

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?

Adrian Bell

2. What is your email?

[REDACTED]

3. Please enter your address

[REDACTED]

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.

Owner of Fields OS 5000 and 5812 Tofts Hill, Stathern

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)

Policies H1 & H2 and Figure 2 (Limits to Development)

Page number (if applicable)

19 and 20

Paragraph/policy (if applicable)

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

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

Part (b) of Policy H2 should be removed, as this implies only affordable housing can be permitted, which is also contrary to Melton Local Plan policies SS1 and SS2. Stathern is a Service Centre in which housing growth is planned in the Local Plan. Such housing does not need to be only for people already living in Stathern. It is a policy to meet the wider needs of the Borough.

Figure 2 (Limits to Development)

The Barns (shown depicted by green shading on marked up copy of Figure 2 from the NP (below at Appendix 1)) are part of both (i) the existing settlement of Stathern and (ii) the existing pattern of development, which extends further up the slope from the Barns, including the new dwelling currently being built further up Toft's Hill, and adjoin the settlement.

As such, the Limits for Development boundary depicted at Figure 2 to the NP should include, not exclude, the Barns.

This position is supported by the following:

1. The Council's '*Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study*' includes the barns within the settlement of Stathern. This is shown in the map on page 192 of the Study (as replicated at Appendix 2 below with the barns circled in red). Policy EN1 of the Melton Local Plan states that:

Neighbourhood Plans will be encouraged to use evidence provided in the 'Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study' to inform site allocations and design guidance, to ensure that the Borough's landscape will be conserved and where possible, enhanced.

2. Furthermore, in his report to the Planning Committee of 27 February 2020 in relation to application 19/00741/FUL (Field OS 4011, Toft's Hill) at page 9, the Assistant Director of Strategic Planning and Delivery stated that: "*The application site lies on the eastern side of the village and as such, on the side of the village which does indeed lie at the very foot, of part of the aforementioned escarpment ... 2 of the houses proposed would be further up the slope than the existing properties on the same side of Toft's Hill but would project no further up Toft's Hill than the existing agricultural barn adjoining the site. Existing development on the opposite side of Toft's Hill extends further up the slope before giving way to the cemetery. As such it would not represent a continuation of the pattern of development warned against.*" The reference to the "*existing agricultural barn*" is to the Barns and makes it clear that the LPA considers the Barns to fall within the existing pattern of development.

This is consistent with Appendix 1 of the Melton Local Plan, which states that: "*The village lies at the foot of the escarpment which forms the Vale of Belvoir. The existing pattern of development spreads up the lower parts of this slope; however, it would be inappropriate in landscape and development pattern terms to continue this pattern of development*".

CFA4 of the emerging Neighbourhood Plan ("NP") states that the development of land on Toft's Hill "*will only be considered in the light of the statement in Appendix 1 of the Melton 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 NP should therefore be amended to read 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-scale 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 on the edge of the Limits to Development of the village of Stathern ...”

3. For the reasons set out above, the following part of Policy H2 should be deleted:

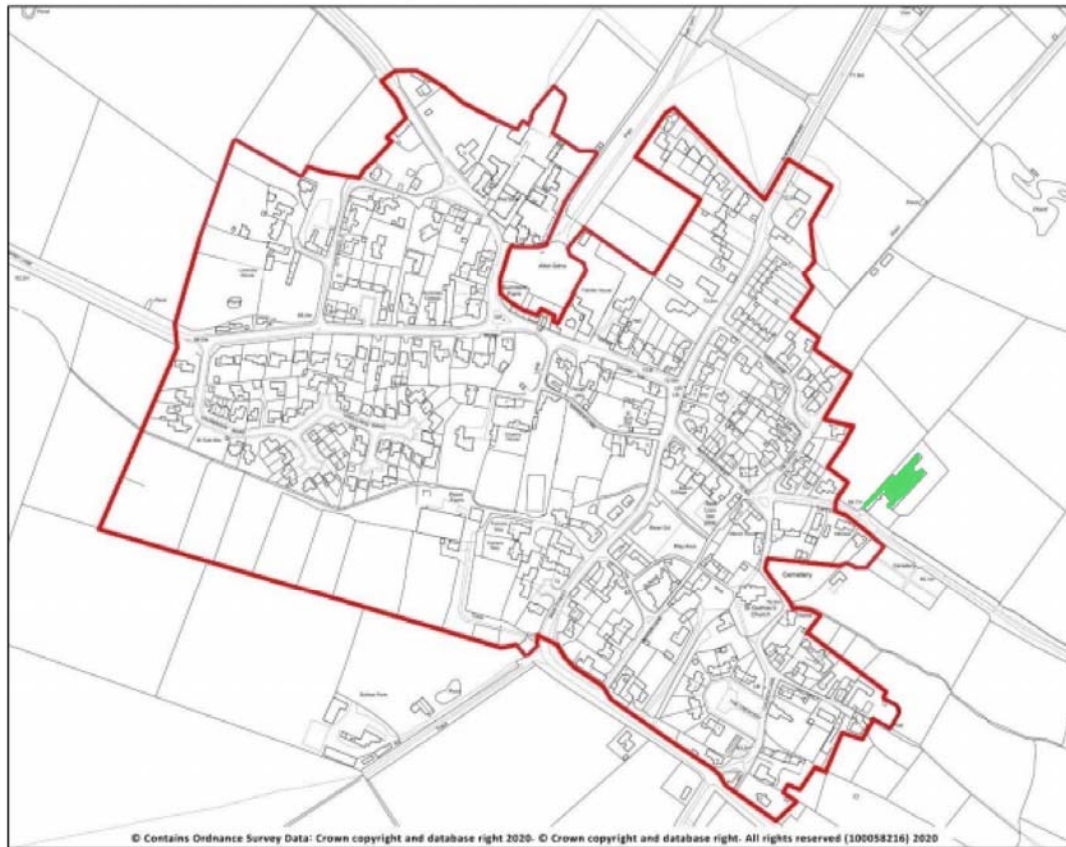
“b) helps to meet the identified housing requirement for the parish”

Figure 2 (Limits to Development)

The proposed Limits for Development boundary depicted at Figure 2 to the NP should include, not exclude, the Barns in order to replicate the boundary shown in the ‘Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study’ and comply with Appendix 1 of the Melton Local Plan.

Appendix 1

Figure 2: Limits to Development



Appendix 2

