

4th January 2018

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MELTON LOCAL PLAN EXAMINATION: HEARING STATEMENT

Introduction

Richborough Estates write to submit our response to the Examination of the Melton Local Plan 2011-2036. Richborough Estates is promoting land east of Great Lane, Frisby on the Wreake.

Matter 5: Other Housing Allocations (Policy C1(A) and Appendix 1) and Reserve Sites (Policy C1(B) and Appendix 1)

The front part of our site ('FRIS1), adjacent to Great Lane has the benefit of an outline planning consent (Ref: 16/00491/OUT), and has been sold to Bellway Homes who have progressed their reserved matters submission (Ref: 17/01325/REM), which is currently being determined. The reserved matters submission is for 53 dwellings.

The remainder of the site to the east ('Phase 2') also benefits from a conditional contract with Bellway Homes to deliver this site. A Plan is enclosed at **Appendix 1**, which shows where FRIS1 and the Phase 2 site are located. FRIS1 has a red outline, and shows the submitted reserved matters layout; whilst Phase 2 has a green outline.

The Phase 2 part of the site benefits from being the proposed allocation in the Frisby on the Wreake Neighbourhood Plan, which is well advanced and is a material consideration in this Local Plan process.

Indeed, the first – and primary - Hearing session for the Neighbourhood Plan was held on Tuesday 12th December 2017. There is a second session to deal only with Local Green Spaces on 11th January 2018. At which point the Neighbourhood Plan Inspector will finalise his report.

As such it is our expectation that the Neighbourhood Plan process will be concluded ahead of the Local Plan. At the Neighbourhood Plan Hearing, Melton Borough Council confirmed that, should the Neighbourhood Plan receive a positive Inspector's Report then the Council will amend the allocations to accord with the Neighbourhood Plan. This would involve the deletion of FRIS 2 and FRIS3 from the Local Plan, and an extension to FRIS1 to the east to incorporate the Phase 2 area.

The quantum of growth to be directed to Frisby was the source of much discussion at the Neighbourhood Plan Hearing session. The focused changes to the Local Plan set out that Frisby needs to deliver 68 dwellings over the Plan period, and yet the allocations in the Local Plan are for 118 dwellings. It is unclear why such over-provision is proposed. The Neighbourhood Plan sets a target of 78 dwellings, which would provide 15% flexibility over the Local Plan figure; FRIS1, including Phase 2, is capable of delivering this number in its entirety. We consider that this level of flexibility is sufficient, especially given the certainty of delivery on FRIS1 and the extension to this site.

If for some reason the Neighbourhood Plan Inspector does not recommend that it moves forward to referendum, we are of the view that the recommendations of the Neighbourhood Plan – based on evidence and a consultation exercise with the community – should still be respected and that FRIS1 should be extended to deliver the full housing requirement for Frisby; and FRIS2 and FRIS3 removed as residential allocations.

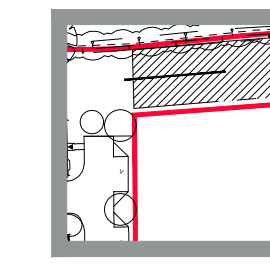
The Council's approach, that they would amend the allocations were the Neighbourhood Plan to proceed to referendum, demonstrates that the extension to FRIS1 is a suitable and sustainable location; and as such there appears to be no sound logic why the allocations would plan for such an increased level of growth, or why they would not respect the outcome of the Neighbourhood Plan consultation process.

Indeed, to ignore such an advanced Neighbourhood Plan in the formulation of this Local Plan would not accord with the weight to be given to such documents in accordance with national policy, and would undermine localism in Frisby.

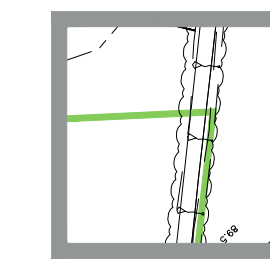
Russell Crow
Planning Director



CONTRACT PLAN



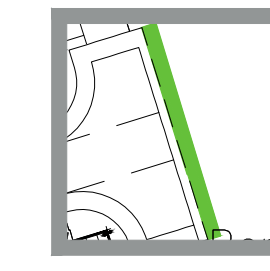
PROPERTY (PHASE 1 EDGED RED)



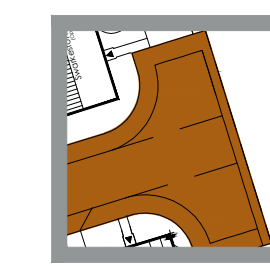
PHASE 2 LAND (EDGED GREEN)



AFFORDABLE HOUSING LAND FOR RENT (EDGED YELLOW)



INFRASTRUCTURE CORRIDOR (COLORED GREEN)



NEW ROAD (COLORED BROWN)



Rev.	Description	Date

Bellway Homes (EM) Ltd, 3 Romulus Court, Meridian East, Meridian Business Park, Braunstone Town, Leicester, LE19 1YG
Tel: 0116 282 0400 Fax: 0116 282 0407

Development:
Land adjacent to Great Lane
Frisby on the Wreake, Leicestershire

Drawing title:
Contract Plan

Date	Scale	Drawn
Sep 2017	1:500@A0	

CP-001	B
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