

Melton
Borough
Council

Melton Local Plan Briefing for Full Council

July 27th 2016

Tonight's Agenda

Chapters 1 and 2 :

125 comments were received about these chapters. 12 Strongly Agree, 70 Agree, 32 Neither Agree nor Disagree, 11 Disagree and 0 Strongly Disagree

Key Issues

- The main issue identified is that some of the facilities of the settlements have changed and need to be updated in certain parts of the chapter
- Traffic related issues raised around Melton Mowbray
- Not enough weight given to Vale of Belvoir as a tourist attraction
- No explanation for change in demographics and employment mentioned in the portrait.
- Older people's housing has not been addressed properly through the Plan.



Chapter 3 : Vision and Strategic Priorities

109 comments received about the strategic priorities. 86 Support, 7 Object, 16 Other
Key Issues

- Issue raised over car parking standards not being referred to in the Plan.
- Concern that broadband in the Borough is not good enough.
- Issues regarding the traffic congestion and the need for the relief road
- Concern that these do not cover existing access to the natural environment and recognition of ecosystems
- Priorities do not give explicit support to the provision of a ring road
- How are you going to achieve these priorities?
- Many objectives are vague and not very specific to Melton
- Comments made that they are more aspirations than objectives.
- Building lots of houses in the villages mean people will be reliant on cars as the public transport system is hopeless.
- Concern raised about the heritage assets that lie outside Melton Mowbray town which have no mention in the Vision.
- Aspects of the flood objective can be included in other objectives



Chapter 4: Spatial Strategy

Policy SS1: Presumption in favour

- Concern that the policy is a blanket statement of support for any development
- “sustainable development” is a vague term and subjective – needs definition.
- High levels of support for the concept and principle of supporting sustainable development, but concern that it should be balanced against the impact of development on roads, settlement character, capacity of infrastructure such as schools and GPs, loss of countryside and agricultural land.
- A number of respondents thought that development should only be allowed where the community support it.
- The policy should only apply where Neighbourhood Plans are in place, and the policy should reference implications of NDPs
- Should have specific reference to supporting use of brownfield land
- Greenfield sites should have a presumption AGAINST development

Policy SS 2 (spatial distribution) to be considered in detail at Council meeting on 1st September 2016



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Chapter 4: Spatial Strategy (cont...)

Policy SS4 (Sustainable Communities) Key issues:

- Reconsider policy wording to apply a limit to the amount of development delivered through small site windfall sites (i.e. limit multiple application of the thresholds in rural settlements)
- Consider a policy criteria to allow additional sites when allocated sites are demonstrated to have become undeliverable.
- Consider policy wording and clarify what unsustainable means if appropriate
- Consider wording for policy to provide clarity about term “Local need” and to consider a more restrictive approach to development in smaller villages
- Amend policy to include suggested wording: . “The redevelopment of brownfield sites is encouraged. Contamination issues must be addressed and the local water environment should be protected.”
- Review policy to clarify the limit on site size in different tiers of village and whether this is an overall limit
- Provide clarity on loss of Best and most valuable agricultural land in criterion 6
- Reconsider policy wording and clarify meaning of criterion 1
- Include “innovative” design within the criteria



Chapter 4: Spatial Strategy (cont...)

Policy SS5 Sustainable Neighbourhoods (Melton South)

Key issues:

- Impacts of growth on the local road network;
- Greater certainty regarding the Relief Road and other transport mitigation measures;
- Need for the Relief Road to be completed in advance of development;
- Need for a 'complete' Relief Road.
- Loss of the Area of Separation and the impact on the character of Eye Kettleby and Burton Lazars;
- No development should be allowed beyond the line of the proposed Relief Road;
- Potential impacts on the Scheduled Monument at Burton Lazars and other heritage assets;
- Concerns about the principle of development – other sites are considered more suitable;
- Loss of the open countryside;
- Local Services & facilities and other infrastructure needs to be in place;
- Affordable housing is required;
- Need to address potential flooding;
- The anticipated trajectory may not be achievable;
- The SUE should be expanded to include land to the East – helping to deliver housing and affordable housing.



Chapter 4: Spatial Strategy (cont...)

Policy SS6 Sustainable Neighbourhoods (Melton North)

Key issues:

- All 'eggs in one basket' approach is not the correct strategy;
- Proposal should include the MOD land to the west;
- Impacts of growth on the local road network;
- Insufficient transport evidence to support the proposal;
- Greater certainty regarding the Relief Road and other transport mitigation measures;
- Need for the Relief Road to be completed in advance of development;
- Need for a 'complete' Relief Road;
- Concern about the impact on the Country Park (in terms of its enclosure);
- Landscape impacts in the context of the elevated topography;
- Loss of the open countryside;
- The site had previously been considered by a Local Planning Inspector in the plan that was found to be unsound;
- Need for high quality design;
- Impact on local services (including schools and health care);
- Impacts on habitats, species and wildlife corridors;
- Insufficient public transport following the recent loss of a bus service;
- Potential to provide a larger development than 1,500 houses;
- Potential loss of high quality agricultural land;
- Need to address potential flooding;



Chapter 5:

Comments made about the “potential sites” and the policy wording will be considered as part of the detailed site assessment and will be reported alongside the individual site assessment to Council on 1st September 2016.

Policy C2: Housing Mix

- There is a need to increase the development of bungalows.
- More thorough investigation of housing need required
- Concerns that infrastructure is not in place within villages to cope with increased development.
- Concerns raised regarding the viability of affordable housing development.
- Concern about the design of any sites and mixed development of bungalows with other market housing.
- Concern over the small size of new build properties.
- Objection to any affordable housing being built.
- The policy needs to be reconsidered in view of the Government's push for low-cost housing.



Chapter 5 (cont...):

Policy C4: Affordable Housing

- **Objection to sites where there are at least 6 dwellings to have an affordable housing contribution in rural areas. Instead, the majority of objectors think that the threshold should be higher.**
- **Objection to the 37% affordable housing contribution.**
- **Concern that current infrastructure in villages will not be able to support housing growth.**
- **Already have affordable housing in villages, which are vacant and so no new dwellings are needed.**
- **If the average house price in the Borough is £145,000 and this is not 'affordable' then clearly houses built at just under £170,000.**
- **Concern regarding a lack of public transport in villages.**
- **Objection to affordable housing being allocated to people without a local connection to the village.**

Policy C5: Rural Exception Sites

- **if sites are not suitable for development, then there must be a reason eg. flooding and so no homes should be built on these sites.**
- **How affordable housing can be held in perpetuity.**
- **There should be a mix of affordable and non-affordable housing to retain the character of smaller communities.**
- **Some preference for mixed housing sites.**



Chapter 5 (cont...):

Policy C6: Gypsies and Travellers

- Service users should pay taxes.
- Do not know what is meant by a functional relationship.
- Concern about the location of sites and increased crime.
- The number of pitches is too high.
- What does significant detrimental impact to the existing community mean?
- Concern about sites not being well managed.



Chapter 6 Employment:

Chapter 6: - Employment

- Number of comments detailing that the Council should aim to up skill the existent and forthcoming workforce and encourage more high skilled jobs to the Borough.
- Comments regarding Melton's Role in food production, with individual comments regarding food sustainability.
- Comments reflecting the need for infrastructure, including a bypass/relief road to facilitate employment growth.
- Comments regarding public transport provision.
- A number of comments on increasing employment provision to certain villages, with Bottesford regularly cited.



Chapter 7 : Environment

- fracking
- loss of villages envelopes
- no defined boundaries for Areas of Separation
- the harm to the natural environment, especially landscape and biodiversity, due to the quantum of new development.
- harm to landscape, heritage assets and amenity due to wind turbines
- harm to Melton Country Park
- high grade agricultural land
- flood risk
- SuDs effectiveness?
- harm to settlement character
- the need to carry out settlement fringe sensitivity assessment for more villages
- the preservation of disused railway corridors for green infrastructure
- the harm to Long Clawson as a result of its Primary Rural Centre status
- the need to include more policy hooks for Neighbourhood Plans
- the robustness of the Playing Pitch Strategy and policy requirements for contributions towards football pitches (Sport England)
- viability of the policies in this chapter
- protection and provision of new allotments
- recent changes to climate change assumptions for flood risk by the Environment Agency



Chapter 8 :Managing Delivery

- Wish to see CIL adopted.
- Local communities wish to benefit from CIL receipts.
- Concerns about school capacity.
- Concerns about sewerage capacity.
- MORR – concerns about its delivery and route.
- Concerns about Long Clawson infrastructure capacity.
- Concerns that the Transport Strategy will not be delivered due to a shortfall in funding.



Chapter 9 : Managing Development

- massing must be considered with other design factors.
- Comments stating that each application must be considered on a case by case basis.
- Comment stating that village envelopes should be retained.
- Comment stating that local people should have more say in developments.
- Comments that the use of the term Urban in Urban Design does not reflect the rural nature of much of the Borough.
- Density of housing should be sympathetic to existing built stock.
- Comment regarding Fracking.



Five Year land supply update

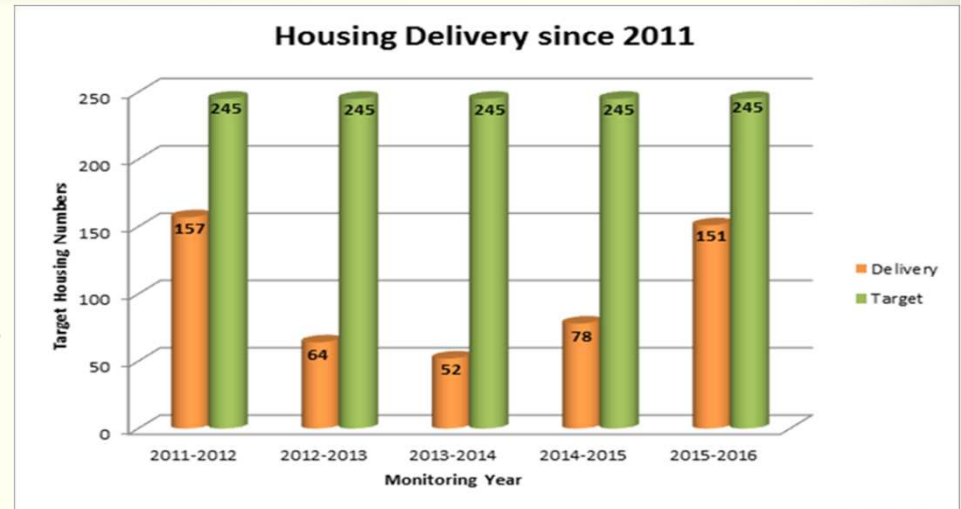
Current OAN = 245

Five year requirement = 1225

Shortfall past under-delivery = 723

20% buffer for under-delivery = 245

Total = 2193 or 438 per year



- Allocated sites need to meet this requirement
- They must be realistic and deliverable
- Enough Sites to deliver this number within the first five years



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Settlement Roles

Service Centres have:

- Primary School
- Access to Employment
- Fast Broadband
- Community Building
- Good Access to Public Transport

Rural Hubs have:

- Primary School
- Good Access to Public Transport

and at least 2 of the following:

- Access to Employment
- Fast Broadband
- Community Building

Or

Within 500m of a Service Centre or
2.5km of the Town Centre of Melton
Mowbray



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Results of applying Criteria

Service Centres	Rural Hubs
Asfordby	Ab Kettleby
Bottesford	Asfordby Hill
Croxton Kerrial	Easthorpe
Harby	Frisby on the Wreake
Hose	Gaddesby
Long Clawson	Great Dalby
Old Dalby	Thorpe Arnold
Scalford	
Somerby	
Stathern	
Waltham on the Wolds	
Wymondham	



What needs to be allocated?

- 35% of development to be located outside of Melton Mowbray equates to **2144 dwellings**
- **15% of these dwellings (322)** are to be windfall and therefore not allocated
- Sites to accommodate **1822 dwellings** in Service Centres and Rural Hubs need to be allocated
- MLPWG: Proportionate distribution for each settlement based on the existing population.

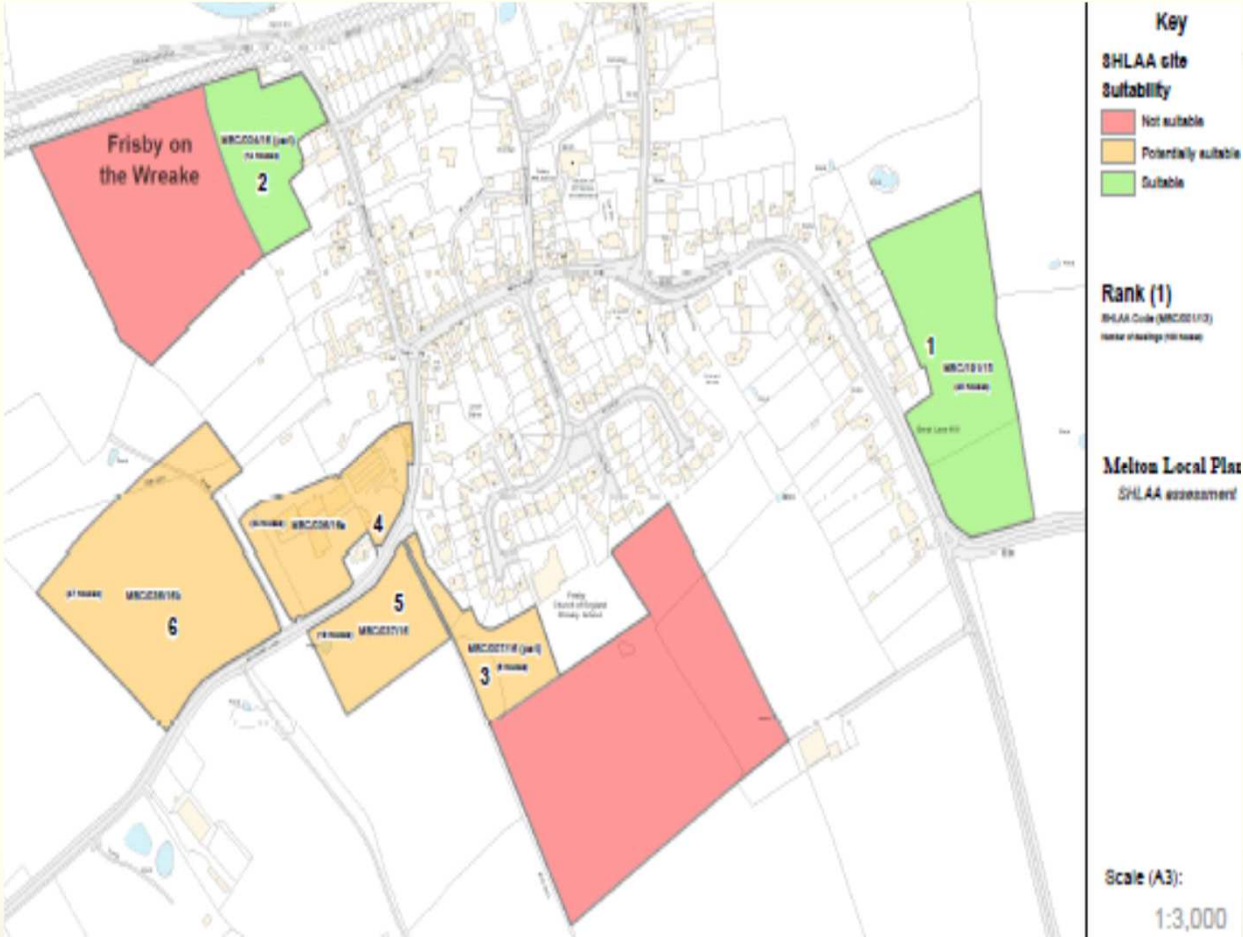


Site Selection

Service Centre	Residual requirement (Adjusted to allow for small sites)	Available sites	Rural Hub	Residual requirement (Adjusted to allow for small sites)	Available sites
Asfordby	217	181	Ab Kettleby	6	41
Bottesford	354	405	Asfordby Hill	61	111
Croxton Kerrial	68	103	Easthorpe	36	22
Harby	84	145	Frisby on the Wreake	69	152
Hose	65	57	Gaddesby	44	59
Long Clawson	110	242	Great Dalby	67	0
Old Dalby	29	95	Thorpe Arnold	18	119
Scalford	28	0			
Somerby	40	102			
Stathern	83	59			
Waltham	78	407			
Wymondham	58	37			



Site Selection



Reserve Sites

Policy SS 3: Reserve sites:

Proposals on reserve sites identified in the Plan which help to meet the development needs of the Borough and secure the sustainability of the settlement will be approved where the proposal:

- Helps to meet the identified housing target for the settlement where it is demonstrated that allocated sites and existing permissions are unable to do so. Where proposals on reserve sites are submitted, assessment will be carried out taking into account the following:
 - i. the degree to which the allocated requirement is unmet;
 - ii. the likelihood of delivery of the allocated sites and outstanding permissions in the relevant Service Centre or Rural Hub;
 - iii. evidence of the extent of community support;
 - iv. the wider public benefits arising from the development; and
- Compliance with each of the criteria of Policy SS3.



Timetable and Resources update

- Staffing/resource update
- Evidence still arriving
- Meeting dates : 1/9/2016

