



Frisby on the Wreake (FRIS 3)
Melton Local Plan Examination

On behalf of Mr and Mrs Cook

INTRODUCTION

This Statement has been prepared on behalf of Mr and Mrs Cook in respect of land to the south of Frisby on the Wreake; proposed allocation FRIS3 in the emerging Local Plan.

To provide some background to the site, an outline planning application for the development of the site for up to 48 dwellings was submitted to the Borough Council on 29th September 2016, and given a validation date of 29th September 2016; Application Reference Number 16/00704/OUT.

The proposed development will deliver 48 dwellings, of which 37% will be affordable. Extensive open space, for new and existing residents is proposed of some 4.1 hectares, including a new equipped play area. The proposal also offered the opportunity to deliver a new school drop off facility and expansion land for the school.

Members voted to approve the outline planning application at Committee on 7th September 2017, subject to a S106 Agreement and the inclusion of an additional condition. The S106 has been agreed, and all parties have signed the document.

The Inspector will be aware of the request made to the Secretary of State (SoS) to use his "call in powers". At the time of writing the SoS has not issued a decision on this request, and therefore the decision notice for the outline planning application has not been issued.

The Inspector will also be aware that the Frisby on the Wreake Neighbourhood Plan is currently the subject of examination. The Neighbourhood Plan does not follow the allocations made in the Local Plan, nor the housing figures for the settlement as proposed within the Local Plan. The Inspector examining the Neighbourhood Plan has questioned the discrepancies in the housing figures between the Neighbourhood Plan and the Local Plan, he has also questioned the site assessment process undertaken to inform the preparation of the Plan. The final Hearing session is due to be held on 11th January 2017.

The site is deliverable and whilst the site has not yet been marketed there is a good level of housebuilder interest in the site. The site can deliver and complete within five years as the Local Plan trajectory suggests.

The allocation of FRIS3 in the Melton Local Plan is fully supported. The allocation is made having regard to a sound evidence base with the sustainability of the site fully assessed through the determination of the outline planning application described above.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

MATTER 5

5.1 Overall, has the allocation of the sites in Policy C1(A) been based on a clear, robust process of site assessment and informed by sustainability appraisal? In particular:

i) has an appropriate selection of potential sites been assessed?

It is considered that an appropriate selection of potential sites has been assessed. The SHLAA has informed the identification of sites for assessment. In addition, there have been opportunities to submit sites, not previously considered, during the preparation of the Plan.

ii) has an appropriate methodology been used and has it been applied consistently?

It is considered that an appropriate methodology has been used, and applied consistently in the Plan preparation.

iv) has a reasonable balance been struck between the residual requirement figure for each of the settlements in Table 4 and the allocation of sites to meet the residual requirement as closely as possible?

A reasonable balance has been struck between the residual requirement figure for each of the settlements in Table 4 and the allocation of sites to meet the residual requirement. The redistribution of the proportion deficit is also supported, in particular in settlements such as Frisby on the Wreake, which can accommodate additional development.

5.2 Overall, will the allocations provide sufficient flexibility to help deliver the spatial strategy?

The allocation of FRIS3 is fully deliverable. As detailed in the introduction, there is a resolution to grant outline planning for 48 dwellings and a signed S106. Subject to the SoS's decision as to whether to use his "call in powers", the decision notice can be immediately issued, and the site put to the market and delivered within five years.

5.3 Are the specific policy requirements for the site allocations in Appendix 1 justified and effective? Together with the Plan policies as a whole, is there reasonable assurance that the development of the allocations will be sustainable and in accordance with national planning policy?

FRIS3 has been assessed in detail through both the emerging Local Plan and the determination of the planning application. The proposed allocation/development is sustainable and in accordance with national planning policy.