



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.

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.

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:

[Signature box]

Date:

[Date box]

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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:

WAL (2)

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)

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. It is 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 site's allocation for residential development of 106 homes in the Pre-Submission Local Plan is fully supported. Part of the site is fully committed under planning permission reference 15/01011/OUT, with the balance of the site subject to a live planning application (reference 16/00847/OUT). The landowners have clearly demonstrated their commitment to bringing the site forward for development with the considerable investment they have made in the preparation and submission of two outline planning applications.

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 applicant has signed up to a Section 106 Agreement that makes provision for contributions to making various improvements to existing facilities, including a contribution towards a new zebra crossing on Melton Road. The sale of the consented site to a housebuilder has been agreed and contracts are currently being drawn up.

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. The application proposes up to 60 new homes, together with access, landscaping and open space. Access is to be taken from the south of the site, via an upgrade to the existing Fair Field Industrial Park access road. The layout has been designed to assimilate with the design proposals for the land to the north, providing for a cohesive and high quality design solution for the site. Consideration has been given to the amenity of existing residents on Melton Road, with proposals for boundary treatment of 5 metres wide planting along the site's western boundary. The proposals provide for areas of surface water balancing and new areas of public open space. Existing footpath F1 is to be retained and enhanced within the layout.

The planning permission and the pending planning application proposals conform fully with the requirements of draft allocation Policy WAL2. There are no technical or environmental issues that would preclude development of the site for housing. Pegasus Group has engaged with the Parish Council and the local community in formulating the development proposals for the site, through the distribution of leaflets, a special consultation website and a public consultation event which took place in September 2016. The proposals have, where possible, taken into account residents' comments to formulate a layout that is appropriate for the site and its edge of village location.

The site performs well on sustainability assessment criteria and its development would not have an adverse impact on the local highways network, as demonstrated by the Transport Assessments submitted as part of the consented and pending planning applications. The site's location on the southern edge of Waltham on the Wolds avoids the need for a significant volume of traffic to pass through the middle of the village.

Draft Policy WAL2 requires development proposals for the site to meet a number of criteria, one of which is "Mitigation is provided for the Great Crested Newts occupying the ponds at the site. Compensation for loss of habitats will be required and biodiversity enhancements incorporated into the final layout and design".

It should be noted that there are no ponds within the site itself. The Ecology Assessment submitted with the planning application identifies a small population of Great Crested Newts within ponds located to the west of Melton Road. Given the distance of the application site from the known population (over 100 metres), the composition of the habitats present within the application site and the partial barrier to dispersal, the site is considered unlikely to form a proportion of the terrestrial habitat which the small population requires in order to maintain its favourable conservation status. The presence of Great Crested Newts on the application site is therefore unlikely. They are not a statutory constraint to development and a Natural England Licence will not be required. Notwithstanding this, the application proposals offer enhancements for Great Crested Newts which would be beneficial to the small population and provide further opportunities for the species to colonise a wider area. These

include the provision of attenuation facilities along the western boundary and the creation of a 5-metre-wide buffer planting strip along the western boundary, which will provide opportunities for Great Crested Newts to shelter, rest and disperse.

It is therefore recommended that this policy requirement be amended to:

“The final layout and design of the site incorporates biodiversity enhancements and provides necessary mitigation for any loss of habitat on the site for the local great crested newt population.”

The consented and pending application proposals for the site are fully in accordance with the other criteria set out in Policy WAL2 which refer to giving consideration in the proposals to the existing footpaths and providing appropriate mitigation based on flood risk and drainage assessments.

Finally, we would suggest that the Site Allocations and Policies should be included within the main body of the Local Plan, and not as an Appendix. This would serve to make the Plan more coherent.

**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	<input type="checkbox"/>	Planning Agent/Planning Consultant	<input checked="" 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"/>		

**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 checked="" type="checkbox"/>
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 checked="" type="checkbox"/>
If you wish to be notified at the address/e-mail provided in Part A when the Melton Local Plan is adopted	<input checked="" type="checkbox"/>
If you/your organisation wish to be included in future consultations on the Melton Local Plan	<input checked="" 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"/>

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.