



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'.

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:
Organisation (if applicable):
Garner Holdings and Truframe
Address:
Postcode:
Email:
Contact Number:

2. Agent's Details (If applicable)

Full Name & Company:
Patrick Downes, Harris Lamb Limited
Organisation/Client Representations on Behalf Of
Harris Lamb Limited on behalf of Garner Holdings and Truframe
Address:
75 - 76 Francis Road
Edgbaston
Birmingham
Postcode:
B16 8SP
Email:
Contact Number:

Number of Representations Enclosed:

1

Signature:

[Redacted signature]

Date:

19 December 2016

For official use only

Respondent Ref: Representation Ref:

Name/Organisation:

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)*

We consider that the MLP fails to allocate sufficient land to provide for the needs of local business. It is, therefore, internally inconsistent in that the allocations fail to support the economic objectives of the plan. It is also inconsistent with the objectives of the Framework in that it fails to provide for the needs of local business in the plan area. These matters are explained in full in the response to Section 7 below.

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)*

Purpose of Objection

It is noted that Policy SS4 seeks the provision of some 20 hectares of employment land to meet the employment needs of local occupiers.

The Objectors submit that the allocations should also help to meet the growth aspirations of local businesses and seeks the allocation of land off Leicester Road, adjoining the SS4 allocation providing a further 14.53 hectares of employment land for Class B1, B2 and B8 use and also other uses appropriate to a business park location (for example, hotel, retail and food outlets serve the needs of the business park). The Objection Site should be included in Policy EC1 as an employment allocation.

We attach a red line plan and an indicative masterplan showing the possible form of development which could be accommodated on the site. Although we note that means of access is yet to be agreed with the highway authority we have shown a potential access of Leicester Road in order to demonstrate that the site is capable of being brought forward independently of the provision of infrastructure elsewhere in Melton Mowbray.

In this context it should be noted that Truframe currently employs around 250 people, the vast majority of whom live in Melton Borough.

Truframe anticipate that they will need at least half of the total site for their own immediate and future requirements. The company expects production capacity of its core business to increase by more than 200 per cent with a purpose built facility. To facilitate this business growth, the company anticipates the need to employ an additional 150 – 200 people.

The company is also looking to expand its market by manufacturing complementary products out of separate production areas on the site. This would in turn create more employment opportunities at all skill levels.

Suitability of Site for the Land Use Proposed

Melton Mowbray is the main service and employment centre for the borough and the Objection Site adjoins the proposed SS4 allocation for Melton Mowbray South Sustainable Neighbourhood, a mixed land use allocation incorporating housing, employment and community facilities.

Accordingly, it is the case that the Objectors proposal adjoins an area which the Council already considers to be suitable for development.

The Objection Site is unremarkable in appearance and character and is similar in this regard to the land proposed to be released for development by the Council (SS4).

As is noted in the emerging Plan the allocation of land in this area will help to expand and enhance the existing Leicester Road Business Park.

The Landowner and the Objectors are working to secure the release of the site. The primary purpose is to help with the long term growth plans of a local business, Truframe, and in this regard it should be noted that the site can be released at an early stage and is not dependent upon the delivery of new infrastructure associated with the Policy SS4 designation. It is the case, therefore, that the objection site can contribute to new employment land supply at an early stage in the plan process whilst also assisting the growth aspirations of a local business. The location of the Objection Site on the edge of Melton Mowbray will mean that it is capable of serving the employment requirements of existing and new residents.

Compatibility with Policies of the Pre-Submission Melton Borough Local Plan ("MBLP")

The Objectors welcome the comments made by the Chair of the MBLP Working Party in the Foreword to the Pre-Submission MRBP; the Chair highlights the following factors which are relevant to the Objectors case:

- The MBLP is intended to foster economic growth.
- The MBLP is intended to attract additional, highly skilled jobs in industry and commerce. In so doing this will help to retain and attract people to the borough and to create expenditure in the local economy.
- The MBLP allocates sites for industry.

CONTINUED ON ATTACHED SHEET

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:

The change sought by the Objectors requires consideration of detailed elements of the Economic Strategy and should be discussed with the Council before the Inspector.

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.