

Response ID ANON-13H4-7Y6C-9

Submitted to **Melton Local Plan Pre-Submission Draft**
Submitted on **2016-12-17 10:36:49**

About you

1 What is your name?

Name:

Ros Freeman

2 What is your email address?

Email:

[REDACTED]

3 Are you responding as an individual, consultee, stakeholder or other?

Resident

If Consultee, Stakeholder, or Other, please give details here. :

4 Address

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

5 Age

Please select your age:

[REDACTED]

Chapter 3: Vision and Strategic Priorities

1 CH3Q1: Do you consider that Chapter 3 is?

Do you consider that Policy SS1 - Legally Compliant::

No

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

No

2 CH3Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

2) Justified, 3) Effective

3 CH3Q3: Please give details of why you consider Chapter 3 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 Chapter 3 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

By classifying Somerby wrongly as a service centre it goes against the strategic objectives

6- tourism is currently a very good opportunity in Somerby, people visit due to its appearance, rural and equestrian nature and its heritage. Large scale development will harm this

9- living in Somerby requires a car, towns are 7 miles away, busS are not frequent enough and service is threatened.

12- there are very few job opportunities near Somerby. Local facilities are limited

17- development on the sites proposed for Somerby on the scale proposed will harm the historic environment and heritage assets especially SOM 3

18- Due to large scale development in our nearest town Oakham, it is more essential that our Borough in the South area is retained more rural and its character

protected as distinct from Oakham and Barleythorpe or the general impression of overall urbanisation is given

4 CH3Q4: Please set out what change(s) you consider necessary to make Chapter 3 legally compliant or sound, having regard to the test you have identified at 2 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 Chapter 3 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Change Somerby categorisation to Rural hub

Chapter 4: Growing Melton Borough – The Spatial Strategy

1 CH4Q1: Do you consider that Chapter 4 is?

Do you consider that Policy SS1 - Legally Compliant::

No

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

No

2 CH4Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

2) Justified, 3) Effective, 4) Consistant with National Policy

3 CH4Q3: Please give details of why you consider Chapter 4 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 Chapter 4 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

The Settlements Roles and Relationships approach is flawed; it does not consider the sustainability with respect to transport and the already overloaded facilities (school, doctors, parking, roads etc) in Somerby or the impacts of construction on heritage and flooding. Classification of Somerby in the same group as Waltham and Asfordby is ridiculous and using the population size to allocate housing numbers is flawed. The size of a population does not mean that the village is more able than others to take even more houses.

Development should be concentrated in Melton Mowbray or large villages such as Waltham, Bottesford and Asfordby that have good road connection, by-passes, good public transport infrastructure to places of work and sufficient facilities (shops, schools, libraries etc) to support growth.

The housing allocation for the rural areas should be spread more evenly between all the villages taking account of aspects such as the number of school places available and the need to keep those communities vibrant and sustainable. Large-scale developments of greater than 10 houses should not be considered in the villages to maintain their rural identities.

I understand that the Council have tried to address this by changing the categorisation of villages and lumping Primary and secondary together in one group with the only differential being population size. This is an attempt at a quick fix that does not consider properly the impact on the smaller villages in the service centre category and does not address those things that the Plan says it will protect- village character, heritage, landscape.

It does not appear that the Council have cooperated sufficiently with Rutland and taken into account the massive expansion of new development in the nearest town to Somerby- Oakham. This should mean that the surrounding villages like Somerby should be retained in their rural nature to an even greater extent.

4 CH4Q4: Please set out what change(s) you consider necessary to make Chapter 4 legally compliant or sound, having regard to the test you have identified at 2 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 Chapter 4 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Re classify Somerby as a rural hub

Policy SS1 - Presumption in favour of Sustainable Development

1 CH4PSS1Q1: Do you consider that Policy SS1 is?

Do you consider that Policy SS1 - Legally Compliant::

No

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

2 CH4PSS1Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3) Effective, 4) Consistent with National Policy

3 CH4PSS1Q3: Please give details of why you consider Policy SS1 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 Policy SS1 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

The policy is good but the decisions made on certain sites are not in compliance with them.

Som 1,2 and especially 3 go against "sustainable development" in every way, to develop som 3 is so adverse that no benefits from doing so could possibly outlay the harm that would be caused to the character (being on the attractive entrance to the village) harm to the setting of grade II listed building and the edge of the conservation area.

No assessment has been made available for consultation of som2 before it was included in the SHLAA submission.

4 CH4PSS1Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Remove som3 from plan altogether, it is not enough that it is a reserve site, it is not an appropriate site for development, and conduct thorough assessment on Som 2 and make results available for consultation.

Policy SS2 – Development Strategy

1 CH4PSS2Q1: Do you consider that Policy SS2 is?

Do you consider that Policy SS1 - Legally Compliant::

No

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

2 CH4PSS2Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

2) Justified, 3) Effective

3 CH4PSS2Q3: Please give details of why you consider Policy SS2 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 Policy SS2 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

Somerby is wrongly categorised as a service centre

The Settlements Roles and Relationships approach is flawed; it does not consider the sustainability with respect to transport and the already overloaded facilities (school, doctors, parking, roads etc) in Somerby or the impacts of construction on heritage and flooding. Classification of Somerby in the same group as Waltham and Asfordby is ridiculous and using the population size to allocate housing numbers is flawed. The size of a population does not mean that the village is more able than others to take even more houses.

Development should be concentrated in Melton Mowbray or large villages such as Bottesford and Asfordby that have good road connection, by-passes, good public transport infrastructure to places of work and sufficient facilities (shops, schools, libraries etc) to support growth.

The housing allocation for the rural areas should be spread more evenly between all the villages taking account of aspects such as the number of school places available and the need to keep those communities vibrant and sustainable. Large-scale developments of greater than 10 houses should not be considered in the villages to maintain their rural identities.

I understand that the Council have tried to address this by changing the categorisation of villages and lumping Primary and secondary together in one group with the only differential being population size. This is an attempt at a quick fix that does not consider properly the impact on the smaller villages in the service centre category and does not address those things that the Plan says it will protect- village character, heritage, landscape.

4 CH4PSS2Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Reclassify Somerby as a Rural hub

Policy SS3 – Sustainable Communities (unallocated sites)

1 CH4PSS3Q1: Do you consider that Policy SS3 is?

Do you consider that Policy SS1 - Legally Compliant::

Do you consider that Policy SS1 - Sound::

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

2 CH4PSS3Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3 CH4PSS3Q3: Please give details of why you consider Policy SS3 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 Policy SS3 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

4 CH4PSS3Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Policy C1 (A) – Housing Allocations

1 CH5PC1(A)Q1: Do you consider that Policy C1 (A) is?

Do you consider that Policy SS1 - Legally Compliant::

No

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

2 CH5PC1(A)Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

2) Justified, 3) Effective, 4) Consistant with National Policy

3 CH5PC1(A)Q3: Please give details of why you consider Policy C1 (A) – Housing Allocations 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 Policy C1 (A) – Housing Allocations or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

These allocations for Somerby add up to 69 (102)if you include reserve site.

This is not compliant with the figure set out in order to be sustainable of 49.

So how does this make sense?

4 CH5PC1(A)Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Other smaller sites must be found in order to fulfill the sustainable housing number of 49

The Neighbourhood planning group has done this and wants to work with council on spreading housing across more sites so not to overwhelm Somerby with large developments totalling many more homes than is in any way sustainable in this village, that has no A or B roads, is 7 miles from any towns, has no work appropriate bus service, has very limited facilities and a very congested village centre

Policy C1 (B); Reserve Sites

1 CH5PC1(B)Q1: Do you consider that Policy C1 (B); Reserve Sites is?

Do you consider that Policy SS1 - Legally Compliant::

Do you consider that Policy SS1 - Sound::

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

2 CH5PC1(B)Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3 CH5PC1(B)Q3: Please give details of why you consider Policy C1 (B); Reserve Sites 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 Policy C1 (B); Reserve Sites or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

4 CH5PC1(B)Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Policy EC3 – Existing Employment Sites

1 CH6PEC3Q1: Do you consider that Policy EC3 is?

Do you consider that Policy SS1 - Legally Compliant::

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

2 CH6PEC3Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

2) Justified, 3) Effective

3 CH6PEC3Q3: Please give details of why you consider Policy EC3 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 Policy EC3 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

Burrough Court is used by individuals needing a workspace and address for their own businesses there are really no oppertunities for employment of people here.

As this is one of the essential criteria for. Making Somerby a service centre, this is a flawed basis. The distance from Somerby to this place is also prohibitive and there are no work friendly bus services.

It would make sense to open up land near this site for housing development being close to amenities at Burrough on the hill and access to Leicester

4 CH6PEC3Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Somerby does not have the essential criteria to be classed as a service centre and should be a rural hub.

Policy EN1 – Landscape

1 CH7PEN1Q1: Do you consider that Policy EN1 is?

Do you consider that Policy SS1 - Legally Compliant::

Do you consider that Policy SS1 - Sound::

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

2 CH7PEN1Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3 CH7PEN1Q3: Please give details of why you consider Policy EN1 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 Policy EN1 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

4 CH7PEN1Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Policy EN3 – The Melton Green Infrastructure Network

1 CH7PEN3Q1: Do you consider that Policy EN3 is?

Do you consider that Policy SS1 - Legally Compliant::

Yes

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

2 CH7PEN3Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3) Effective

3 CH7PEN3Q3: Please give details of why you consider Policy EN3 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 Policy EN3 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

The policy is good, but clearly not effective ,

In Somerby, we want to preserve the landscapes to the south and the historical parklands, we want to increase the already thriving tourist base, we want to enhance heritage settings

But- in proposing Som3 as suitable(even as a reserve site) goes against this policy which makes it ineffective and unsound.

Som3 is an important setting to heritage buildings adjacent and village character and ability to further promote tourism by its appearance as entrance to the village and its reflection of the history of equestrianism that is contained in Somerby. This will be obliterated by development.

4 CH7PEN3Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

This is a good policy but to make the Plan sound and legal, the policy must be adhered to by making the selection of sites compliant and this is not the case for Som3

You surely can't have policies that say one thing and in he same plan choose sites that go against those same policies to such great extent?

Policy EN6 – Settlement Character

1 CH7PEN6Q1: Do you consider that Policy EN6 is?

Do you consider that Policy SS1 - Legally Compliant::

No

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

2 CH7PEN6Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

2) Justified, 3) Effective, 4) Consistant with National Policy

3 CH7PEN6Q3: Please give details of why you consider Policy EN6 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 Policy EN6 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

The Policy is great but it is not sound or effective because you have selected sites for development in exactly these categories.

Som3 in Somerby is on the entrance to the village at the point where the village character is currently defined- the equestrian history of the village and current character is reflected in the Grove Stud, Grove mansion and the paddocks setting and the heritage of this place. This is a key gateway.

Development on this site will not enhance this in any way and will destroy the setting and totally destroy the character of this entrance to the village. This will not help us to grow tourism in our village.

4 CH7PEN6Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Remove SOM3 from the proposals.

It's value is already recognised s you have given it reserve status but it is too precious an important to be developed at all.

Policy EN13 – Heritage Assets

1 CH7PEN13Q1: Do you consider that Policy EN13 is?

Do you consider that Policy SS1 - Legally Compliant::

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

2 CH7PEN13Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

3) Effective

3 CH7PEN13Q3: Please give details of why you consider Policy EN13 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 Policy EN13 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

The policy is great but the plan does not follow through

Som3 is the setting of a heritage asset, it should be included in the conservation area. Development on this site will harm the setting of a grade II listed building, it will ruin the character and distinctiveness of this area and even harm touris oppertunities by doing so.

4 CH7PEN13Q4: Please set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound, having regard to the test you have identified at 2 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 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.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Som3 should be removed from the site proposals

Examination

1 EXQ1: 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?

Written Representations

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

2 EXQ2: Moreover please indicate if you wish to continue to be involved in the Local Plan (Please tick appropriate boxes).

If you wish to be notified at the address/e-mail provided 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 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

Acknowledgement

1 I understand the above statement and agree I have complied with its requirements

I agree