

Melton Borough Council - Regulation 16 Response Form

Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, **Stathern Parish Council** has submitted its draft Neighbourhood Plan to Melton Borough Council. In accordance with Regulation 16, Melton Borough Council would like to invite comments from organisations and individuals on the submitted Neighbourhood Plan. All background documents are available to view on the <https://www.meltonplan.co.uk/stathern> webpage.

Please use this form to submit your comments for the Neighbourhood Plan and return the form to: planningpolicy@melton.gov.uk. For each representation, please use a separate form and mark clearly which document and part your representations relates to.

PART A: About you & Examination

1. What is your name?

Helen Broadhurst

2. What is your email?

helen@valeplanningconsultants.co.uk

3. Please enter your address

Elder House, 2 Boyers Orchard, Harby, Melton Mowbray, LE14 4BA

4. Are you a resident of the area that this Neighbourhood Plan relates?

Yes No

5. If you answered 'No' above, please select from the appropriate option below

Agent

Developer

Landowner

Stakeholder

Consultee

Other

If you have selected any of the above, please give additional information here, including who you represent.

Redmile Developments Ltd.

Do you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan? Yes

NOTICE: Melton Borough Council will process the information you provide in a manner that is compatible with the General Protection Regulations (GDPR), 2018. Please be aware that all representations received by the authority will be made publicly available (in due course). These will be identifiable by name and organisation (if applicable).

PART B: Representation Form (1)

1. Please indicate which part of the submitted Neighbourhood Plan or supporting documents this representation relates (e.g. submission plan, policy map)

Submission Plan

Page number (if applicable)

Page 20 & 21

Paragraph/policy (if applicable)

Policies H1 & H2, and associated Figure 2

2. Do you believe that this policy/section of the Neighbourhood Plan:

	Yes	No	Unsure
Meets European Obligations	X	<input type="checkbox"/>	<input type="checkbox"/>
Has regard to national Planning policies	<input type="checkbox"/>	X	<input type="checkbox"/>
Is in general conformity with the Strategic policies of the Local Plan/is compatible with adjoining Neighbourhood Plans	<input type="checkbox"/>	X	<input type="checkbox"/>
Contributes to the achievement of sustainable development	<input type="checkbox"/>	X	<input type="checkbox"/>

Do you?

Support this policy/part of the plan
 Support this policy/part of the plan subject to modifications
 Object to this policy/part of the plan
 Neither support or object to this policy/part of the plan

Please provide your comments here:

Policies H1 & H2 of the emerging Neighbourhood Plan (NP)

Policy H1: Limits to Development is in conflict with Policy SS2: Development Strategy of the Adopted Melton Local Plan by virtue that draft Policy H1 is permissive only of new development within the proposed Limits to Development, whereas Policy SS2 is permissive of new housing development “within and adjoining” the settlement.

This is a policy conflict which results in draft Policy H1 being unsound and if adopted in its current form, will lead to uncertainty and confusion for developers and for the local community.

Given that Policy SS2 of the Melton Local Plan has been tested through the Examination process, and has been considered ‘sound’ by the Inspector, (leading to the adoption of the Local Plan in October 2018), we believe that this Policy should provide the framework and parameters for Policy H1 of the Neighbourhood Plan.

Policy SS2 of the Melton Local Plan clearly envisages some sustainably located development on windfall sites within or adjoining the Service Centres (including Stathern) across the plan period, in order to ensure that the housing needs of the Borough are met. By seeking to limit to development to sites within the defined Limits to Development, Draft Policy H1 Neighbourhood Plan is, in effect, restricting / prohibiting the delivery of sustainable development, within or adjoining this Service Centre, which is clearly at odds with the provisions of the Development Plan and the NPPF.

Part (b) of Policy H2 seeks to restrict new development at Stathern to that which “helps to meet the identified housing requirement for the parish”. Again, this is at odds with the provisions of Policy SS3 of the Adopted Melton Local Plan, which states that on unallocated sites at the sustainable communities, proposals should “provide housing which meets a proven local need”. For consistency therefore, the wording of Draft Neighbourhood Plan Policy H2 Part (b) should be amended to mirror that of Policy SS3 of the Local Plan.

Please provide your suggestions below:

Policies H1 & H2 of the NP

1. To ensure conformity with Policy SS2 of the Melton Local Plan, Policy H1 of the Neighbourhood Plan should be amended as follows:

“Development proposals within the Neighbourhood Plan area will be supported on sites within and on the edge of the Limits to Development as identified in Figure 2 above where it complies with the policies of this Plan. Development on land within the open countryside will be carefully controlled in line with local and national strategic planning policies.”

2. In addition, Policy H2: Windfall Sites should be amended, to reflect the above, as follows:

“Small residential development proposals will be supported subject to proposals meeting all relevant requirements set out in other policies in this Plan and where such a development:

a) is within or adjoining the Limits to Development of the village of Stathern;

b) provides housing which meets a proven local need;