



**MELTON LOCAL PLAN – ADDENDUM OF FOCUSED CHANGES
(JULY 2017)**

For official use only
Respondent Ref:
Date Received:

The focused changes being proposed in the Melton Local Plan have been split into the main themes that are being addressed since our last consultation in November 2016:

FOCUSED CHANGE DESCRIPTION	FC NUMBER
1. Spatial strategy FC1.1 to FC1.3 (see schedule of the proposed focused changes)	FC1
2. Sustainable neighbourhoods FC2.1 Policy SS4 FC2.2 Policy SS5	FC2
3. Growth strategy	FC3
4. Housing site allocations** FC4.1 Section 5.4, C1 (A) & C1 (B) FC4.2 Appendix 1	FC4
5. Housing mix	FC5
6. Affordable housing	FC6
7. Gypsies and travellers	FC7
8. Economy	FC8
9. Indoor sports & recreation	FC9
10. Infrastructure delivery plan	FC10
11. Melton transport strategy	FC11
12. Developer contributions	FC12
13. Policies map 13.1 Revised boundary of southern sustainable neighbourhood 13.2 Addition of corridor of investigation/interest for the Melton Mowbray Distributor Road	FC13

****PLEASE SUBMIT 1
REPRESENTATION FORM PER
FOCUSED CHANGE (FC)****

****To comment on HOUSING SITE ALLOCATIONS, please scroll down to the end of this form****

To view more specific policy numbers, please refer to the relevant FC number using the reports on the website at: www.meltonplan.co.uk/focussed-changes-to-plan

What 'soundness' means

The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is "sound" – namely that it is:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.



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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'. An addendum of 'Focused Changes' (FC) has been published since the last consultation in November 2016, and the Council is now consulting on this addendum. 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 focused change 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 **23rd August 2017. 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 <https://www.meltonplan.co.uk/focussed-changes-to-plan> & 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/planning-policy-team/copy-of-focussedchanges-addendum-consultation-s/>

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).*

Personal Details
Full Name:
The Ovens Family
Organisation (if applicable)
Address:
[Redacted]
Postcode:
[Redacted]
Email:
[Redacted]
Contact Number:
[Redacted]

2. Agent's Details <i>(If applicable)</i>
Full Name & Company:
Christopher McGough of McGough Planning Consultants Ltd
Organisation/Client Representations on Behalf Of
The Ovens Family
Address:
10 Ambassador Place Altrincham Greater Manchester
Postcode:
WA15 8HT
Email:
[Redacted]
Contact Number:
[Redacted]

Number of Representations Enclosed:

one

Signature:

Date:

21 August 2017

(PART B)

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.)

Which part of the Melton Local Plan: focused changes addendum does your representation relate to? (Please enter the policy number)

FC number:

Site Assessment

Policy number:

Summary of Results for Rural Hubs

Do you believe that this policy/section of the Melton Local Plan focused change 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*

Do you consider that the focused change 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

Please give details of why you consider this focused change 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 this policy 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)

We object to the deletion of GADD2 Land off Church Lane and Ashby Road. We also object to the reassessment underpinning the de-allocation, as set out in the "Summary of the results" table. The following is a reassessment of all those headings where we consider officers' views have resulted in an error:

- **Relationship/ Connectivity with host settlement** – there is no significant difference with GADD1, which scored 2. Our clients' site should also score 2;
- **Access to Services (etc.)** – there is no significant difference with GADD1, which scored 2. Our clients' site should also score 2;
- **Heritage Assets (etc.)** – our clients' site is not within a Conservation Area. The attached assessment by Dr Nick Doggett examines in detail the heritage constraints affecting our clients' site. It is notable that our clients' site is within a less sensitive location than GADD1, which scored 2. Our client's site also be rescored 2;
- **Flooding** – the parcel of our client's land allocated for residential use is not affected by flood. As with GADD1, our clients' site should be scored 2;
- **Biodiversity (etc.)** – our clients' site is no different to GADD1, which is scored 2. Our clients' site should be rescored 2;
- **Landscape designation** – same point as with Heritage Assets. Dr Doggett's assessment shows it is unaffected by any such designation. Our clients' site is outside the Conservation Area, unlike GADD1, which scores 0. We consider there is a good case to score our clients' site with 2, although at least it should be no less than GADD1, which scores 0;
- **Visual Impact** – as with the points made in relation to Heritage and Landscape, our clients' site is with a less visually sensitive location than GADD1, which scores 2. Our clients' site should be rescored 2;
- **Agricultural Land Classification** – we are not aware of any difference between the agricultural land class of our clients' site and GADD1, which scores 2. Our clients' site should be rescored 2;
- **Landownership Constraints** – there are no constraints affecting our clients' site. It should be rescored 2.

Taken as a whole, the reassessment set out above would change the score for our clients' site to 31 – the same as GADD1. If the points made under the landscape designation are proved, this would take our client's site's score to 33, which would make it the best Gaddesby site.

Please set out what change(s) you consider necessary to make the focused change 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 suggested focused change 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)*

We would strongly advise the Council to look again at its re-assessment set out in the Summary of results table. In so doing, we believe they will appreciate where errors have been made and allow a thorough and proper reassessment of the housing allocations. We are confident this will also result in the re-instatement of the housing allocation on our clients' land.

Alternatively, accept the evidence provided in this submission and reinstate the housing allocation.

FC4 HOUSING SITE ALLOCATIONS COMMENTS

The following questions will relate to housing site allocations. Please only use 1 form for each site you wish to submit a comment on. You may copy this page for additional site representations.

Please note: site references may have changed since the previous Local Plan edition, so please use this document to quote any references to sites:

Table 1: Schedule and Summary of the proposed Focused Changes FC4: Housing site allocations, reserve sites and site-specific policies				
FC4.1	Section 5.4 Policy C1(A) Policy C1(B)	Reflecting and referencing the findings on suitability, sustainability, site capacity, availability and deliverability, which are set out in updated site and sustainability assessment work. Affects the reasoned justification and policy on housing allocations overall and the associated site-specific policies and preamble. Includes deletions, additions, revised site boundaries and capacities, and some recategorisation.	- 11 site allocations deleted - 3 reserve sites deleted - 16 site allocation boundaries amended - 22 allocated sites with capacity changes - 1 reserve site with a capacity change - 8 new site allocations, and 2 extended existing sites - 2 new reserve sites - 14 allocated sites and 2 reserve sites renumbered.	
FC4.2	Appendix 1	Amended site specific policies. New reasoned justification and site-specific policy for Scaford and Great Dalby.	- Reflects FC4.1 above. - Amended criteria setting out development conditions for some site-specific policies.	

SITE SETTLEMENT *(Please select the site that you interested in (additional sites will need to be entered on another form))*

SITE	Land off Church Lane and Ashby Road (GADD2in the pre-submission version of the plan, November 2016)				
Ab Kettleby	<input type="checkbox"/>	Asfordby	<input type="checkbox"/>	Melton Mowbray	<input type="checkbox"/>
Asfordby Hill	<input type="checkbox"/>	Croxtan Kerrial	<input type="checkbox"/>	Old Dalby	<input type="checkbox"/>
Bottesford	<input type="checkbox"/>	Easthorpe	<input type="checkbox"/>	Scaford	<input type="checkbox"/>
Frisby	<input type="checkbox"/>	Harby	<input type="checkbox"/>	Somerby	<input type="checkbox"/>
Gaddebsy	<input checked="" type="checkbox"/>	Hose	<input type="checkbox"/>	Stathern	<input type="checkbox"/>
Great Dalby	<input type="checkbox"/>	Long Clawson	<input type="checkbox"/>	Thorpe Arnold	<input type="checkbox"/>
		Wymondham	<input type="checkbox"/>	Waltham	<input type="checkbox"/>

PLEASE INDICATE THE SITE REFERENCE HERE (If you wish to comment on the approach or policy as a whole please do so in the boxes below):

Do you believe that this policy/section of the Melton Local Plan focused change is? *(Please tick the appropriate box)*

1. Legally Compliant: Yes No
2. Sound: Yes No
3. Complies with Duty to Co-operate: Yes No

1. Do you consider that the focused change 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

Please give details of why you consider this focused change 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 this policy 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)*

See the representation in relation to Summary of results table above

Please set out what change(s) you consider necessary to make the focused change 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 suggested focused change 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)*

We would strongly advise the Council to look again at their re-assessment as it relates to our clients' site. In so doing, we believe they will appreciate where errors have been made and allow a thorough and proper reassessment of the housing allocations. We are confident this will also result in the re-instatement of the housing allocation on our clients' land.

Alternatively, accept the evidence provided in this submission and reinstate the housing allocation.

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

If you wish to speak at the examination, please outline why you consider this to be necessary:

The Council have accepted untested evidence in relation to the site assessment. This is clear from the reassessment set out in the Council's summary, which has compounded the erroneous evidence. Both sides are likely to want to examine the issues raised in greater depth. The Examination will provide the opportunity to look evidence/ issues, which will have a significant bearing on the potential for future development of our clients' land

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.

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

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: Addendum of Focused Changes 2017. It should be noted that representations cannot be treated as confidential.

Would you like to be kept informed of other council services? We will not share this data with another provider (Please tick the appropriate boxes)

All council services	<input type="checkbox"/>	Community	<input type="checkbox"/>	Tourism & events	<input type="checkbox"/>	Town Centre	<input type="checkbox"/>
Benefits	<input type="checkbox"/>	Local Plan	<input checked="" type="checkbox"/>	Online services	<input type="checkbox"/>	Waste and recycling	<input type="checkbox"/>

