



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 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:

Davidsons Developments Limited

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]

For official use only

Respondent Ref: Representation Ref:

Name/Organisation: Pegasus Group on behalf of Davidsons Developments Limited

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 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 Davidsons Developments Limited who have land interests at Sandpit Lane, Long Clawson. It is identified under Policy LONG4 Land off Sandpit Lane at Appendix 1 'Site Allocations and Policies' of the Pre-Submission Draft Melton Local Plan.

The site's allocation for residential development of 55 homes in the Pre-Submission Local Plan is fully supported. The site is subject to a live planning application (reference 16/00032/OUT).

The application proposes up to 55 new homes, together with access, landscaping and open space. The masterplan has evolved through a landscape led approach that ensures that the development will not result in an unacceptable impact on the wider landscape. The relationship of the site with nearby heritage assets has been carefully considered, with the proposed area of open space on the northern part of the site ensuring that any impacts on the Conservation Area and listed Manor Farmhouse would be limited.

Draft Policy LONG4 states that development of the site will be supported provided that it meets several criteria, one of which is:

- *Local educational capacity is available, or can be created through developer contributions, to meet the needs of the site*

The draft Policy, together with the supporting text, implies that there is a limit on any new development being consented in Long Clawson if improvements are not made to Long Clawson Primary School to create additional pupil spaces.

Whilst Davidsons are working with the Borough Council and the Education Authority to ensure that their proposals will make appropriate contributions to create additional capacity in the primary sector, it is the statutory duty of the Education Authority to make additional provision to accommodate growth. The Education Authority and the Borough Council should work together to identify a site in Long Clawson for a new primary school and this should be included within the Local Plan.

The Plan should be clear that contributions towards improvements at Long Clawson Primary School, together with funding for places at other local schools and transport are appropriate mechanisms to deliver new primary places. We would suggest that the supporting text to the Site Allocations Policies for Long Clawson is amended to provide further clarity, from:

"Sites in Long Clawson should only be brought forward for development when the primary school places can be provided to meet the needs of new residents."

to:

"Developer contributions will be secured from new developments to provide for improvements where appropriate to Long Clawson Primary school, or towards a new primary school, or towards the creation of capacity for new pupils at other local primary schools."

In the Council's 5 Year Land Supply and Housing Trajectory Report (November 2016), no development is assumed within the first 5 years of the Local Plan period for Long Clawson due to lack of capacity in Long Clawson Primary School. The trajectory should be amended to show the proposed allocations for Long Clawson starting to come forward within the 5-year period. The current capacity issues in the primary education sector should not limit development coming forward in the short term.

Policy LONG4 also states that development of the site will be supported provided:

- *A heritage assessment is provided with impacts assessed and suitable mitigation measures identified. This should pay particular attention to the effect of the development proposal on*

the Conservation Area, the setting of adjacent listed buildings and potential archaeological interests.

The submitted planning application is accompanied by a Heritage Assessment which demonstrates that the heritage impacts of the proposed development would not have an unacceptable impact on the Conservation Area and listed building. Historic England's consultation response to the application confirmed that as per paragraph 132 of the NPPF, the harm to the significance of designated heritage assets would be less than substantial. It is for the Borough Council to determine whether the public benefits associated with the proposals outweigh the harm. The Council's decision to allocate the site for housing in the Pre-Submission Local Plan clearly shows that they have undertaken this weighting exercise and that they consider that the benefits of providing additional housing in Long Clawson outweigh any harm to the Conservation Area and listed building.

Policy LONG4 includes a requirement for the site layout to include an area of open space to provide a buffer from the adjacent listed building to the north, to protect its setting. Given that the Policy already includes this provision to protect the setting of the listed Manorhouse and Historic England have confirmed that the harm caused by the proposals would be less than substantial, the requirement for proposals for the site to be accompanied by a heritage assessment is unnecessary.

The planning application proposals conform fully with all of the requirements of draft allocation LONG4. 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 local residents in formulating the development proposals for the site, through the distribution of leaflets, a website and a public consultation event which took place in July 2015. The proposals have, where possible, taken into account residents' comments to develop a layout that is sympathetic to the site's location and setting.

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 Davidsons Developments Limited in relation to their interests at land off Sandpit Lane, Long Clawson. 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 type="checkbox"/>
Developer	<input checked="" 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 do not 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.