

MELTON BOROUGH LOCAL PLAN INQUIRY – January – February 2018

Representations by Long Clawson, Hose and Harby Parish Council

Pre-Submission Representor No: 61 (9 Representations)

Focussed Changes Representor No: 40 (8 Representations)

Tuesday 30th January 2018

Matter 1 Legal Requirement and Duty to Co-operate

1. Matters and Questions 1.5

Does plan set out a clear strategic policy framework for preparation of NPs? How will any inconsistencies between emerging NPs and the Plan be resolved?

- 1.1. The Long Clawson, Hose and Harby Neighbourhood Plan has progressed significantly since our representor comments were made. The Referendum for the NP will take place on 15 February 2018.
- 1.2. The Parish Council believes that Focussed Changes Representor 40 feedback on FC1 Policy SS2 remains relevant to the final submitted Plan as the Plan is not clear and therefore unsound, on resolving differences as NPs are developed and once they pass Examination and Referendum, key points where an NP gains significant legal weight.
- 1.3. Furthermore in the response given by MBC on 20 December 2017 responses to Housing Land Supply and Housing Trajectory, it is implied that the Local Plan sites and any alternative sites in an NP are cumulative, thereby increasing the deliverable housing in a settlement if a local community via an NP selects different sites to the Local Plan. This is in contradiction to the principles of the Localism Act, giving choice of developable and deliverable sites to a community via their NP.
- 1.4. The Plan is unsound as it not effective, as it is not drafted to take into account the development of NP's across the Borough. The proposed solutions is that all relevant policies should contain conditions of integration with emerging and 'made' NPs or an overriding policy be introduced. This should clarify the process and final hierarchy of the Plan and the NPs, giving the local perspective supported by each community, which sit alongside and as an integral part of the planning framework for the Borough. For ease of comprehension the PC FC .1 SS2 Representations are attached as APPENDIX A hereto.

LCHH FOCUSSED CHANGES REPRESENTATIONS RE POLICY SS2 – July/Aug 2017**REPRESENTATION**

Final paragraph of SS2 states 'The Council will support the preparation of Neighbourhood Plans and development proposals promoted through Neighbourhood Plans, provided that they are consistent with the strategic objectives and proposals included within this Local Plan.'

SS2 and SS3 then allocate sites within all areas of the Borough. These two policies together seek to allocate all sites across the Borough despite Neighbourhood Plans being progressed in many areas.

A key remit of Neighbourhood Plans and The Localism Act is to collect community feedback to allocate sites. No consideration has been taken as to local community wishes on site allocation. These wishes have been afforded no weight in Council considerations despite detailed fact bases being available as further evidence for the Local Plan and progress meetings with Neighbourhood plan representatives. Melton Borough Council have only considered their own desktop research and landowner and developer feedback into consideration in their proposals.

Many Neighbourhood Plans were well advanced at the start of this Focused Changes consultation with some completing Regulation 16 consultation and several more having completed Regulation 14 consultation and entering Regulation 16 consultation at a similar time to this Local Plan consultation. Melton Borough Council have commented on site allocation within their NP feedback, so are aware of Neighbourhood Plan proposals and they should not ignore the evidence base for Neighbourhood Plans in their assessment. The specific fact base for Clawson, Hose and Harby is available on the Parish Council website at www.chhparishcouncil.co.uk.

Therefore this Plan is not legally compliant or justified as policies SS2 and SS3, attempt to remove the Neighbourhood Plan remit for allocating sites in a Neighbourhood Plan area. Melton Borough Council have not considered reasonable alternatives using all the evidence available to them and do not provide the most appropriate site allocation strategy when considered against other reasonable alternatives at a Neighbourhood Plan level.

SUGGESTED CHANGE TO LOCAL PLAN

To be compliant with The Localism Act and positively prepared with Neighbourhood Plans, amend Policy SS2 and/or Policy C1a and C1b to include the overriding clause that 'If and when a Neighbourhood Plan has been adopted or submitted for Regulation 16 consultation, the allocation of sites in Policy C1a and C1b should be taken from the Neighbourhood Plan provided the strategic minimum housing development target plus Reserve Site contingency as defined in the Local Plan has been met by the Neighbourhood Plan across its Designated Area.'

It is suggested that any Emerging Neighbourhood Plan evidence base should be requested by the Borough Council and given weight in their allocation of sites in the Local Plan if a Neighbourhood Plan has not reached Regulation 16 consideration.