraph 109, which is quoted by the Inspector in justification of the proposed changes. Particular attention is drawn to the wording emboldened and underlined.

109. The planning system should **contribute to and enhance the natural** and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils
- recognising the wider benefits of ecosystem services
- minimising impacts on biodiversity and **providing net gains in biodiversity where possible**, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures
- preventing both **new and existing development** from contributing to or **being put at unacceptable risk** from, or being **adversely affected** by unacceptable levels of soil, air, water or noise pollution or land instability
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate

The introductory paragraph does not use the caveat of "where possible" and this should not be inserted in the first line of Policy EN1- Landscape.

The only use of the caveat "where possible" in NPPF Para 109 is in the third bullet regarding providing **net gains**.

Consequently it should not be added elements to minimising effects that has the potential effect of permitting development where otherwise it would be prevented.

The words "unacceptable" and "adverse" are only applied in NPPF Para 109 fourth bullet to soil, air, water and noise pollution that can be physically measured. The liberal insertion in Policy EN1 of these words is not accepted as it again has the potential effect of permitting development where otherwise it would be prevented.

Further and alternatively, the insertion of the words without a set standard or identification of an independent body to rule on them is not acceptable. See lack of compatibility with MM17 and 7.6.3 which is supported.

It is accepted that there is a link between the words "unacceptable" and "adverse" in NPPF para 109 to noise pollution and hence to tranquillity, this is addressed below.

If you are objecting, please set out what further changes you consider necessary to make the plan sound.

Policy EN1 first line

Return to original text

EN1 I. delete insertion

EN1 II. delete insertion in opening para (this applies to items 1 to 4)

EN1 II. 5. delete insertions

EN1 II 6. (first Clause rewrite as) “Do not generate unacceptably adverse levels of noise pollution in areas of tranquillity”

<u>Part B – Your Representation</u>		
<u>Please use a separate sheet for each representation</u>		
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	<u>Additional Modification</u>	
	<u>Policies Maps</u>	
If you are commenting on a Modification, please insert the MM, AM or PMC number.	MM17	
Please provide comments below, being as precise as possible. Comments can support, as well as object.		
Support insertion of 7.6.3 which provides welcome clarity		
If you are objecting, please set out what further changes you consider necessary to make the plan sound.		

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	<u>Additional Modification</u>	
	<u>Policies Maps</u>	

If you are commenting on a Modification, please insert the MM, AM or PMC number.	MM19
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Please provide comments below, being as precise as possible. Comments can support, as well as object.

Support all proposed modifications

If you are objecting, please set out what further changes you consider necessary to make the plan sound.

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	<u>Additional Modification</u>	
	<u>Policies Maps</u>	

If you are commenting on a Modification, please insert the MM, AM or PMC number.	MM20
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Please provide comments below, being as precise as possible. Comments can support, as well as object.

Support all proposed modifications

If you are objecting, please set out what further changes you consider necessary to make the plan sound.

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	<u>Additional Modification</u>	
	<u>Policies Maps</u>	

If you are commenting on a Modification, please insert the MM, AM or PMC number.	MM21
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Please provide comments below, being as precise as possible. Comments can support, as well as object.

Support all proposed modifications

If you are objecting, please set out what further changes you consider necessary to make the plan sound.

Part B – Your Representation

Please use a separate sheet for each representation

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<p>1) To which part of the consultation does this representation relate?</p> <p>Please note – comments should be restricted to the matters listed only and should not relate to any other part of the consultation of the Local Plan</p>	<u>Main Modification</u>	<u>X</u>
	<u>Additional Modification</u>	
	<u>Policies Maps</u>	

If you are commenting on a Modification, please insert the MM, AM or PMC number.

MM22

Please provide comments below, being as precise as possible. Comments can support, as well as object.

Support all proposed modifications

If you are objecting, please set out what further changes you consider necessary to make the plan sound.

Declaration

I Understand that all comments submitted will be considered in line with this consultation and that my comments will be made publically available and I

may be identifiable to my name/organisation.

I acknowledge that I have read and accepted the information and terms specified under the Data Protection and Freedom of Information Statement.

Signed

Date

Data Protection and Freedom of Information Statement

The personal information you provide on this form will be processed in accordance with the requirements of the General Data Protection Regulation 2018. It will be used only for the preparation of Local Development Documents as required by the planning and Compulsory Purchase Act 2004, save for requests of such information required by way of enactment. Your name, organisation and representations will be publicly available when displaying and reporting the outcome of this statutory consultation stage, and cannot be reasonably treated as confidential. Other details, such as your address and other contact details will be treated as confidential.

You should not include any personal information in your comments that you do not wish to be made publicly available.

Your details will remain on our database and will be used to inform you of future planning policy matters and procedures relating to this Local Plan. If at any point in time you wish to be removed from the database or have your details changed, contact Planning Policy at PlanningPolicy@melton.gov.uk or by ringing the Council on 01664 502502.