

Our Ref:

9 June 2020

Melton Borough Council
Planning Policy
Parkside
Station Approach
Burton Street
Melton Mowbray
LE13 1GH

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Dear Sir / Madam

Gaddesby Neighbourhood Plan Regulation 16 Consultation Supplementary Representations on Behalf of the Ovens Family

Since submitting Representations on behalf of the Ovens Family in April, we have noted an additional matter of importance that needs to be brought to the attention of the Examiner.

We highlighted in our April Representations that the NDP does not make provision for housing development sufficient to meet the identified housing needs of Gaddesby (47 dwellings according to the Local Plan). But, of course, it is as important to note that the NDP makes no allocations for housing at all. The only references in the NDP to housing allocations are cross-references to allocations made in the Local Plan. This is unnecessary duplication.

The failure to allocate land for housing in the NDP, and the failure to ensure that Gaddesby's housing needs are met in full, means that, if the NDP is eventually adopted as currently drafted, the Parish will not be able to take advantage of the dispensation that applies to neighbourhood plan areas, as set out in paragraph 14 of the NPPF. That is, where housing allocations are made, the Local Planning Authority will only have to demonstrate that it has a three-year housing supply, to enable it to conclude that allowing development that conflicts with the NDP would have adverse effects that significantly and demonstrably outweigh the benefits of granting permission. In such circumstance, the NDPs housing policies would be out of date upon adoption, and the tilted balance in favour of sustainable development would be engaged, making the Area vulnerable to ad hoc development proposals. That, we suspect, is not what the Parish Council wishes to see happen.

This situation could, of course, be resolved if our Client's land is allocated for housing development in the NDP, as allocating it would both ensure that the NDP makes specific provision for housing development, and that the Area's housing needs are met in full.

Kind Regards

Yours faithfully

Avison Young

Avison Young (UK) Ltd

cc. M Ovens Esq
J Worley Esq