

# **MELTON LOCAL PLAN EXAMINATION**

## **Initial Questions for the Council**

1. I am issuing this note in parallel with my Matters and Questions for the examination in order to clarify some issues as soon as possible and facilitate the smooth running of the examination. Nothing in this note should be taken as an indication that I have reached early conclusions on any of the matters which will be considered in more detail during the course of the examination.
2. I understand that the Council agreed an outline of suggested main modifications to the Plan on 4 July 2017. It will be helpful if the Council can provide any more detail available (e.g. the suggested wording of the modifications) on the examination webpage in order to inform the preparation of written statements for the hearings. It should be made clear however that the suggested main modifications are being put forward for information only by the Council, without prejudice to my consideration of them, any consultation in due course on proposed main modifications and the final recommendations in my report.
3. The Council has helpfully indicated that statements of common ground (SCG) are being prepared with representors on certain matters. I strongly encourage this approach and will particularly welcome SCGs with Historic England, Charnwood Borough Council and Leicester City Council on the matters of concern that are raised in their representations. The sooner SCG can be prepared the better.
4. Turning to the matter of housing land supply, this will form a key part of the examination. The Plan proposes a significant increase in the supply of land for housing as part of the strategic policies to uplift the housing requirement above the estimate of objectively assessed need. The soundness of all of the interrelated matters will be tested fully in due course, but from my initial study of the supporting documents there appears to be a gap in the housing supply evidence. In order to ensure that the examination progresses as effectively as possible please would the Council set out the evidence it relies upon to plan for delivery of an average of 347dpa over the 5-year period starting 2017/2018 or an average of 359dpa for the 5-year period starting 2018/2019. Is there robust evidence of the capacity to complete and sell this quantity of housing in the Borough in the next 5/6 years? This evidence should be made available as early as possible to assist with preparation for

the hearings. It will also be helpful to have an update on the housing trajectory and the supply position as set out in MBC/HS1 which refers to May 2017.

5. The Plan refers to progress with the preparation of Neighbourhood Plans in the Borough. It will be helpful to have up to date information on the stage that has been reached by these plans.
6. The Plan refers to 'major development' in a number of policies but does not define what this means. Please would the Council confirm what is intended.
7. I look forward to hearing from the Council via the Programme Officer as soon as possible on these matters, ideally I would appreciate a response by Friday 1<sup>st</sup> of December 2017.

*Mary Travers*

Inspector

17 November 2017