

For official use only	
Respondent Ref:	Representation Ref:
Name/Organisation:	Davidsons Developments Ltd.

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:	<input type="text"/>	Policy:	<input type="text" value="C1 (A) / Appendix 1"/>	Policies Map:	<input type="text" value="Waltham-on-the-Wolds"/>
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4. Do you consider that the Melton Local Plan: Pre-Submission Draft is? *(Please tick the appropriate box)*

1. Legally Compliant:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2. Sound:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
3. Complies with Duty to Co-operate:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

**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	<input type="checkbox"/>	2. Justified	<input checked="" type="checkbox"/>	3. Effective	<input checked="" type="checkbox"/>	4. Consistent with National Policy	<input checked="" type="checkbox"/>
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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)*

Draft Policy C1 (A) seeks to allocate suitable sites within Melton Mowbray, and the Rural Service Centres and Rural Hubs to meet the identified housing needs of the Borough. At Waltham-on-the-Wolds, two Sites are allocated under Draft Policy C1 (A), under References WAL1 and WAL2, which in total are anticipated to provide up to 132 no. dwellings. Appendix 1 to the Pre-Submission Draft Local Plan sets out further details of the proposed allocations and reserve site and seeks to provide a more detailed rationale for their identification for housing development.

Whilst it is accepted that Site Reference WAL1 and the northern part of Site Reference WAL2 already benefit from Planning Permission (agreed in principle) and that the southern part of Site WAL2 is currently the subject of an Outline Planning Application for up to 60 no. dwellings (Reference 16/00847/OUT), which is being considered by the LPA, it is our belief that my client's land interest at Bescaby Lane should also be allocated within Waltham-on-the-Wolds, owing to its highly sustainable location and the contribution that an additional Site could make to the delivery of the strategic objectives for Melton Borough.

Indeed, given the questions raised regarding the current 5 year housing land supply position, as set out within our first representation in respect of Policy SS2 / Appendix 5, it is our client's assertion that the landholding at Bescaby Lane, Waltham-on-the-Wolds should also be included as a residential allocation, in order to ensure an ongoing supply of housing within a sustainable settlement and to ensure a 5 year supply of housing land, offering choice and completion in the market for land and offering a boost to the supply of housing. Indeed, the allocation of this Site would not conflict with the overall strategy for the Borough, which has already identified Waltham-on-the-Wolds (through Appendix 1 to the Pre-Submission Draft Local Plan), as a settlement which "is well-served in terms of education and health services and has good access to transport choices. It is towards the top of our settlement hierarchy...."

Given the continued pressing need to deliver housing in Melton Borough and particularly at the most sustainable locations, our client wishes to stress and reiterate the availability, deliverability and suitability of the identified Site off Bescaby Lane, Waltham-on-the-Wolds for housing development and would urge the allocation of this Site for residential development. This is demonstrated through the recent Outline Planning Application submitted to the Council, for a development of up to 45 no. dwellings, which is supported by a range of technical assessments and reports in respect of the following key matters:

1. - Traffic and transportation
2. - Access
3. - Flood Risk and Drainage
4. - Ecology
5. - Trees
6. - Landscape and Visual Impact
7. - Archaeology
8. - Agricultural Land Quality

This supporting work has indicated that there are no fundamental constraints to the development of this Site and that a range of housing options, including a policy compliant amount of affordable housing, could be delivered to meet local needs in the short term. In addition, a dialogue has been opened with Waltham-on-the-Wolds and Thorpe Arnold Parish Council to discuss this Site and to establish the views and specific requirements of the village in respect of housing delivery.

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)

Based upon the above points, we would encourage the allocation of the Site off Bescaby Lane, Waltham-on-the-Wolds for residential use, thereby allowing the delivery of much-needed housing in the short term to meet an identified shortfall in the 5 year housing land supply. This Site is well-related to the existing settlement and is sustainably located, immediately adjoining this Rural Service Centre. The Site is well placed to deliver a range of housing options, including affordable homes and it also offers the opportunity to provide wider infrastructure and community benefits.

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:

Davidsons Developments Ltd has an interest in the landholding at Bescaby Lane, Waltham-on-the-Wolds and therefore it hopes to play a key role in the delivery of housing to meet the local plan objectives. It is important therefore that they are represented at the examination sessions.

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)

- | | |
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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"/> |
| 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.