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Regulatory Services
Melton Borough Council
Parkside, Station Approach
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ConnollyNetherBroughtonNP/1

29 August 2017

Dear Mr Beverley

Consultation on the Nether Broughton and Old Dalby Neighbourhood Plan (Submission Version June 2017)

Land off Main Road, Nether Broughton, LE14 3EU

Further to the above consultation, please find below representations on behalf of Connolly Land and Developments (North Midlands) Ltd (who have legal control over the above land via an Option Agreement) which it is hoped will be taken into account to help improve the Neighbourhood Plan and its consistency with the emerging Melton Borough Local Plan and national planning policy.

The Nether Broughton and Old Dalby Neighbourhood Plan (Submission Version June 2017) was clearly published prior to the publication of Melton Borough Council's Focused changes to the emerging Melton Local Plan (published in July 2017).

As such, the Neighbourhood Plan does not incorporate the changes proposed by the Borough Council in its Focused Changes and therefore needs to be further amended to ensure compliance where required/appropriate.

In particular, Policy H3 of the Neighbourhood Plan seeks to restrict residential development within the Limits to Development to 10no. dwellings in Old Dalby and 3no. dwellings in Nether Broughton.

This reflects draft Policies SS2 and SS3 of the Pre-Submission version of the Melton Local Plan.

However, the Focused Changes published in July 2017 have subsequently removed the housing limits in Service Centres, Rural Hubs and Rural Settlements proposed in draft Policies SS2 and SS3, as set out in Focused Change FC 1.2.

It is clear from the above that the Borough Council now considers a more flexible approach to housing provision in rural settlements like Nether Broughton to be more appropriate than the setting of fixed housing limits.

This new approach recognises the important contribution that small-scale housing provision in rural settlements can play in meeting overall housing needs and will allow for greater flexibility as needs and circumstances change over time.

As such, the Nether Broughton and Old Dalby Neighbourhood Plan as currently drafted contradicts with the strategic policies of the emerging Local Plan.

Draft Policy H3 of the Neighbourhood Plan is also, in our view, unnecessarily more restrictive than its comparable strategic policy in the emerging Local Plan (Policy SS3).

Policy H3 of the Neighbourhood Plan permits small residential development proposals within the limits of development which comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area where the site is closely surrounded by buildings.

This is clearly more restrictive than Policy SS3 of the Local Plan (as amended by Focused Change FC 1.2) which permits new development within or on the edge of existing settlements.

In order to promote consistency with those strategic policies of the emerging Local Plan and avoid unnecessarily constraining the delivery of housing in rural areas, it is suggested that the Neighbourhood Plan be amended to remove the housing limits and to better reflect Policies SS2 and SS3 of the emerging Melton Local Plan (as amended by Focused Change FC 1.2).

Notwithstanding the above, my client is pleased that the Parish Council has recognised the benefits of home-working in promoting employment activities whilst reducing the dependency on the car for journeys to employment sites outside the Parish (Section 6.6.2 of the Neighbourhood Plan).

My client also fully agrees with the Parish Council's acknowledgment that a large proportion of the Parish is suitable for home-working, given the fast fibre broadband now available.

As such, my client supports the inclusion of Policy BE2 [Working From Home] within the Neighbourhood Plan which supports the use of part of a dwelling for office and/or light industrial uses, and the construction of extensions to dwellings, the conversion of outbuildings, and the development of new free-standing buildings in gardens for office and/or light industrial uses.

However, my client believes that Policy BE2 should be extended to specifically include **new-build live-work units**, another form of development which would enable home-working in the parish.

The incorporation of new-build live-work units within Policy BE2 would be in line with the stated intention of Policy BE2 to maximise the opportunity for home run enterprises to be created and supported in the long term in the Parish (Section 6.6.2 of the Neighbourhood Plan).

It would also help fulfil Objectives 3 and 7 of the Neighbourhood Plan which seek to encourage and sustain local businesses and employment, and embrace innovation and inward investment through a proportionate and timely programme of mixed housing development, in line with the Melton Local Plan and national policies.

Moreover, there is also clear national policy support for flexible working practices such as the integration of residential and commercial uses within the same unit (paragraph 21 of the NPPF) and a growing demand for home-working and the mixed use of single properties to fulfil both residential and employment functions - the *'Tomorrow's Property TODAY - sustainable live/work development in a low carbon economy'* document published by the Live Work Network in 2008 confirmed that in 2001, more than two million people in England (9.16% of the working population) worked mainly at/from home, twice the number in 1991¹.

Indeed, Section 2.2 of the Neighbourhood Plan confirms that in the Nether Broughton and Old Dalby parish, 8% of working age residents worked from home, greater than the Borough average of 5%, and more than double regional and national averages².

This again re-iterates the need to promote greater opportunities for working for home in the parish.

As such, it is requested that Policy BE2 be extended to include new-build live-work units to maximise opportunities for home-working in the parish, in line with the intentions of the Policy and the objectives of the Neighbourhood Plan and paragraph 21 of the NPPF.

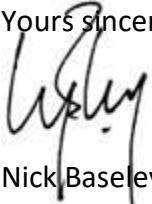
¹ page 2 of the *'Tomorrow's Property TODAY - sustainable live/work development in a low carbon economy'* document

² based on the 2011 census

I trust the above is helpful in progressing the Neighbourhood Plan and look forward to being notified of the Examination details and each and any subsequent consultation stage leading up to its 'making'.

Should you require any further information about the site in the interim, please do not hesitate to contact me.

Yours sincerely



Nick Baseley
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Director