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Melton Borough Council,
Parkside,
Station Approach,
Burton Street,
Melton Mowbray,
Leicestershire
LE13 1GH

By email only to: planningpolicy@melton.gov.uk

21st July 2020

Dear Sir/Madam,

Re: Hoby with Rotherby Neighbourhood Plan – Regulation 16 consultation

This letter provides Gladman Developments Ltd (Gladman) representations in response to the draft submission version of the Hoby with Rotherby Neighbourhood Plan (HRNP) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. Gladman has considerable experience in neighbourhood planning, having been involved in the process during the preparation and examination of numerous plans across the country, it is from this experience that these representations are prepared.

Gladman welcome the opportunity to comment on the Hoby with Rotherby Neighbourhood Plan and support the general scope of the Regulation 16 Plan. These representations only contain a few specific comments on the proposed policies and aspirations alongside highlighting Gladman's land interests at Six Hills which is partially located in the neighbourhood area, location plans and indicative proposals can be found at Appendices 1, 2 and 3.

Legal Requirements

Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the HRNP must meet are as follows:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.*
- (d) The making of the order contributes to the achievement of sustainable development.*
- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).*

(f) The making of the order does not breach, and is otherwise compatible with, EU obligations.

(g) The making of the neighbourhood plan does not breach the requirements of Chapter 8 of part 6 of the Conservation of Habitats and Species Regulations 2017.

National Planning Policy Framework and Planning Practice Guidance

The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role they play in delivering sustainable development to meet development needs.

At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through plan-making and decision-taking. This means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.

The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 13 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.

Paragraph 15 further makes clear that neighbourhood plans should set out a succinct and positive vision for the future of the area. A neighbourhood plan should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.

Paragraph 29 of the Framework makes clear that a neighbourhood plan must be aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

Planning Practice Guidance

Following the publication of the NPPF (2018), the Government published updates to its Planning Practice Guidance (PPG) on 13th September 2018 with further updates being made in the intervening period. The updated PPG provides further clarity on how specific elements of the Framework should be interpreted when preparing neighbourhood plans.

It is important the neighbourhood plan sets out a positive approach to development in their area by working in partnership with local planning authorities, landowners and developers to identify their housing need figure and identifying sufficient land to meet this requirement as a minimum. Furthermore, it is important that policies contained in the neighbourhood plan do not seek to prevent or stifle the ability of sustainable growth opportunities from coming forward.

Hoby with Rotherby Neighbourhood Plan

This section highlights the key matters that Gladman would like to raise with regards to the content of the HRNP as currently proposed. Whilst Gladman support the fact that the Parish Council has amended the HRNP in light of our previous representations, Gladman have sought to recommend modifications to the Plan that should be explored through the examination process.

Six Hills Garden Village

Gladman and the Parish Council have had several meetings since 2019 regarding the proposed Garden Village at Six Hills. Additional land to support proposals at Six Hills has now been identified within the Parish of Hoby and Rotherby (see Appendix 3). The Plan, as currently drafted, acknowledges the proposed development and pending application within the foreword. However, Gladman suggest that additional wording referencing the site is required within the Plan, similar to that proposed within our Regulation 14 response and set out below;

“The neighbourhood plan needs to acknowledge that there is a housing need within the Melton Borough Council area and Leicestershire as a whole. Proposals for a Garden Village at Six Hills has been proposed as a solution to meeting the housing needs of Leicestershire and beyond. There is an identified shortfall in Leicester City's housing need of 7813 dwellings. This number is to be distributed across the Leicestershire Local Authorities. The distribution of this is currently unknown and for agreement with the local authorities.

The Garden Village at Six Hills being proposed could deliver new homes, both market and affordable, community facilities including schools, public open space, recreational facilities including an upgraded race hub, and employment opportunities.

Whilst the delivery and allocation of the Garden Village is strategic in nature and would be for a future Local Plan Review to allocate rather than the neighbourhood plan it is however is important to acknowledge the proposal within the Neighbourhood Plan. The Garden Village could benefit the community of Hoby with Rotherby, through the provision of services and facilities within the site. The provision of family homes and affordable homes would allow those in need of a home to stay within the local area. In addition to on site provision, S106 contributions to improve infrastructure and facilities will be provided as part of any planning permission which could assist in the delivery of multiple community aspirations identified within the draft Neighbourhood Plan.

A planning application was submitted to Melton Borough Council in November 2017 for 2,625 homes, extra care apartments, a lake side hub including retail, leisure and community facilities. Land for 2 primary schools and a secondary school has been proposed. Furthermore, up to 2400m² of employment has been proposed within the Innovation Employment Campus (B1a-B1b use class) and up to 27,400m² within the Employment Quarter (B2-B8 use class). Green infrastructure has been proposed to retain habitats, provide new landscaping, allotments, public open space including; a children's play areas, formal sports facility, walking and cycling routes and a sustainable urban drainage system. The application is currently pending consideration.

Gladman Developments are currently undertaking further work and engaging with the Council and Stakeholders with regards to the application.

In addition to the application site, Gladman have identified that additional land is required to support the proposals. This could include land within the Parish of Hoby and Rotherby, and a possible extension into Charnwood Borough Council area."

Furthermore, it is important that policies within the HRNP provide suitable flexibility to ensure that the Plan does not inadvertently restrict the delivery of sustainable development opportunities, suggestions to alleviate this are set out below.

Policy 14: New Development

Paragraph 1 of the above proposed policy states, *"All new development will only be permitted where it is in accordance with Melton Local Plan Policy SS3 and it is located within an existing settlement boundary of either Brooksby, Hoby, Rotherby or Ragdale, as identified on Maps 24-26a..."*.

Gladman remind the Steering Group that it is not in the remit of the neighbourhood plan to determine planning applications as this is the sole responsibility of the local planning authority. Gladman therefore recommend that reference to 'permitted' in the Plan is deleted or amended to state *'...will be supported'*.

Furthermore, Gladman recommend that additional flexibility is required in Policy 14 to ensure sustainable growth opportunities outside of the settlement boundary but within the neighbourhood area, such as Six Hills, are not restricted and can assist in the delivery of strategic housing needs and unmet housing needs of Leicester City.

Community Aspirations

Gladman are supportive of the community aspirations contained within the Regulation 16 HRNP and highlight that the development at Six Hills proposes to deliver significant levels of infrastructure which may contribute to the ambitions of the neighbourhood plan steering group.

The planning application for up to 2,625 new homes is currently awaiting decision and proposes to deliver an extensive Green Infrastructure (GI) of retained and new landscape habitats, including the new Six Hills Park, sports provision, allotments, children's play areas, and 'Greenways' which may support the community aspirations for the Environment¹.

Additionally, the scheme proposes to implement measures that will mitigate the impact of development on the highway network. These comprise of improvements to the Six Hills Lane/ Paddy's Lane (Shoby Crossroads) junction including changing the existing crossroads to a new roundabout arrangement, and improvements to the A46 slip roads to extend merge lanes and widen the diverge lanes making it easier for vehicles to exit and enter onto the A46.

Improvements further afield include measures to the A46 'Hobby Horse junction which includes the proposal to provide a new 'through about' assisting the movement of traffic from the A46 eastbound. These mitigation

¹ Planning Application Reference: 17/01374/OUT

measures will improve the flow of traffic movements beyond that currently experienced and may contribute to the delivery of Policy 10 and the community aspirations surrounding Traffic within the Neighbourhood Plan area.

Furthermore, Gladman highlight that the additional land within the neighbourhood plan area (Appendix 3), may represent a further opportunity to assist in delivering the Neighbourhood Plan's community aspirations.

Conclusions

Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community and through this representation has sought to ensure consistency with national policy and the wider area requirements.

Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.

Yours faithfully,

Josh Plant
Gladman Developments Ltd.

Appendices

Appendix 1 – Six Hills Indicative Layout

The drawings in this appendix of Project Environment and Design, Layout and a further 10 drawings are not reproduced, retained or allocated to any other project. This drawing is the property of JPCCT and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of JPCCT. Environment and Design Ltd
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-  Site Boundary
-  Lakeside Hub
-  Expanded Race Hub (Regional Traction Centre)
-  Primary Schools
-  Secondary School
-  Extra Care
-  Access Points
-  The Boulevard (Primary Street & Bus Route)
-  Greenway/ Pedestrian/Cycle Links & Parkland Trails
-  Employment Quarter
-  Innovation Employment Campus
-  Park & Ride



DATE: 24 October 2017
 DRAWING NO: 7456-L-07
 SCALE: 1:10,000
 PROJECT: Six Hills
 CLIENT: Gladman Developments Ltd



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 Gladman Developments Ltd
 Six Hills
 Leicester

INDICATIVE LAYOUT

15,000 @ A1
 24 October 2017 CIVL/DC
 7456-L-07 - J



Appendix 2 – Location Plan including future expansion



