



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
planningpolicy@melton.gov.uk
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):
Address:
Postcode:
Email:
Contact Number:

2. Agent's Details (If applicable)
Full Name & Company:
Organisation/Client Representations on Behalf Of:
Address:
Postcode:
Email:
Contact Number:

Number of Representations Enclosed:

9

Signature:

[Redacted Signature]

Date:

19-12-2016

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Respondent Ref:	Representation Ref:
Name/Organisation:	Belvoir Estate

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

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)

The village of Redmile has been incorrectly classified as a 'Rural Settlement'. Redmile has a primary school, two pubs and superfast broadband. The village is well located in relation to employment areas in Bottesford and Langar airfield. The village is served by the hourly Centrebus 24 route linking Melton Mowbray - Stathern - Plungar - Bottesford / Bingham.

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)

Plungar should be identified as a 'Rural Hub'

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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)

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

The Belvoir Estate is an important local employer, provider of housing, owner of heritage assets and custodian of the much of the countryside in the plan area.

The central core of the estate lies around the Belvoir Castle area located in its prominent position on the north-eastern end of Belvoir Escarpment. This area is a significant historic resource and the Grade I listed status of the Castle itself reflects this quality. The land surrounding the Castle is also historically significant and designated as a Registered Park and Garden.

This core area is also characterised by its focus as a visitor destination with facilities such as car parking and tea rooms to cater for visitors to both the castle and to the wider range of events which take place, such as concerts and fairs.

The villages which lie close to Belvoir and typically characterised by their estate village feel, with good quality architecture mainly in the ownership of the estate, well kept open spaces and good facilities, such as shops, public houses and villages halls. Knipton is an example of such an estate village which is small and predominantly within the estates ownership, however, there are a wide variety of villages influenced by the Estate and offering different levels of services.

Surrounding the villages, the countryside is characterised by woodland combined with agricultural land. The land undulates from the Belvoir Escarpment out towards more peripheral settlements such as Waltham-on-the-Wolds. There are significant water features such as the fishing lakes and the Grantham Canal.

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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	
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Other Organisation	<input type="checkbox"/>	Residents Group	
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Other (Please state)	<input type="text" value="Landowner"/>		

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

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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

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Name/Organisation: Belvoir Estate

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**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)

- 4. Positively Prepared
- 5. Justified
- 6. Effective
- 7. 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.
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Housing Provision

The National Planning Policy Framework is clear that the Local Plan should be based on adequate, up to date and relevant evidence (para 158) in terms of housing this is a Strategic Housing Market Assessment (para 159). The Local Plan should be based on a strategy which seeks to meet objectively assessed needs for market and affordable housing (OAHN) (para 182) based on evidence (para 47) with emphasis on joint working on cross boundary issues especially when housing needs cannot be wholly met within individual Local Planning Authority (LPA) areas (para 178 – 181). The 2014 SHMA is out of date which means that there is no clear evidence on an up to date OAHN, where housing needs will be met, if unmet needs arise or the role of individual LPAs in meeting any unmet needs. As the Melton Local Plan is based on these uncertainties it must be unsound because it cannot be positively prepared, justified, effective or consistent with national policy. Whilst there are benefits for development management purposes of having an adopted Plan these benefits should not outweigh the requirements for a sound Plan based on up to date evidence.

It is unfortunate that the Leicester & Leicestershire HMA authorities seem unable to co-ordinate the production of supporting evidence and Local Plan preparation in a timely manner. The up to date Housing & Employment Needs Assessment (HEDNA) remains unpublished even though it is believed that this work has been completed. As a commissioning authority of the new HENDA the Council must know the OAHN figures set out in the yet to be published report and whether the figure for Melton is above or below the proposed housing requirement of 6,125 dwellings for the period 2011-2036 set out in Policy SS2.

Memorandum of Understanding

All the Leicester and Leicestershire authorities have signed up to a Memorandum of Understanding which endorses figures for OAN covering 2011 to 2028 to correspond with the period covered by the Core Strategy. These are derived from the annual figures for 2011 to 2031 set out in the 2014 SHMA. Based on Strategic Housing Land Availability Assessments (SHLAAs), the Memorandum of Understanding also confirms that each authority considers that it can meet the upper figure for identified needs within its own area to 2028. However, the Memorandum of Understanding does not extend to 2036, the plan period for the Melton Local Plan. There is no evidence that housing needs to 2036 can be wholly met within individual Local Planning Authority (LPA) areas and therefore if unmet needs do arise whether Melton Borough should play a role in meeting those unmet needs.

Windfall

The Local Plan should identify a supply of specific, deliverable/developable sites to meet the full, objectively assessed needs for market and affordable housing. Instead, the Local Plan relies on the delivery of windfall sites throughout the plan period to help meet objectively assessed needs even though there is no compelling evidence that such sites have consistently become available in the local area nor will continue to provide a reliable source of supply. It is important to note that the National Planning Policy Framework definition of 'windfall' states 'they normally comprise previously-developed sites that have unexpectedly become available'. The 'windfall' sites allowed for by the Draft Melton Local Plan are essentially greenfield sites.

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)

The housing land requirements calculations on which Policy SS2 is based should be modified to reflect the up to date Housing and Employment Needs Assessment (HEDNA) being prepared by the Leicester and Leicestershire HMA authorities and an updated Memorandum of Understanding between the Leicester and Leicestershire authorities.

There should be no allowance for windfall sites. Instead a supply of specific, deliverable/developable sites to meet the full, objectively assessed needs should be identified.

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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 Belvoir Estate is an important local employer, provider of housing, owner of heritage assets and custodian of the much of the countryside in the plan area.

The central core of the estate lies around the Belvoir Castle area located in its prominent position on the north-eastern end of Belvoir Escarpment. This area is a significant historic resource and the Grade I listed status of the Castle itself reflects this quality. The land surrounding the Castle is also historically significant and designated as a Registered Park and Garden.

This core area is also characterised by its focus as a visitor destination with facilities such as car parking and tea rooms to cater for visitors to both the castle and to the wider range of events which take place, such as concerts and fairs.

The villages which lie close to Belvoir and typically characterised by their estate village feel, with good quality architecture mainly in the ownership of the estate, well kept open spaces and good facilities, such as shops, public houses and villages halls. Knipton is an example of such an estate village which is small and predominantly within the estates ownership, however, there are a wide variety of villages influenced by the Estate and offering different levels of services.

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Other (Please state)	<input type="text" value="Landowner"/>		

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"/>

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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)

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However, if the Council is to retain this policy the arbitrary limits of ten dwellings (in the case of Melton Mowbray and Service Centres), five dwellings in 'Rural Hubs' and three dwellings in 'Rural Settlements' should be removed for the following reasons:

1. Small developments of five dwellings or less are unlikely to help enhance services and facilities in rural settlements. This is in part because smaller developments are exempt from affordable housing and developer contribution requirements;
2. Smaller developments are less likely to provide for the housing mix needed;
3. Smaller development on large sites will lead to inefficient use of land;
4. There is no effective control over the cumulative impact of small-scale development on services and facilities, traffic etc.; and
5. The policy may discourage the redevelopment of brownfield sites by making them uneconomic to develop.

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The arbitrary limits of ten dwellings (in the case of Melton Mowbray and Service Centres), five dwellings in 'Rural Hubs' and three dwellings in 'Rural Settlements' should be removed.

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Utility/Service Provider

Government Organisation

Amenity Group

Other Organisation

Residents Group

Business

Town/Parish Council

Other (Please state)

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Paragraph: Policy: **SS6** Policies Map:

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Policy SS6 of the Melton Local Plan (Publication version) identifies long-term development options at several locations, including Six Hills. The Policy pre-determines the outcome of a future review of the Melton Local Plan by highlighting future development locations that:

1. Have not been subject to the same level of scrutiny or Sustainability Appraisal as the sites allocated in the Melton Local Plan;
2. Undermine the vision, objectives and strategy which underpin the Local Plan i.e. most development located within or adjoining Melton Mowbray;
3. Undermines the delivery of strategic infrastructure e.g. the Melton Mowbray distributor road;
4. Prejudices the preparation of the Leicester and Leicestershire Strategic Growth Plan;
5. Are unnecessary as the Plan already identifies 'reserve' sites;
6. Are incapable of contributing to the five-year housing land supply.

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Policy SS6 of the Melton Local Plan (Publication version) should be deleted.

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The referencing within Policy C1a is very confusing by using different site and map references.
 The Belvoir Estate is the owner of the following sites allocated for housing development in Policy C1 (A):
CROX1: Land West of Saltby Road & East of Highfields Farm
 Pre-application community consultation took place in November 2016 and a planning application is likely to be submitted early in 2017.
CROX2: Land East of Saltby Road and South of A607
 This site does not reflect the submitted SHLAA site MBC/095/13. The site should focus on the paddock fronting Saltby Road which has a capacity that is significantly less than the proposed 16dw.
CROX3: Land South of Main Street (A607) and West of the Nook
 This site does not reflect the submitted SHLAA site MBC/096/13. The site should include the whole field and not be arbitrarily reduced. The Belvoir Estate are negotiating with the GP surgery with a view to increasing the car park. The car park will take up most of the allocated site.
Excluded Sites
 The Belvoir Estate objects to the Melton Local Plan as it fails to allocate the following sites for residential development:
SHLAA MBC/020/16: Land to the West of Mere Road- up to 100dw
 The 2016 SHLAA commentary states: 'Site is on aquifer. However, this shouldn't be an issue. This is a good, logical site for housing development of about 1/3 of the proposed units. Site considered achievable within 0-5 years.'
MBC/103/13: Land to the south of Easthorpe Lane, Redmile- up to 40dw
 Redmile is a sustainable village with a primary school, two pubs and an hourly bus service.

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Policy C1a and Appendix 2 be modified by:

CROX2: Land East of Saltby Road and South of A607

Modifying the allocated site as shown on the attached plan.

CROX3: Land South of Main Street (A607) and West of the Nook

Modifying the allocated site to include the whole field as shown on the attached plan.

SHLAA MBC/020/16: Land to the West of Mere Road- up to 100dw

Allocating this site for housing development or as a housing reserve site.

MBC/103/13: Land to the south of Easthorpe Lane, Redmile- up to 40dw

Allocating this site for housing development as shown on the attached plan.

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Written Representations

Participate at the Oral Examination ✓

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PART C: WHO YOU REPRESENT

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Melton Borough Resident

Planning Agent/Planning Consultant

Developer	<input type="checkbox"/>	Utility/Service Provider	<input type="checkbox"/>
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Business	<input type="checkbox"/>	Town/Parish Council	<input type="checkbox"/>
Other <i>(Please state)</i>	<input type="text" value="Landowner"/>		

Do you want to have further involvement in the Melton Local Plan? *(Please tick the appropriate boxes)*

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Name/Organisation:	Belvoir Estate

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Paragraph: Policy: Policies Map:

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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

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13. Positively Prepared 14. Justified 15. Effective 16. Consistent with National Policy

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The Council's emerging Local Plan sets a target of 37% affordable housing on new development across the Borough.
The results of the Council's own viability analysis demonstrate that only the highest value areas in the Borough can support this level of affordable housing provision.

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)

Policy C4 be modified to identify a differential affordable housing target that reflects the diversity of development viability across Melton.

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Other (Please state)	<input type="text" value="Landowner"/>		

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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"/>
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Paragraph: Policy: Policies Map:

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2. Sound: Yes No

3. Complies with Duty to Co-operate: Yes No

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17. Positively Prepared 18. Justified 19. Effective 20. Consistent with National Policy

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Supplementary planning documents add further detail to the policies in the Local Plan- they must not set out policy. Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.

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Paragraph 5.8.14 be modified to make clear that an affordable housing and housing mix supplementary planning document will only be used to add further detail to the policies in the Local Plan to help applicants make successful applications and will not be used to add unnecessarily to the financial burdens on development.

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Paragraph: Policy: Policies Map:

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1. Legally Compliant: Yes No

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3. Complies with Duty to Co-operate: Yes No

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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)

21. Positively Prepared 22. Justified 23. Effective 24. Consistent with National Policy

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With its historic, woodland setting the Belvoir Estate also provides an attractive rural location for the development of small business units, office space, meeting rooms and conference facilities. The Estate owns many properties that are redundant or have unusable floor space that could be converted into additional workspace.

Belvoir Castle gives its name to the Vale of Belvoir which is right in the heart of the English countryside and home to Melton Mowbray pork pies, Stilton cheese and other fine food. With the Estate being home to existing products like Belvoir fruit cordials and Botterill's free range geese, turkeys and chickens there is potential to further develop the brand with new high quality food products that use the best ingredients and add value through expert production.

The principal visitor attraction is the castle and its grounds, and the range of events that are held there. A wide variety of people come to the castle as day visitors, corporate guests and to attend events such as weddings, concerts, fairs and the annual firework display. This provides the Estate with a significant income which helps with the upkeep of the Castle.

To continue to retain such high-quality environments, the Estate needs to respond to the modern day demands and duties of the landscape, community and built environment of which it comprises. A significant barrier to progressing projects within the Estate is the planning process.

Melton Local Plan (Pre-Submission) Draft Policy EC2 is unduly restrictive in its approach to rural business by limiting tourism and employment developments to small-scale (which is undefined).

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)

Melton Local Plan (Pre-Submission) Draft Policy EC2 be modified to allow for a wider range of tourism and employment activity. For example, the lack of overnight accommodation means that visitor spending is generated principally by day-visitors. Visitors who stay overnight contribute more to the local economy by spending money on overnight accommodation, food, refreshment and ancillaries. Policy EC2 should be more supportive to opportunities to provide visitor accommodation, including holiday lodges, and to the hosting of events such as weddings, concerts, fairs.

The restrictions in relation to criteria 2,3 and 5 of Policy EC2 are unduly restrictive without further clarification of the term 'small-scale'.

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Developer

Utility/Service Provider

Government Organisation

Amenity Group

Other Organisation

Residents Group

Business

Town/Parish Council

Other (Please state)

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To continue to retain such high-quality environments, the Estate needs to respond to the modern day demands and duties of the landscape, community and built environment of which it comprises. A significant barrier to progressing projects within the Estate is the planning process.

Melton Local Plan (Pre-Submission) Draft Policy EC8 is unduly restrictive in its approach to rural tourism. It is unrealistic to apply a sequential approach to tourist related development when Belvoir Castle and the Vale of Belvoir are the area's principal tourism assets.

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Melton Local Plan (Pre-Submission) Draft Policy EC8 be modified to allow for a wider range of tourism and employment activity. For example, the lack of overnight accommodation means that visitor spending is generated principally by day-visitors. Visitors who stay overnight contribute more to the local economy by spending money on overnight accommodation, food, refreshment and ancillaries. Policy EC8 should be more supportive to opportunities to provide visitor accommodation, including holiday lodges, and to the hosting of events such as weddings, concerts, fairs.

Policy EC8 should not impose a sequential approach with respect to rural tourism development.

Other polices protecting the landscape and heritage assets make the last sentence of Policy EC8 unnecessarily restrictive.

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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

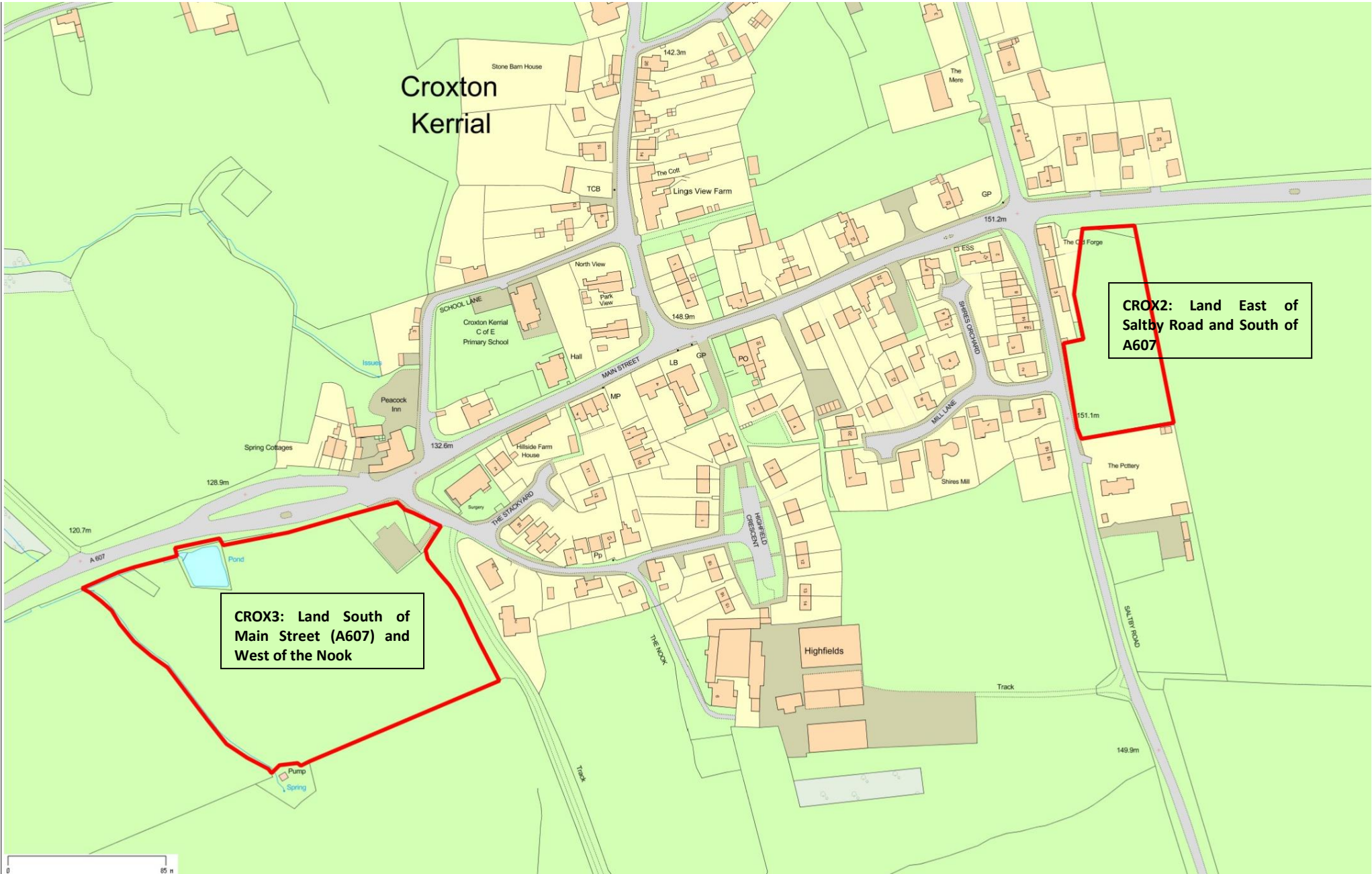
If you/your organisation **do not** wish to be included in future consultations on the Melton Local Plan

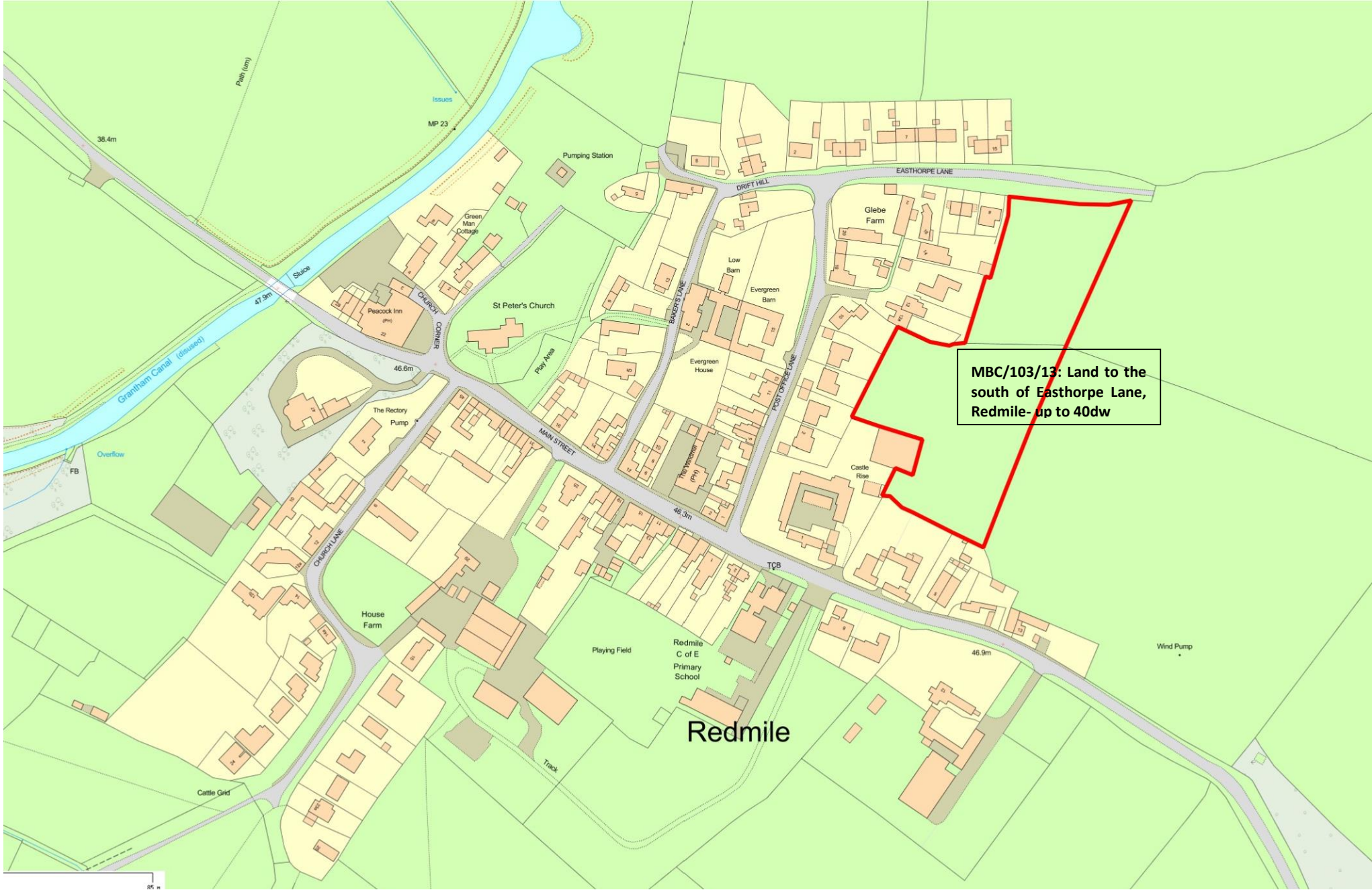
Thank you for taking the time to submit representations on the Melton Local Plan: Pre Submission Draft (November 2016). It should be noted that representations cannot be treated as confidential.

Croxtan Kerrial

CROX2: Land East of Salby Road and South of A607

CROX3: Land South of Main Street (A607) and West of the Nook






MBC/103/13: Land to the south of Easthorpe Lane, Redmile- up to 40dw

Redmile

MBC/020/16

STRATEGIC
HOUSING LAND
AVAILABILITY
ASSESSMENT

 2016 SHLAA Site

Waltham



Original scale (A4):

1:2,500

