LOCAL PLAN – ISSUES FOR OUR VILLAGES

Do you want:

- Burton to merge with Melton as the majority of Melton’s new housing comes to the south?
- Dalby airfield to be a prime location for further housing?
- Extensive local areas to be designated as suitable for wind farms?

If not, now is the time to let the Melton Borough Council know via the local plan process, with the parish council’s help below:

CONTENTS:

Page 2 - How to respond online

Page 3 - How to respond by post

The Policies:

Page 4 - Policy SS4 – South Melton Sustainable Neighbourhood

Page 5 - map and comments on the above

Page 6 - Policy SS6 – Alternative Development Strategies and Local Plan Review
  - comments on the above

Page 7 - Policy EN4 – Areas of Separation
  - map of our Area of Separation and comments on the above

Page 8 - Policy EN10 – Energy Generation from Renewable Sources

Page 9 - comments on the above and map of LCU8

Pages 10, 11 & 12 - Printable response form (request pages 10, 11, & 12 in the print menu)

HERE TO HELP
Clerk to the parish council: Stephen Johnson 01664 840699
clerk@burtonanddalbypc.org.uk
Responding online
Melton Local Plan Consultation ends 4\textsuperscript{th} April 2016

Use this link:

https://meltonboroughcouncil.citizenspace.com/planning-policy-team/emerging-options/consult_view

Scroll down to: View the Plan and give us your views
Emerging Options Draft Plan

Helpful hints:

You don’t have to answer all the questions – choose what matters to you

You don’t need to finish your response all in one go. Once you’ve registered and made a start you can scroll to the bottom and choose to save and return.
MBC will email you a code to use when you return to the questionnaire.

It may help to have 2 windows open on your browser – one with the MBC consultation form and the other with the Parish Council website summary of the policies and notes so that you can refer to both easily.

Respond before 4\textsuperscript{th} April 2016
Responding by post
Melton Local Plan Consultation ends 4\textsuperscript{th} April 2016

Send to
Planning Policy,
Melton Borough Council,
Parkside, Station Approach,
Burton Street,
Melton Mowbray,
Leicestershire,
LE13 1G

To arrive there before 4\textsuperscript{th} April 2016

Below on pages 10, 11, and 12, you’ll find blank pages that we’ve taken from the Melton Borough Council’s online printable response form.

- the first page is for your personal details \textit{(you must give these for your response to be accepted)}

- the second is a general page \textit{(you can print out as many of these as you like)}. It has blank boxes for you to fill in the policy number and then your comments

- the final page is another one with blank boxes but also has a place to sign and date your response.

\textbf{On these you can enter the number of the policy you want to comment on and fill in the blank boxes.}

On pages 4 - 9 you will find the Policies and some notes to help.
Policy SS4 - Melton Mowbray South Sustainable Neighbourhood

The Local Plan will allocate some 120 ha of land to the south of Melton Mowbray as indicated on the plan below. Melton Borough Council will work with developers and delivery partners to create the Melton Mowbray South Sustainable Neighbourhood (SSN).

The SSN is a key part of the delivery strategy for the Local Plan and will help to deliver some 2,000 houses (of which it is expected that up to 1,700 will be built during the plan period) and 20 hectares of employment land. This constitutes some 30% of the overall housing and 60% of the outstanding employment requirements of the Borough.

The SSN will create an improved urban edge that respects the town’s heritage and relates sympathetically to Burton Lazars and the need to prevent the coalescence of Melton Mowbray with Burton Lazars and Eye Kettleby. The site will provide a new residential and business community which will contribute to the economic growth of Melton Mowbray. The development will provide a mix of homes integrated with the major expansion of the successful Leicester Road Business Park providing an opportunity to live and work within the neighbourhood.

The SSN will create improved residential and business gateways and improved connectivity to the town centre. It will improve east/west connectivity through a link road and green infrastructure which connect the A606 (Burton Road) to the A607 (Leicester Road). This will form part of the Melton Outer Relief Route.

A new local centre will be provided off the existing Dalby Road providing a focal point for the new residential and business community. This will provide local shops to serve the new residents and community facilities including a new primary school.

The development will be designed to incorporate Green Infrastructure to create a neighbourhood that is attractive, walkable and will be well connected to local leisure facilities and main walking, cycling and public transport routes into the town centre. It will enhance the setting of the Town and be respectful of its heritage.

The landscape, design and layout principles set out in the Areas of Separation and Settlement Fringe Sensitivity Study (2015) and the Biodiversity and Geo-diversity Study (2015) should be used to develop a comprehensive master-plan and set of design codes to guide the on-going development of the site to ensure that it respects existing landscape, wildlife and heritage assets and makes a positive contribution to the appearance of the settlement edge in this location.
Comments on Policy SS4

When considering the Southern Sustainable Neighbourhood the impact of traffic on Melton town was considered. There is no evidence that the traffic impact on the villages to the south of Melton, particularly Great Dalby and Burton Lazars was assessed.

The map that is included in the consultation document shows yellow hatched areas representing housing land on both sides of the southern relief road. If this map, as drawn, stays in the Plan it could be interpreted as showing the land south of the relief road is allocated for housing.

The relief road should form the southern boundary with no housing allowed to the south of it. This would help to prevent ‘creep’ into open countryside and into the Area of Separation with Burton Lazars.

As shown on the plan the new development threatens to undermine the area of separation which has been proposed in the Plan to ensure against coalescence of Burton Lazars and Melton town. It is important to respect the individual identity of Burton Lazars as a separate settlement in open countryside.
Policy SS6 – Alternative Development Strategies and Local Plan Review

Melton Borough Council is committed to meeting its requirements for housing, employment and other development and infrastructure. The Council will monitor delivery of new development in the context of policies and targets within this plan.

Where monitoring identifies significant and persistent shortfalls in the delivery of housing and employment delivery, poor spatial distribution or there are changes to the objectively assessed need for development, the Council will consider an early review of the Local Plan to identify alternative development sites.

Potential alternative or long term options that will be explored include:

- Previously considered large scale site options at Normanton Airfield, Dalby Airfield and Six Hills;
- ‘Suitable’ small sites within the rural area; and
- Land to the west of Melton Mowbray

Comments on Policy SS6 – Alternative Development Policy and Local Plan Review

The objective of the Local Plan is to identify sites that are definitely allocated for development. To have sites that are neither allocated nor rejected prejudices proper review every 5 years.

The existence of ‘fallback sites’ would pre-empt the possible emergence of other more sustainable development sites of which the authority is currently unaware.

It would be sufficient to state that the development strategy will be reviewed, at which time all available sites should be considered on their merits.
Policy EN4 – Areas of separation

New development proposals will be supported where they;
· Avoid the coalescence of settlements;
· Retain highly tranquil parts of the landscape between settlements; and
· Safeguard the individual character of settlements by maintaining the principle of separation between them.

New development proposals will be supported where they respect the following areas of separation as identified in the ‘areas of separation, settlement fringe sensitivity and local green space study’:

· **Melton Mowbray and Burton Lazars**
· Melton Mowbray and Thorpe Arnold
· Melton Mowbray and Asfordby Hill
· Melton Mowbray and Eye Kettleby
· Asfordby and Asfordby Valley
· Asfordby Hill/Valley and Kirby Bellars
· Bottesford and Easthorpe
· Bottesford and Normanton

Comments on Policy EN4
Residents of Burton Lazars should express their support for Policy EN4 and the principle of safeguarding the individual character of settlements by maintaining the areas of separation between them.
Policy EN10 - Energy Generation from Renewable Sources

Renewable energy proposals appropriate for Melton, including biomass power generation, combined heat and power, hydro, wind, solar and micro generation systems, will be supported and considered in the context of sustainable development and climate change.

Proposals for renewable energy technology, associated infrastructure and integration of renewable technology on existing or proposed structures will be assessed both individually and cumulatively on their merits taking account of the following factors;

· Siting so as to gain maximum effect from wind/solar/water sources
· The surrounding landscape, townscape and heritage assets
· Residential and visual amenity
· Noise impacts
· Odour impacts
· Designated nature conservation, geo-diversity or biodiversity considerations
· Ecology
· Aircraft movements and associated activities, including effects on radar, communications and navigational systems
· Electromagnetic transmissions
· High quality agricultural land
· Access for construction, maintenance and de-commissioning
· Not creating demand for bio-energy fuels known to result in net carbon emissions through production methods, transport requirements and/or loss of carbon sinks.
· General safety in terms of highways, power lines, icing, visual distraction
· Transport movements for importation of biomass fuel

In the case of proposals for wind energy development involving one or more wind turbines, planning permission will only be granted if:

The development site is in an area identified as being of low or low-moderate sensitivity to wind turbine development in the Melton and Rushcliffe Landscape Sensitivity Study 2014. These areas and acceptable turbine requirements are set out in the table below.

Following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

<table>
<thead>
<tr>
<th>Landscape Character Assessment Unit</th>
<th>Acceptable Turbine Height and Cluster Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>LCU1 Vale of Belvoir</td>
<td>&lt;25m as a single turbine or clusters of two/three in larger scale areas</td>
</tr>
<tr>
<td>LCU3 Leicestershire Wolds: Dalby to Belvoir Wolds</td>
<td>&lt;25m as a single turbine or clusters of two/three in larger scale areas</td>
</tr>
<tr>
<td>LCU5 Leicestershire Wolds: Ragdale to Saltby Woods</td>
<td>&lt;25m as a single turbine in the smaller vales or two/three turbines in elevated areas.</td>
</tr>
<tr>
<td>LCU6 Kesteven Uplands: Saltby and Sproxton Limestone Edge</td>
<td>Up to 50m as clusters of two/three turbines in wooded areas or clusters of four/five in open arable areas</td>
</tr>
<tr>
<td><strong>LCU8 High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland</strong></td>
<td><strong>Up to 50m as clusters of four/five turbines, in areas of varied, steeply sloping topography and small field patterns clusters of two/three</strong></td>
</tr>
<tr>
<td>LCU9 Leicestershire Wolds: Wreake Valley</td>
<td>&lt;25m as clusters of two/three turbines</td>
</tr>
<tr>
<td>LCU 10 Leicestershire Wolds: Eye Valley</td>
<td>&lt;25m as a single turbine in the east of the area and two/three turbines in the west.</td>
</tr>
<tr>
<td>LCU11 High Leicestershire Hills: Gaddesby Valley</td>
<td>&lt;25m as clusters of two/three turbines</td>
</tr>
<tr>
<td>LCU13 Leicestershire Wolds: Buckminster, Wymondham and Freeby Farmland</td>
<td>Up to 50m as clusters of two/three turbines</td>
</tr>
<tr>
<td>LCU14 Leicestershire Wolds: Asfordby Quarry</td>
<td>Up to 50m in clusters of four/five turbines</td>
</tr>
<tr>
<td>LCU15 Leicestershire Wolds: Melton Farmland Fringe</td>
<td>Up to 50m as clusters of two/three turbines</td>
</tr>
</tbody>
</table>

In developing proposals for new thermal generating stations, developers should consider the opportunities for CHP and district heating from the very earliest point and it should be adopted as a criterion when considering locations for a project.

Renewable energy proposals which will directly benefit a local community in the medium and long term and/or are targeted at residents experiencing fuel poverty will be particularly supported.
Comments on Policy EN10 - Energy Generation from Renewable Sources

There is no requirement for the local authority to allocate land in the Local Plan for wind energy generation. Each application should be considered on its merits, with community engagement.

However, Policy EN10 states that the Landscape Character Units listed in the policy ARE suitable for wind energy development of the turbine heights and cluster sizes identified.

This has the effect of allocating a large proportion of the borough as wind energy sites. In some areas this is in direct contradiction to recent appeal decisions, for instance the inclusion of LCU8. The Secretary of State, in his judgement about a single 46.1m turbine at Hall Farm, near Thorpe Satchville, considered that the turbine ‘was incompatible with its rural location in LCU8 and would cause moderate harm to the fabric of the landscape’. He attributed considerable weight to this in the planning balance.

It would therefore be wrong to identify LCU8 as suitable to site wind turbine development of up to 50m whether singly or in clusters in the Local Plan. Policy EN10 is in direct contradiction to a recent judgement made by the Secretary of State.

The list of LCUs should be removed from the policy.
About you

1 Please provide your full name
(Required)

2 Are you acting as an agent on behalf of someone else?
(Required). Please select only one item
Yes □ No □

If yes, please provide details

3 Are you responding on behalf of an organization?
Please select only one item
Yes □ No □

If yes, please provide the name of the organization

4 Please provide your address
(Required)

Postcode:
(Required)

5 What is your email address
**Other Comments**

1a Please state which Policy or part of the plan you are commenting on

*Policy, paragraph or chapter name (required)*


2a Do you support this policy / part of the plan?

*Please select only one item*

- Support □
- Object □
- Support with observations □
- Other □

3a Please add your comments about this policy or part of the plan here


4a What changes would you like to see made to this policy?
1b Please state which Policy or part of the plan you are commenting on
Policy, paragraph or chapter name (required)

2b Do you support this policy / part of the plan?
Please select only one item

Support ☐  Object ☐  Support with observations ☐  Other ☐

3b Please add your comments about this policy or part of the plan here

4b What changes would you like to see made to this policy?

Signed ____________________________ Date __________/__________/_________