

## Melton Borough Council - Regulation 16 Response Form

Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, **Somerby Parish Council** has submitted its draft Neighbourhood Plan to Melton Borough Council. In accordance with Regulation 16, Melton Borough Council would like to invite comments from organisations and individuals on the submitted Neighbourhood Plan. All background documents are available to view on the <https://www.meltonplan.co.uk/somerby> webpage.

Please use this form to submit your comments for the Neighbourhood Plan and return the form to: [planningpolicy@melton.gov.uk](mailto:planningpolicy@melton.gov.uk). For each representation, please use a separate form and mark clearly which document and part your representations relates to.

### PART A: About you & Examination

1. What is your name?

L G Greaves

2. What is your email?

lgg@greavespm.com

3. Please enter your address

Greaves Project Management Ltd, 8 Sandown Avenue, Esher, Surrey KT10 9NT

4. Are you a resident of the area that this Neighbourhood Plan relates?

Yes  No

5. If you answered 'No' above, please select from the appropriate option below

Agent

Developer

Landowner

Stakeholder

Consultee

Other

If you have selected any of the above, please give additional information here, including who you represent.

The Ernest Cook Trust, Fairford Park, Fairford, Gloucestershire GL7 4JH

Do you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan? Yes

**NOTICE:** Melton Borough Council will process the information you provide in a manner that is compatible with the General Protection Regulations (GDPR), 2018. Please be aware that all representations received by the authority will be made publicly available (in due course). These will be identifiable by name and organisation (if applicable).

## PART B: Representation Form (1)

1. Please indicate which part of the submitted Neighbourhood Plan or supporting documents this representation relates (e.g. submission plan, policy map)

Submission Plan

Page number (if applicable)

26

Paragraph/policy (if applicable)

Section 5.2 Paragraph 044

2. Do you believe that this policy/section of the Neighbourhood Plan:

	Yes	No	Unsure
Meets European Obligations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has regard to national Planning policies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is in general conformity with the Strategic policies of the Local Plan/is compatible with adjoining Neighbourhood Plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contributes to the achievement of sustainable development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you?

Support this policy/part of the plan  
 Support this policy/part of the plan subject to modifications  
 Object to this policy/part of the plan  
 Neither support or object to this policy/part of the plan

Please provide your comments here:

The Melton Local Plan allocated SOM2 for residential development. This paragraph and statements in Sections 5.0, 5.1 and 5.2 appear to ignore the adopted Local Plan

Please provide your suggestions below:

The Local Plan's allocated sites SOM1 and SOM2 should be acknowledged as sites that will come forward for residential development.

## PART B: Representation Form (2)

1. Please indicate which part of the submitted Neighbourhood Plan or supporting documents this representation relates (e.g. submission plan, policy map)

Submission Plan

Page number (if applicable)

27

Paragraph/policy (if applicable)

POLICY HR1

2. Do you believe that this policy/section of the Neighbourhood Plan:

	Yes	No	Unsure
Meets European Obligations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has regard to national Planning policies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is in general conformity with the Strategic policies of the Local Plan/is compatible with adjoining Neighbourhood Plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contributes to the achievement of sustainable development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you?

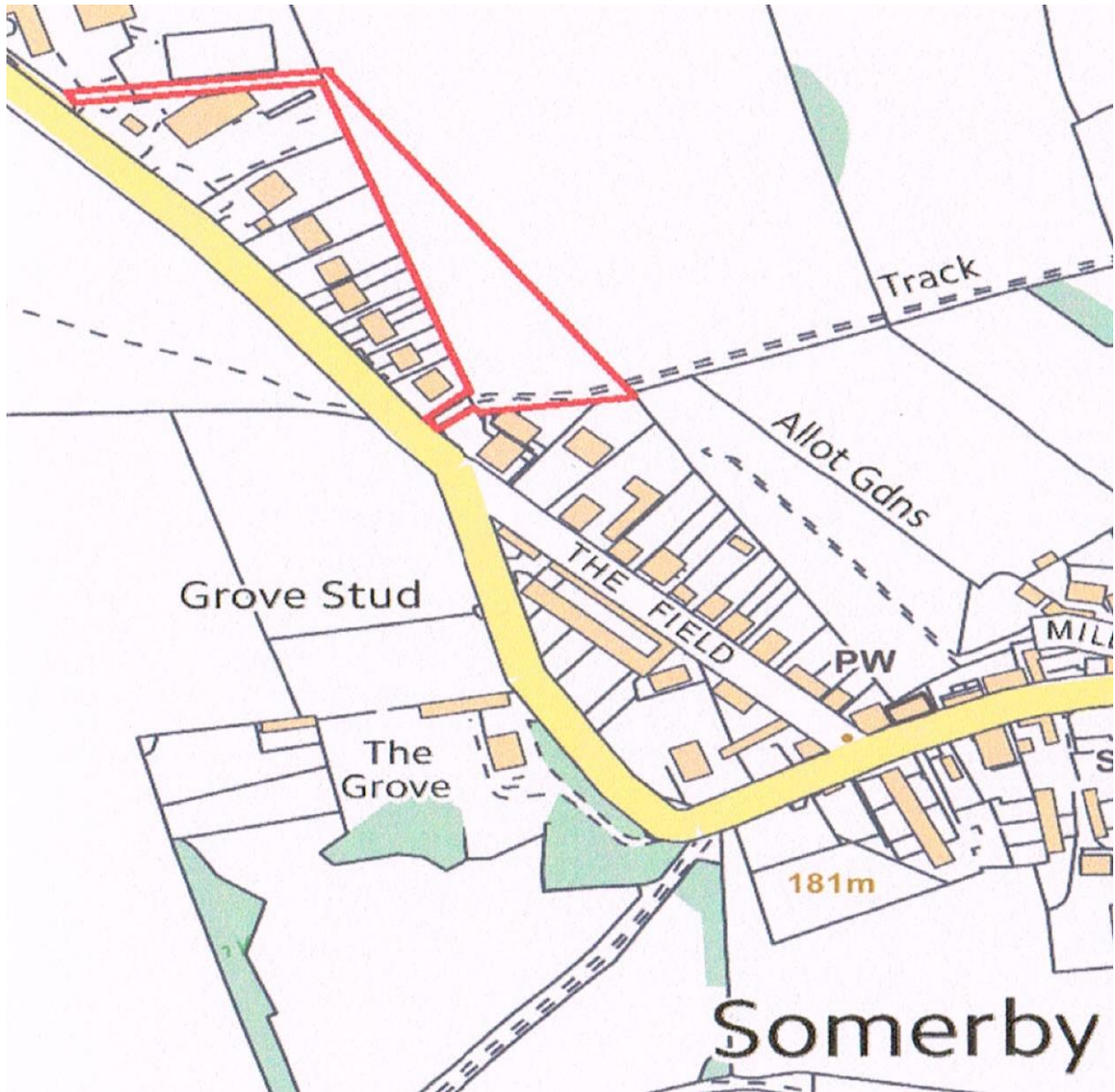
Support this policy/part of the plan  
 Support this policy/part of the plan subject to modifications  
 Object to this policy/part of the plan  
 Neither support or object to this policy/part of the plan

Please provide your comments here:

An alternative reserve site within Somerby was put forward during the preparation of the Neighbourhood Plan.

Please provide your suggestions below:

It is considered that this site (plan attached) would be more sustainable as it is within the village of Somerby and would have minimal impact on the character of the village itself, as represented to the Neighbourhood Plan Group during the preparation of the Plan.



## PART B: Representation Form (3)

1. Please indicate which part of the submitted Neighbourhood Plan or supporting documents this representation relates (e.g. submission plan, policy map)

Submission Plan

Page number (if applicable)

28

Paragraph/policy (if applicable)

5.3 Limits to Development Principles and POLICY HR2

2. Do you believe that this policy/section of the Neighbourhood Plan:

	Yes	No	Unsure
Meets European Obligations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has regard to national Planning policies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is in general conformity with the Strategic policies of the Local Plan/is compatible with adjoining Neighbourhood Plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contributes to the achievement of sustainable development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you?

Support this policy/part of the plan  
 Support this policy/part of the plan subject to modifications  
 Object to this policy/part of the plan  
 Neither support or object to this policy/part of the plan

Please provide your comments here:

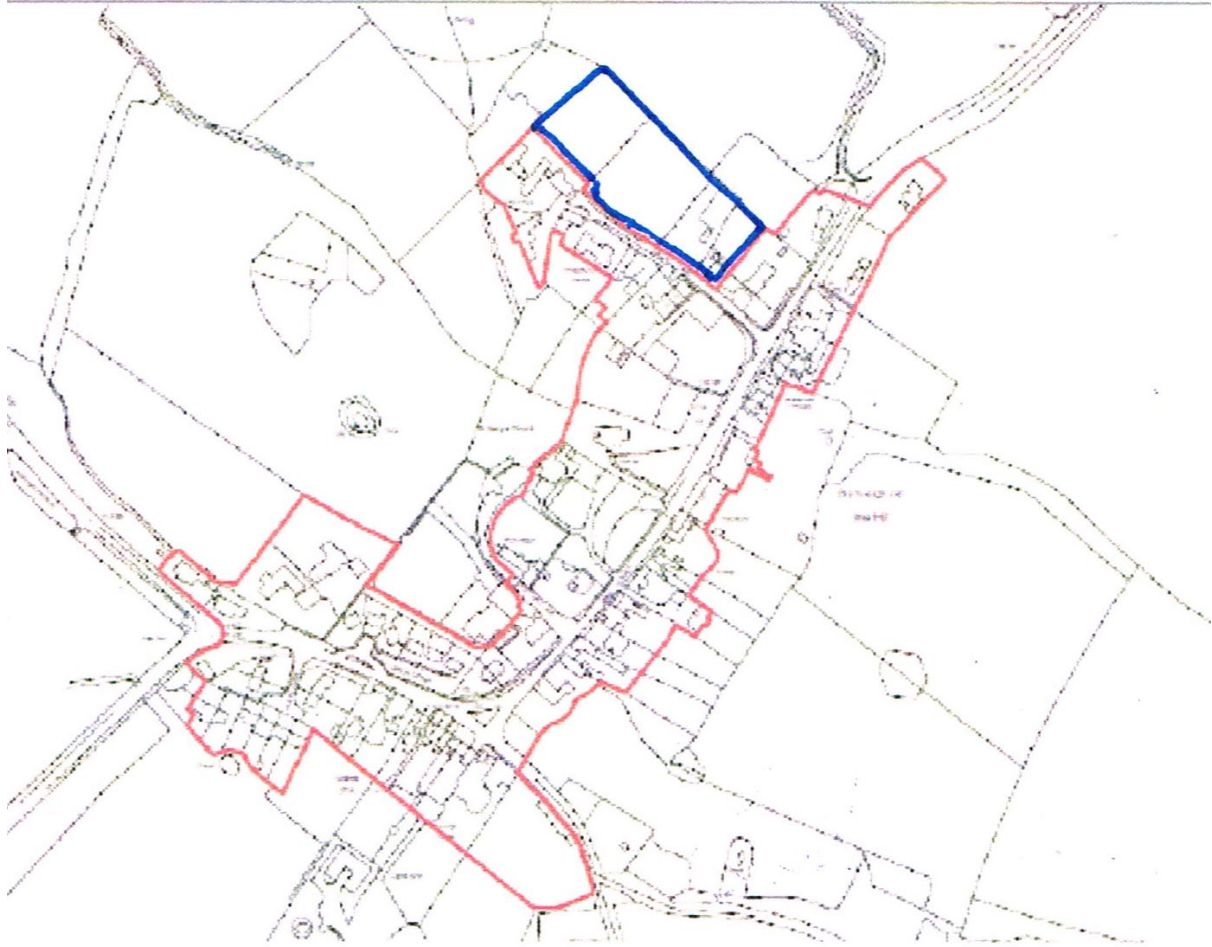
The Melton Local Plan does not identify Settlement Boundaries, but the Neighbourhood Plan has designated limits to development. Some of these boundaries are drawn without recognising the possibility of appropriate development

Please provide your suggestions below:

The land to the north east of Kings Lane in Burrough on the Hill (outlined in blue on the attached plan) should be included within the 'Limits to Development' as it would be suitable

for release for carefully designed housing over the course of the Plan.

### Figure 3.1 Burrough on the Hill - Limits to Development



The fields edged blue should be included within the Limits to Development

## PART B: Representation Form (4)

1. Please indicate which part of the submitted Neighbourhood Plan or supporting documents this representation relates (e.g. submission plan, policy map)

Submission Plan

Page number (if applicable)

28

Paragraph/policy (if applicable)

5.3 Limits to Development Principles and POLICY HR2

2. Do you believe that this policy/section of the Neighbourhood Plan:

	Yes	No	Unsure
Meets European Obligations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has regard to national Planning policies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is in general conformity with the Strategic policies of the Local Plan/is compatible with adjoining Neighbourhood Plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contributes to the achievement of sustainable development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you?

Support this policy/part of the plan  
 Support this policy/part of the plan subject to modifications  
 Object to this policy/part of the plan  
 Neither support or object to this policy/part of the plan

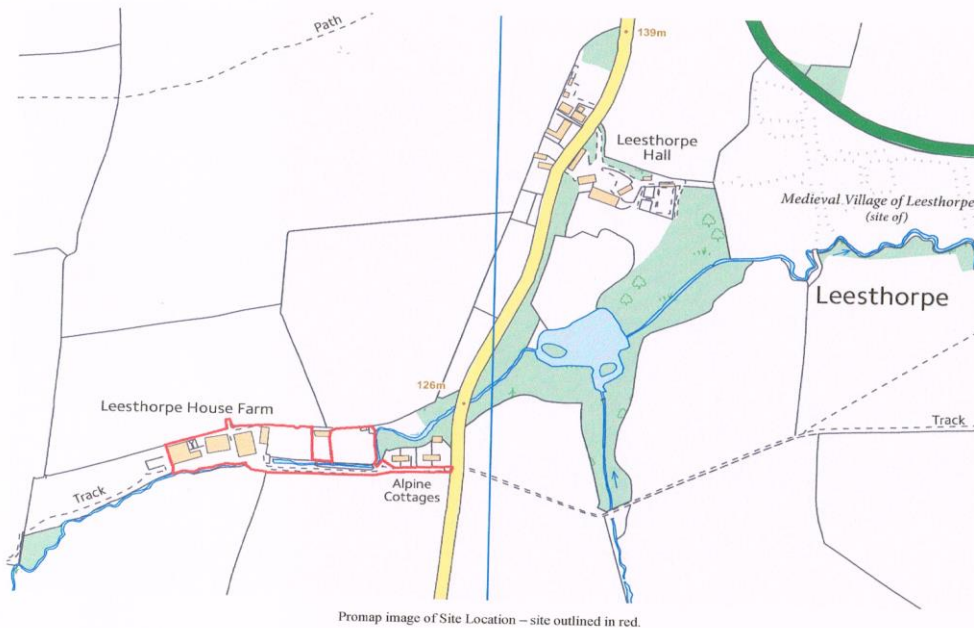
Please provide your comments here:

The Melton Local Plan does not identify Settlement Boundaries, but the Neighbourhood Plan has designated limits to development. Some of these boundaries are drawn without recognising the possibility of appropriate development

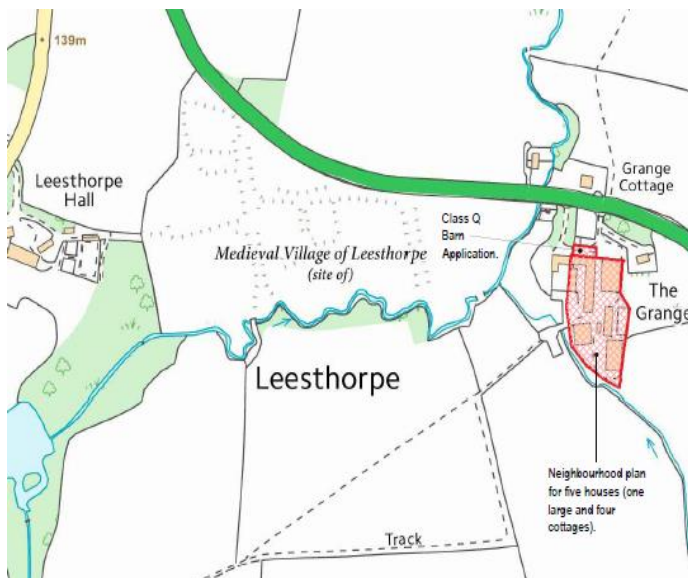
Please provide your suggestions below:

The sites edged red on the attached plans are brownfield sites with broadly redundant and dilapidated farm buildings which have limited use in modern agriculture. They have every opportunity for redevelopment in a sustainable way, as represented to the Neighbourhood Plan Group during the preparation of the Plan.

Land at Leesthorpe, Leicestershire



This site could provide 10 to 12 residential units. It is appreciated that the wildlife corridor in Policy EN2 of the Melton Local Plan traverses the site but it would be possible to integrate it into or as part of any development in order to promote a sustainable development.



This site could provide 5 residential units: one house and five cottages



## PART B: Representation Form (5)

1. Please indicate which part of the submitted Neighbourhood Plan or supporting documents this representation relates (e.g. submission plan, policy map)

Submission Plan

Page number (if applicable)

36 - 39

Paragraph/policy (if applicable)

Chapter 6 and Policy CD1

2. Do you believe that this policy/section of the Neighbourhood Plan:

	Yes	No	Unsure
Meets European Obligations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has regard to national Planning policies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is in general conformity with the Strategic policies of the Local Plan/is compatible with adjoining Neighbourhood Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Contributes to the achievement of sustainable development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you?

Support this policy/part of the plan <input checked="" type="checkbox"/>	Support this policy/part of the plan subject to modifications <input type="checkbox"/>	Object to this policy/part of the plan <input type="checkbox"/>	Neither support or object to this policy/part of the plan <input type="checkbox"/>
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Please provide your comments here:

Please provide your suggestions below:

## PART B: Representation Form (6)

1. Please indicate which part of the submitted Neighbourhood Plan or supporting documents this representation relates (e.g. submission plan, policy map)

Submission Plan and Appendix 5

Page number (if applicable)

48

Paragraph/policy (if applicable)

Local Green Spaces POLICY ENV 1 SG1.1

2. Do you believe that this policy/section of the Neighbourhood Plan:

	Yes	No	Unsure
Meets European Obligations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has regard to national Planning policies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is in general conformity with the Strategic policies of the Local Plan/is compatible with adjoining Neighbourhood Plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contributes to the achievement of sustainable development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Do you?

Support this policy/part of the plan  
 Support this policy/part of the plan subject to modifications  
 Object to this policy/part of the plan  
 Neither support or object to this policy/part of the plan

Please provide your comments here:

The Trust is not in agreement with the designation of the entirety of Manor Lane Paddock (Manor Farmhouse Green SG1.1) being designated as Local Green Space.

Please provide your suggestions below:

As part of the development of Melton Local Plan's allocation SOM2 the Trust (which funded the original provision of the Playground on Somerby High Street) would consider relocating it in part of the Manor Lane Paddock which is in the trust's ownership.

This would provide a safer location closer to the school.

## PART B: Representation Form (7)

1. Please indicate which part of the submitted Neighbourhood Plan or supporting documents this representation relates (e.g. submission plan, policy map)

Submission Plan and Appendix 5

Page number (if applicable)

48

Paragraph/policy (if applicable)

Local Green Spaces POLICY ENV 1 BG!.1

2. Do you believe that this policy/section of the Neighbourhood Plan:

	Yes	No	Unsure
Meets European Obligations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has regard to national Planning policies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is in general conformity with the Strategic policies of the Local Plan/is compatible with adjoining Neighbourhood Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Contributes to the achievement of sustainable development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you?

Support this policy/part of the plan <input type="checkbox"/>	Support this policy/part of the plan subject to modifications <input checked="" type="checkbox"/>	Object to this policy/part of the plan <input type="checkbox"/>	Neither support or object to this policy/part of the plan <input type="checkbox"/>
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Please provide your comments here:

In principle the Trust is in agreement with the designation of Goose Field, Burrough on the Hill (SG1.3) being designated as Local Green Space, provided more details regarding its use are forthcoming from the Parish Council.

Please provide your suggestions below:

## PART B: Representation Form (8)

1. Please indicate which part of the submitted Neighbourhood Plan or supporting documents this representation relates (e.g. submission plan, policy map)

Submission Plan and Appendix 5

Page number (if applicable)

48 and 50-51

Paragraph/policy (if applicable)

Local Green Spaces POLICY ENV 1 (re: BG1.3) and POLICY ENV 2 (re: BH-01)

2. Do you believe that this policy/section of the Neighbourhood Plan:

	Yes	No	Unsure
Meets European Obligations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has regard to national Planning policies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is in general conformity with the Strategic policies of the Local Plan/is compatible with adjoining Neighbourhood Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Contributes to the achievement of sustainable development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Do you?

Support this policy/part of the plan  
 Support this policy/part of the plan subject to modifications  
 Object to this policy/part of the plan  
 Neither support or object to this policy/part of the plan

Please provide your comments here:

The Trust is not in agreement with the designation of Kings Lane Paddock, Burrough on the Hill (BG1.3) being designated as Local Green Space and the Bank off Kings Lane (BH-01) in the same location, as a Locally significant site.

Please provide your suggestions below:

This paddock does not form part of Cheseldyne House or The Limes. The paddock represents an opportunity for future development within the village as and when appropriate.

## PART B: Representation Form (9)

1. Please indicate which part of the submitted Neighbourhood Plan or supporting documents this representation relates (e.g. submission plan, policy map)

Submission Plan

Page number (if applicable)

55

Paragraph/policy (if applicable)

POLICY ENV 3: Important Open Spaces (re: CYP-1 and PP-1)

2. Do you believe that this policy/section of the Neighbourhood Plan:

	Yes	No	Unsure
Meets European Obligations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has regard to national Planning policies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is in general conformity with the Strategic policies of the Local Plan/is compatible with adjoining Neighbourhood Plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contributes to the achievement of sustainable development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Do you?

Support this policy/part of the plan  
 Support this policy/part of the plan subject to modifications  
 Object to this policy/part of the plan  
 Neither support or object to this policy/part of the plan

Please provide your comments here:

These areas designated CYP-1 and PP-1 are within the Melton Local Plan's allocation SOM2 for residential development.

Please provide your suggestions below:

The Trust which owns both these pieces of land has already confirmed that as part of the development of SOM2 it would replace the playground on CYP-1 to the more suitable location of the Manor Lane Paddock (which is in its ownership).

## PART B: Representation Form (10)

1. Please indicate which part of the submitted Neighbourhood Plan or supporting documents this representation relates (e.g. submission plan, policy map)

Submission Plan and Appendix 10

Page number (if applicable)

62 -66

Paragraph/policy (if applicable)

POLICY ENV 4 Map reference 31 Figure 10.3

2. Do you believe that this policy/section of the Neighbourhood Plan:

	Yes	No	Unsure
Meets European Obligations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has regard to national Planning policies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is in general conformity with the Strategic policies of the Local Plan/is compatible with adjoining Neighbourhood Plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contributes to the achievement of sustainable development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Do you?

Support this policy/part of the plan  
 Support this policy/part of the plan  
 Support this policy/part of the plan subject to modifications  
 Object to this policy/part of the plan  
 Neither support or object to this policy/part of the plan

Please provide your comments here:

This field forms part of SOM2 which is allocated for residential development in the Melton Local Plan.

Please provide your suggestions below:

The Trust undertook the site evaluation referred to in appendix 10 and is fully aware of its findings. All appropriate measures can and will be taken in accordance with those finding in the masterplanning of the residential development allocated for this site in the Local Plan.