

MELTON LOCAL PLAN

STATEMENT OF COMMON GROUND BETWEEN MELTON BOROUGH COUNCIL AND CHARNWOOD BOROUGH COUNCIL

1. Introduction

- 1.1 This statement identifies the areas of common ground between Charnwood Borough Council (CBC) and Melton Borough Council, in respect of those policies contained in the Pre-Submission Draft Melton Local Plan and in the Addendum of Focused Changes, on which CBC has submitted representations. It also identifies those matters remaining that are still the subject of specific disagreement.
- 1.2 The statement should be read alongside the CBC representations (FC representor number 198 and PSD representor number 376) and MBC’s responses to those representations.

2. Background


- 2.1 Charnwood BC are a specific consultee under the Town and Country Planning (Local Development) (England) Regulations 2012.
- 2.2 Representations were submitted by CBC at Regulation 19 (Pre-submission draft local plan) stage, following responses submitted at previous formal and informal consultation stages.
- 2.3 Subsequently, in July 2017, the Council published an Addendum of Focused Changes to the Draft Local Plan. Further representations were received from CBC in response to that consultation.

3. Areas of Agreement and Outstanding Areas of Disagreement

- 3.1 The schedule below indicates where an agreed position has been reached and where it has not for each of the matters raised in CBC’s representations and MBC’s response to them.

Draft Local Plan Policy	Position
SS2	<p>AGREED</p> <p>The parties agree that HEDNA 2017 is a sound and robust basis on which to base Housing Requirements (HR). The parties agree that MBCs justification for its HR is set out in Towards a Housing Requirement for Melton Borough and it’s addendum (MBC/HN4a, MBC/HN4c), and in the Council report on Housing Requirements considered on 4th July (MBC/HN5).</p> <p>The parties agree that the latest Joint Statement of Co-operation relating to the OAN (MBC/HN3a), to which both parties are signatories, indicates at para. 2.10 that “In terms of determining housing targets to be included in their Local Plans, local planning authorities should take account of the requirements of both national policy and local circumstances, including the need to base Local Plans on a strategy that seeks to meet the OAN for housing. In this regard, it is recognised that all authorities are at different stages of plan preparation and that this situation must be accommodated. In determining their housing target over the relevant plan period, therefore, each authority will take into account the HEDNA and other relevant evidence”.</p>

Draft Local Plan Policy	Position
	<p>The parties agree that the Strategic Growth Plan will provide a new strategic planning framework for the HMA.</p> <p>The Draft SGP will enter a period of consultation from January to March 2018.</p> <p>The Draft SGP identifies housing need at 186 dpa 2011-31 and 170dpa 2011-36 with a delivery figure of 238dpa for the period of 2031-50. The delivery figure is similar to that proposed in the Local Plan (2011 -2036) of 245dpa. The process by which the SGP will be implemented is currently set out in the Joint Statement of Co-operation Relating to Objectively Assessed Need for Housing (November 2017)</p> <p>NOT AGREED CBC considers that the plan does not set out a strong enough justification for a housing requirement of 245 dpa for 2011-2036 which departs so far from the OAN of 170dpa. CBC is of the view that this would have implications that extend beyond Melton Borough across the housing market area.</p> <p>MBC consider that the evidence it relies upon (MBC/HN4a, MBC/HN4c and MBC/HN5) is within the terms of 'other relevant evidence' indicated in the Joint Statement of Cooperation (November 2017).</p>
SS6	<p>NOT AGREED CBC is of the view that the previously considered large scale site option at Six Hills is not a reasonable alternative option under the emerging development strategy for the Melton Local Plan 2011-2036.</p> <p>MBC consider that the inclusion of the reference to giving priority to exploring previously considered large scale site options, including at Six Hills should be retained, to give credibility to the policy assertion that any plan review would be carried out quickly.</p>
Chapter 6: Melton's Economy – Strong and Competitive	<p>AGREED Both authorities recognise that the HEDNA provides the most up to date evidence of an objectively assessed need for employment land needs across the HMA. Any forecasting of future jobs growth and employment land needs will be dependent upon the interplay of a range of economic variables and it is appropriate to have regard to all relevant evidence in aligning housing and employment land requirements.</p> <p>NOT AGREED CBC considers that while the Melton Local Plan employment land requirement of 50.75ha is broadly similar to the lower end of HEDNA's range of employment land needs of 53 – 66ha for 2011-2036, the evidence in HEDNA indicates that this requirement would not align with a higher level of housing provision and so if the adopted Local Plan were to include higher housing requirements then balancing homes and jobs would require consideration of employment land re-distribution as well as housing.</p> <p>MBC consider that the evidence set out in Towards a Housing Requirement in Melton Borough and the documents it relies upon, including the HEDNA, is robust and proportionate evidence to justify the employment land requirement.</p>
Policy EN3: Melton Green Infrastructure Network	<p>AGREED The parties agree that the inclusion of the River Wreake corridor as part of the green infrastructure network is sound.</p>

<p>Signed on behalf of Charnwood BC</p> <p>David Pendle</p>	<p>Signed on behalf of Local Planning Authority</p>  <p>Valerie Adams</p>
<p>Date 22nd December 2017</p>	<p>Date 22nd December 2017</p>
<p>Position Group Leader, Plans, Policies and Place Making</p>	<p>Position Local Plans Manager</p>