



# 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 29<sup>th</sup> September 2016, and given a validation date of 29<sup>th</sup> 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 7<sup>th</sup> 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 11<sup>th</sup> 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.

## **MATTER 6**

### **6.3 Is the housing trajectory as set out in MBC/HS1 (dated 30 May 2017) based on robust evidence about deliverability and achievability of development of the sites over the Plan period?**

In respect of FRIS3, the Council has requested my client's input into the trajectory. It is noted that the Council has taken an even more cautious approach to the deliverability of the site, notwithstanding this, the site will deliver in full within five years.

As set out in the introduction to this Statement whilst the site has not yet been marketed there is a good level of housebuilder interest in the site. The delivery figures provided to the Borough Council are informed by expert advice from Fisher German's inhouse Development Surveyors who have recently sold a number of sites in the Borough, with outline planning consent, of a similar scale, to housebuilders.