



Making a Difference

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Please ask for: Jim Worley
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Date: 20th August, 2017

Dear Neighbourhood Plan Group

RE: Broughton and Dalby Neighbourhood Plan 2016 - Pre-submission Consultation

Thank you for Submitting the Broughton and Dalby Neighbourhood Plan 2017 to Melton Borough Council.

Melton Borough Council fully supports the community's initiative to produce a Neighbourhood Plan and recognises that this is a community-led process. Melton Borough Council's comments to this consultation can be found below. We will publish all responses to this consultation on our website. Moreover, we will start the process of recommending examiners in due course, however we would appreciate early indication if you feel you need additional consultation arising from changes you intend to make to the Neighbourhood Plan. .

This response is structured with regard to the basic conditions as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as applied to Neighbourhood plans by Section 38A of the Planning and Compulsory Purchase Act 2004).

- A. Whether the Plan has regard to National Planning Policy and advice;**
- B. Whether the Plan contributes to Sustainable Development.**
- C. Whether the Plan is in general conformity with the Council's own development plan;**
- D. Whether the Plan complies with various European Obligations;**

It is important to note that in the past months there has been some development of the Melton Local Plan and where we are able we will direct you to these. Moreover we have not commented wherein we are content that the plan is sound and meets the criteria above, nor have we commented on minor issues such as typos. It must be remembered that as a part of the Development Plan and a legal planning document, the policies proposed must be appropriate for the determination of

planning applications, either in granting or refusing. We note your responses to our Reg 14 comments. The Examiner can view our previous comments if they are inclined to do so, including both common ground and areas of dispute. This correspondence therefore relates to the most significant outstanding issues and those arising from changes between Pre-submission and Submission versions. For ease, we have structured our comments in sections that follow the order they appear in your plan.

Settlement Boundaries

Whilst accurate, the description on page 17 can be a little confusing as it refers to the 1999 Local plan which is largely redundant and is to be replaced by an alternative approach in the new local plan (Policy SS3 refers).

Policy S2

Concern that Policy S2 could be viewed as incompatible with the policies of the NPPF as being unduly restrictive, particularly when read alongside the Limits to Development maps and with particular regard to employment sites, though noted that it defers to National policies which allows some room for manoeuvre. The emphasis in the NPPF towards encouraging economic development suggest accommodation should be made for the expansion of employment sites. This is particularly relevant to this NP as it covers employment sites of great significance to the local and wider economy.

Built Environment

Page 27 – listing permissions for Queensway as may be accurate in terms of the Limit to Development but there may be a case to cite it as 37 to recognise the permission granted by appeal decision granted in 2016, reference APP/Y2430/W/15/3135191.

Policy H2

Is it intended that criteria (a) and (b) are alternatives (use of the word 'or'), or are both circumstances intended to prevail to release this site?

Windfall Sites (Policy H3)

The reference to numbers of dwellings in the Local Plan (SS3) have been removed, 10 and 3 for Service Centres and Rural Hubs respectively. Instead, the Local Plan policy has been redrafted as one of the Focused Changes to instead state "provided it is in keeping with the scale and character of the host settlement". This we believe gives greater flexibility and empowers decision makers to employ judgment, removes

numbers which could have been described as arbitrary as they were not based on evidence and finally differentiates between settlements which, whilst classed together in the Spatial Hierarchy may have very different characteristics which present different needs and opportunities and makes them more or less able to absorb development. This allows for a degree of flexibility for changing

circumstances over the lifetime of the Plan. Also, this policy is 'permissive' in its content seems to pay little regard to sustainable development. It is inconsistent with emerging MLP Policy SS3 which makes specific reference to fulfilling need and benefits of development.

Affordable Housing Change

Due to new evidence received, the Borough Council is no longer seeking a blanket 37% affordable housing delivery across the Borough. Instead, the Borough has been split into value areas with varying affordable housing requirements. The Parish of Broughton and Dalby falls into Rural Value Area 3, which has a minimum requirement of 25% affordable housing. Unless the group has evidence to counter this and suggest a higher level is appropriate, it is recommended the group change the figure to reflect this evidence.

Local Green Spaces

The group are correct in applying Local Green Spaces designation to only the most important sites within the parish and not applying a blanket LGS designation to a vast number of sites. However the group are reminded that despite being evidence that Local Green Spaces as designated are important to local people, this may not in itself allow it to ascertain LGS designation. To achieve this designation, the criteria in para 77 of the Framework should be met. We therefore refer back to our Reg 14 comments.

Broadband

In a recent Neighbourhood Plan Examination a similar policy was recommended to be amended to remove the installation as superfast broadband as a requirement. Instead the Examiner suggested that a similar policy be amended to state "have the necessary ducting and infrastructure within the site and building(s) so as to be able to connect to superfast broadband".

SEA

The SEA Screening of the site is complete, with all three statutory consultees concurring with Melton Borough Council's Screening Report of 12th July, 2017 that a full SEA is not required.



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The community are congratulated for making considerable progress on the Neighbourhood Plan. Melton Borough Council again welcomes the opportunity for continued communication on the interlinking relationship between the Neighbourhood Plan and Melton Local Plan. The group are aware that an examiner has been procured through NPIERS and we look forward to working with the group to ensure a successful examination.

Should you wish to discuss any of the points made in this correspondence, please do not hesitate to get in contact.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jim Worley'.

Jim Worley
Head of Regulatory Services
Melton Borough Council