



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: 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]

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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:

BOT3

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 to the south of Grantham Road, Bottesford. The land is part of a proposed allocation identified under Policy BOT3 Land south of Grantham Road, Bottesford at Appendix 1 'Site Allocations and Policies' of the Pre-Submission Draft Melton Local Plan.

The site's allocation for residential development in the Pre-Submission Local Plan is fully supported.

Davidsons Developments Limited's interests are within the northern part of the site, which is located adjacent to the settlement edge. This part of the site has the capacity to accommodate circa 40 new dwellings, with development being confined to that part of the site that lies within Flood Zone 1. The site is well related to the existing settlement and forms a natural extension to the existing built form.

Policy BOT3 states that development of the site will be supported provided that the proposals fulfil the following list of criteria: -

- The potential for contamination has been investigated and mitigation measures have been put in place;
- Flood mitigation measures have been put in place and the drainage infrastructure is available to accommodate the surface water from this site;
- The development addresses the frontage to Grantham Road and has an active road frontage on the approach to the village;
- The land to the southern boundary of the site is enhanced as a wildlife/biodiversity corridor and that there will be no adverse impact to any protected species;
- The south and east boundaries are sensitively treated with the addition of 'soft' attractive edging, additional landscaping and sensitive boundary treatments.

Davidsons Developments Limited are committed to preparing and submitting a planning application which will fully address the criteria set out above. They are committed to providing a development of the highest quality that will provide the new housing the village needs in a sympathetic way. Davidsons have established a strong track record in delivering carefully designed quality new developments in similar sized settlements across Leicestershire and the Midlands.

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 south of Grantham Road, Bottesford. 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

Planning Agent/Planning Consultant

Developer

Utility/Service Provider

Government Organisation

Amenity Group

Other Organisation

Residents Group

Business

Town/Parish Council

Other (Please state)

**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: Pre Submission Draft (November 2016). It should be noted that representations cannot be treated as confidential.