

Response ID ANON-13H4-7YW9-Z

Submitted to **Melton Local Plan Pre-Submission Draft**

Submitted on **2016-12-17 11:50:28**

About you

1 What is your name?

Name:

Sheryl Smart

2 What is your email address?

Email:

[REDACTED]

3 Are you responding as an individual, consultee, stakeholder or other?

Stakeholder

If Consultee, Stakeholder, or Other, please give details here. :

Stathern Parish Council

4 Address

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

5 Age

Please select your age:

[REDACTED]

Chapter 4: Growing Melton Borough – The Spatial Strategy

1 CH4Q1: Do you consider that Chapter 4 is?

Do you consider that Policy SS1 - Legally Compliant::

No

Do you consider that Policy SS1 - Sound::

No

Do you consider that Policy SS1 - Complies with Duty to Co-operate:

No

2 CH4Q2: If answered "No" to "2: Sound" please answer the following question. Do you consider that the Policy is unsound because it is not?

1) Positively Prepared, 2) Justified, 3) Effective, 4) Consistent with National Policy

3 CH4Q3: Please give details of why you consider Chapter 4 is not legally compliant or is unsound or fails to comply with the Duty to Co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of Chapter 4 or its compliance with the Duty to Co-operate, please use this box to set out your comments.

Please insert text here. :

The council feel that the understandable desire for a relief road in Melton has influenced all aspects of the plan in the need to help deliver this. It is dependent on building in the rural areas for a significant part. and appears to rely on some rural areas to deliver housing above its capacity and fails to provide adequate safeguards.

The allocated demand for housing is targeted primarily at 15 villages rather than the whole rural area (74 villages) and sites are apportioned depending on land

put forward by owners. These sites may not be the best options over time and have been gathered by an opaque method not subject to public consultation. The allocations of dwellings are not related to local needs and are apportioned to villages where sites have been made available on a crude pro-rata basis.

Although the split of 35% of homes into villages is potentially achievable, this must be balanced with the impact on rural services, particularly the reduction in public transport and the increased costs of social care in village areas.

Windfall sites in villages are high, at 15% of the total, and are likely to be exceeded following a 'relaxation' of previous limits. The windfall limit of 10 dwellings per site is high for villages (no account of current village size appears to be taken into account) and the same limit of dwellings applies to Melton town. For some villages, this may be several times the average yearly target and could put too much pressure on them.

Speed of development is not defined or controlled in a meaningful way. For example, in

Stathern we have an allocated site for 40 houses which equates to ten years' worth of housing out of the total for the 20 year period. These could all be built within 2-3 years which would be difficult to absorb in the village so quickly.

No specific mention is made of Conservation areas and their protection.

4 CH4Q4: Please set out what change(s) you consider necessary to make Chapter 4 legally compliant or sound, having regard to the test you have identified at 2 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make Chapter 4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

lease set out what change(s) you consider necessary to make the Melton Local Plan legally compliant or sound:

Rather than expectations of villages exceeding their allocations, and predictions of Melton town failing to hit theirs, there should be proper protection for villages in line with the NPPF, allowing them to grow whilst controlling the rate of growth to a manageable and sustainable level. More sites in Melton need to be accepted, including brownfield sites.

Villages are offered potentially achievable 20 year targets, but there is no protection from rapid development. These targets could be exceeded within ten years and the windfall targets are expected to be easily exceeded. Therefore, a robust method of control should be built into the plan.

Growth in villages should be equally spread across all villages (except where there is an identified local need for a higher rate) as services available in one village are shared by surrounding villages as is made clear in the NPPF. It should not be used as a 'filler' to make up the numbers for Melton town (where most of the economic development is focused).

Planning permissions in villages should not be given where, for example, 5 years of planning permission has already been granted for that village or against that villages target. Currently an individual village could get all of the 16 windfalls which is the total suggested across all villages (or even more).

Sites put forward in Conservation areas should be strictly controlled and subject to local approval.

We could follow the example of our local neighbours (Rushcliffe and Kesteven) who have strict controls relating to building in villages, restricting building (except nominated large {pop 1200+} villages on main roads) to 'local needs only' and these are defined. The current plan will only serve to fuel demand from adjoining counties rather than satisfy local needs.

An option that has been rejected but perhaps should be reconsidered is the development of a 'large scale site option' where there is the flexibility to create new dwellings with appropriate services and sufficient affordable housing.

Examination

1 EXQ1: Can your representation seeking a change be considered by written representations or do you consider it necessary to participate at the oral part of the examination?

Written Representations

If you wish to speak at examination, please outline why you consider this to be necessary::

2 EXQ2: Moreover please indicate if you wish to continue to be involved in the Local Plan (Please tick appropriate boxes).

If you wish to be notified at the address/e-mail provided when the Melton Local Plan is submitted to the Secretary of State for Communities & Local Government, If you wish to be notified at the address/e-mail provided when the Inspector's Report is available to view, If you wish to be notified at the address/e-mail provided in Part A when the Melton Local Plan is adopted, If you/your organisation wish to be included in future consultations on the Melton Local Plan

Acknowledgement

1 I understand the above statement and agree I have complied with its requirements

I agree