

**EXTRAORDINARY MEETING OF FULL COUNCIL**

**19 SEPTEMBER 2016**

**REPORT OF THE HEAD OF REGULATORY SERVICES**

**MELTON LOCAL PLAN : CONSIDERATION OF SITE ALLOCATIONS**

**1.0 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to explain the assessment work carried out on site appraisals of sites put forward in the call for land process, and the resulting proposed site allocations to be formally put forward in the submission stage as part of the production of the Melton Local Plan.

**2.0 RECOMMENDATIONS**

**2.1 It is recommended that:**

- i) the Local Plan is drafted on the basis of the housing allocations set out at para. 3.7.3 below.**
- ii) the Local Plan is formulated on the basis of site allocations drawn from each of the settlement summaries comprised within Appendix D.**
- iii) Council approves the approach concept of ‘reserve sites’ and inclusion of the draft policy suggestion at section 3.10 below, and additional suitable sites (where available) are allocated accordingly.**
- iv) Council agrees to settlement specific appendices within the Local Plan explaining the choices made and specific policy requirements where necessary , on the basis of the content of Appendix D.**
- v) authority is delegated to the Head of Regulatory Services in consultation with the Local Plans Manager to make consequential amendments to Chapter 4 (‘Growing Melton Borough – The Spatial Strategy’), Policies SS1 and SS2 and Chapter 5 (Melton’s Communities – Strong, Healthy and Vibrant) and related policies, in respect of the content affected by this report.**
- vi) authority is delegated to the Head of Regulatory Services in consultation with the Local Plans Manager to make adjustments to the content comprised in parts (i) – (v) above in the event of the requirement arising from any of the factors set out in section 3.12 of this report, and that any such changes will be presented to**

**Council for approval prior to inclusion in the Draft Plan  
(Submission version).**

**3.0 KEY ISSUES**

- 3.1 The spatial distribution strategy was set out at the meeting of Full Council on the 1<sup>st</sup> September 2016 following consideration of a revised approach to the settlement 'roles and relationships' in the Borough, in response to comments made through consultation to the 'Emerging Options' version. The settlement hierarchy provides an approach whereby development is allocated in those settlements that have better access to services, facilities and public transport links when reviewing them with the rural context in which they are located. This is in keeping with the NPPF's key requirement of planning for sustainable development, within the context of the characteristic of the settlements in the area.
- 3.2 The results of the settlement roles and relationships work concluded that, as set out in the table below, the following villages be Service Centres and Rural Hubs:

<b>Service Centres</b>	<b>Rural Hubs</b>
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	
Wymondham	

- 3.3 The required number of homes to be delivered in the Borough during the plan period is 6,125, with 65% of those located in Melton Mowbray and the remaining 35% being located elsewhere in the rural area, as previously determined and consulted upon as part of 'Emerging Options'. This equates to 2,144 dwellings to be accommodated in the villages. On 1<sup>st</sup> September Council agreed that 15% of this figure would be attributable to windfall development, a total of 322 dwellings. This leaves 1,822 dwellings to be provided for on allocated sites within the rural area of the Borough.
- 3.4 At the meeting of 1<sup>st</sup> September 2016, it was also agreed that the residual number of dwellings (1,822) would be distributed proportionately across the villages identified as Service Centres, by basing the number of dwellings

dependent on existing population size. This approach means that, subject to the availability of suitable sites, each settlement will be allocated a similar level of growth in proportion to the existing population.

Service Centres	Current number of Households	% of population	No. of new dwellings (% of total allocation)	Rural Hubs	Current number of Households	% of population	No. of new dwellings (% of total allocation)
Asfordby	1019	16%	290	Ab Kettleby	93	1%	18
Bottesford	1395	23%	419	Asfordby Hill	245	4%	72
Croxton Kerrial	221	4%	72	Easthorpe	133	1%	17
Harby	388	6%	109	Frisby on the Wreake	232	4%	72
Hose	242	4%	72	Gaddesby	159	3%	55
Long Clawson	444	7%	128	Great Dalby	227	4%	72
Old Dalby	148	2%	36	Thorpe Arnold	50	1%	18
Scalford	148	2%	36				
Somerby	228	4%	72				
Stathern	303	5%	91				
Waltham	348	6%	109				
Wymondham	263	4%	72				
<b>Total</b>			<b>1487</b>	<b>Total</b>			<b>343</b>
<b>Grand total</b>							<b>1830</b>

3.5 Figures have been calculated identifying the number of new dwellings to be provided in each settlement based on existing population size. This figure has been amended to take into account dwellings that have been completed or are under construction since the beginning of the Plan period in 2011 and to allow for those dwellings on small sites with an extant planning permission which are yet to be started (full figures located in appendix A). The final residual requirement that should be allocated in each settlement is identified in the table below:

<b>Service Centre</b>	<b>Residual requirement</b>	<b>Rural Hub</b>	<b>Residual requirement</b>
Asfordby	217	Ab Kettleby	6
Bottesford	373	Asfordby Hill	61
Croxton Kerrial	68	Easthorpe	17
Harby	84	Frisby on the Wreake	69
Hose	65	Gaddesby	44
Long Clawson	110	Great Dalby	67
Old Dalby	29	Thorpe Arnold	18
Scalford	28		
Somerby	40		
Stathern	83		
Waltham	78		
Wyndham	58		

### 3.6 Site Assessment

- 3.6.1 The 'call for sites' process in preparation for the Strategic Housing Land Availability Assessment (SHLAA) provided a wide range of sites put forward for potential development, all of which have been assessed in detail over the last six months.
- 3.6.2 The assessments conclude whether sites are suitable (green), potentially suitable (amber – this should be interpreted as a site that is suitable but subject to constraint of some description), and unsuitable (red). In addition a narrative is provided describing the constraints applicable in each location and the maps show the implications for the 'amber' sites.
- 3.6.3 A summary of each of the assessments for each site are provided in Appendix B along with the maps which provide a spatial view of the proposed sites. Each assessment includes information on constraints to development in each location which may affect whether sites that are suitable may be affected by wider concerns such as the capacity of infrastructure. Large sites which already have planning permission (or a resolution to grant) are also included in the assessments and these are usually identified as the highest ranked option to meet allocations as they are already committed.
- 3.6.4 Following this site assessment process it has been identified that there is a shortfall of sites to meet the required number of dwellings in some of the settlements. In some cases this is due to a lack of sites being put forward and in some cases it is due to some sites being put forward not being considered to be suitable.

### 3.7 Shortfall of available and suitable sites

- 3.7.1 Not all settlements have sufficient allocations with the capacity to meet the residual required number of dwellings. In particular the villages of Scalford and Great Dalby have no available or suitable sites. Of the 19 villages which

are identified as Service Centres or Rural Hubs, 5 do not have enough capacity to meet the residual requirement set out. Together these 5 villages, Asfordby, Hose, Scalford, Stathern and Great Dalby, have a shortfall of 162 houses which need to be identified in other locations.

<b>Service Centre</b>	<b>Residual requirement (Adjusted to allow for small sites)</b>	<b>Available sites</b>	<b>+/- Capacity compared with Residual Requirement</b>
<b>Asfordby</b>	<b>217</b>	<b>181</b>	<b>-36</b>
Bottesford	373	405	+32
Croxton Kerrial	68	103	+35
Harby	84	145	+61
<b>Hose</b>	<b>65</b>	<b>57</b>	<b>-8</b>
Long Clawson	110	242	+132
Old Dalby	29	95	+66
<b>Scalford</b>	<b>28</b>	<b>0</b>	<b>-28</b>
Somerby	40	102	+62
<b>Stathern</b>	<b>83</b>	<b>59</b>	<b>-24</b>
Waltham	78	407	+329
Wymondham	58	63	+5

<b>Rural Hubs</b>	<b>Residual requirement (Adjusted to allow for small sites)</b>	<b>Available sites</b>	<b>+/- Capacity compared with Residual Requirement</b>
Ab Kettleby	6	41	+35
Asfordby Hill	61	111	+50
Easthorpe	17	22	+5
Frisby on the Wreake	69	184	+115
Gaddesby	44	55	+11
<b>Great Dalby</b>	<b>67</b>	<b>0</b>	<b>-67</b>
Thorpe Arnold	18	119	+101

3.7.2 At its meeting of 1<sup>st</sup> September 2016, Council agreed that the 162 dwelling shortfall should be redistributed amongst the remaining Service Centres and Rural Hubs on a proportionate basis, dependent on population. The villages with capacity above their allocation are identified below along with the proportion of the shortfall that is added to the original residual requirement and the final consolidated number of dwellings required for that settlement:

<b>Settlement</b>	<b>Population</b>	<b>Population (% of villages with capacity)</b>	<b>Redistributed proportion of deficit (162) (rounded)</b>
<b>Service Centres</b>			
Bottesford	3525	34%	55
Croxton Kerrial	530	5.1%	8
Harby	931	8.9%	14
Long Clawson	1066	10.2%	17
Old Dalby	355	3.4%	6
Somerby	548	5.3%	9
Waltham	836	8%	13
Wymondham	632	6.1%	10
<b>Rural Hubs</b>			
Ab Kettleby	223	2.1%	3
Asfordby Hill	589	5.7%	9
Easthorpe	143	1.3%	2
Frisby on the Wreake	557	5.4%	9
Gaddesby	381	3.7%	6
Thorpe Arnold	120	1.2%	2
<b>Total</b>	<b>10436</b>		<b>163</b>

3.7.3 Following this redistribution of the shortfall, a final figure is therefore calculated as to the number of dwellings to be allocated in each of the settlements.

<b>Service Centre</b>	<b>Revised requirement to allow for redistribution</b>	<b>Rural Hub</b>	<b>Revised requirement to allow for redistribution</b>
Asfordby	<b>181</b>	Ab Kettleby	<b>9</b>
Bottesford	<b>428</b>	Asfordby Hill	<b>70</b>
Croxton Kerrial	<b>76</b>	Easthorpe	<b>19</b>
Harby	<b>98</b>	Frisby on the Wreake	<b>78</b>
Hose	<b>57</b>	Gaddesby	<b>50</b>
Long Clawson	<b>127</b>	Great Dalby	<b>0</b>
Old Dalby	<b>35</b>	Thorpe Arnold	<b>20</b>
Scalford	<b>0</b>		
Somerby	<b>49</b>		
Stathern	<b>57</b>		
Waltham	<b>91</b>		
Wymondham	<b>68</b>		

**Appendix D to this report provides a breakdown of the sites that are required to accommodate these sites.**

### **3.8 Site Allocations**

- 3.8.1 From the site assessment process described at section 3.6 above, sites have been allocated to reach the quantity described in the above table. In each case, sites have been 'ranked' as to their suitability and the sites proposed for allocation reflect this order. In several cases there are a greater number of suitable sites than the allocation requires, so the allocation is limited to only those needed to meet the allocation.
- 3.8.2 Sites have not been subdivided in order to exactly match the allocation and as a result small surpluses arise in a limited number of locations.

### **3.9 Sites in Melton Mowbray**

- 3.9.1 The Emerging Options consultation document proposed that 65% of the overall growth would be accommodated within Melton Mowbray (3,980 houses) and that 1,500 and 2,000 would be accommodated within Sustainable Neighbourhoods to the north and south of the town respectively.
- 3.9.2 The SHLAA submission and assessment included sites within Melton Mowbray and these have also been assessed following the same approach described in section 3.6 above. The results are included in Appendix B. This has identified suitable sites for some 723 dwellings and potential for a further Strategic Allocation of in excess of 1,000 dwellings. The Working Group was invited to determine whether – for reasons relating to deliverability, 5 year land supply and flexibility – the Local Plan should proceed on the basis of allocating all these sites (except the strategic allocation), or alternatively to limit them to the target set out in Emerging Options, i.e to select sites (outside the areas of the Sustainable Neighbourhoods) with a combined capacity of 480 only. These sites are likely to come forward during the lifetime of the plan and would be considered suitable in principle because they are located within the most sustainable settlement.
- 3.9.3 The Working Group recommended that we proceed on this basis and the resultant site allocations are included in Appendix D

### **3.10 Reserve Sites**

- 3.10.1 Whilst the Local Plan as a whole will include a methodology for monitoring and trigger points for review, it is considered good practice to build in flexibility within the plan itself to allow for a more robust approach and to 'insulate' the need for review arising from relatively minor shortcomings in delivery, e.g. if an allocated site should become unavailable, problems of a detailed nature are identified at application stage or it is significantly delayed.

3.10.2 The assessment of all potential sites means that an opportunity arose to identify where additional 'reserve sites' might be suitable in the event that more sites were needed. This provides some flexibility for the Local Plan, in the case that allocated sites became undeliverable, there is capacity that can still be demonstrated and released by a specific policy allowing this, subject to evidence being provided to identify why the original allocated site has become undeliverable. A capacity for a further 380 dwellings have been identified in the Reserve Site Allocations.

3.10.3 It is proposed to include in the Plan 'reserve sites' to offer this flexibility and additional resilience within the plan itself. These would be identified within the plan and distinguished from the favoured allocation and would come into play in a defined set of circumstances. An additional policy will be required to define the circumstances in which the reserve sites are applicable. Council is invited to consider the following:

**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.

### **3.11 Specific policies**

3.11.1 In order to provide a settlement specific approach to identify and deal with individual constraints affecting that village and/or to sites within it, it is recommended that a settlement specific policy is included in the Local Plan. This policy will explain the particular circumstances of each settlement including service and facility capacity constraints and identify the phased release of allocated sites based on particular factors, individual site requirements or other such 'pre-requisites'. An example of this would be the capacity of schools to accommodate future growth; i.e. only when capacity



can be identified, allocated sites will be released for development, or a design or layout consideration applicable to a particular site.

3.11.2 Details of these narratives and the applicable sites are contained within Appendix D to this report.

### **3.12 Other matters**

3.12.1 Members attention is drawn to the fact that there is a degree of fluidity to the exercises contained within this report, for example new sites can become available at any time or indeed those already considered could be withdrawn. In addition, work is ongoing on the viability and infrastructure requirements for the area and additional evidence continues to be received. In all of these cases the suitability and/or deliverability of the sites identified could be affected. It is therefore requested that delegated authority is approved to develop and if necessary depart from the content of this report (and its appendices) if required by such events. Please note however that the final version(s) will be submitted for consideration by Full Council as part of the complete Draft Plan (Submission Version) for approval prior to publishing for consultation in the latter part of 2016.

## **4.0 POLICY AND CORPORATE CONSIDERATIONS**

4.1 The Melton Local Plan Emerging Options consultation in January – April 2016 provided the vehicle to engage with people on the preferred approach to addressing the issues and challenges which need to be dealt with through the Local Plan.

4.2 A Sustainability Appraisal Report (Preferred Options) will be prepared and published alongside the Draft Local Plan. This will test and assist with testing and refining the alternative approaches and assessing their social, economic and environmental effects.

## **5.0 FINANCIAL AND OTHER RESOURCE IMPLICATIONS**

5.1 There are no significant unknown financial or resource implications arising from this report. The Local Plan will be an intensive exercise, which will have a significant resource implication. However this will be met through the existing budget provisions.

## **6.0 LEGAL IMPLICATIONS/POWERS**

6.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 and the National Planning Policy Framework require that plans are prepared based on evidence. The site allocations have been assessed and information about the capacity of settlement facilities has been informed by consultation responses and with engagement through Reference Groups, Parish Councils and Neighbourhood Development Panels. This community engagement is a

requirement of Regulation 18 of the Planning and Compulsory Purchase Act (as amended) 2004 and the Town and Country Planning Regulations 2012.

## **7.0 COMMUNITY SAFETY**

7.1 There are no direct community safety implications as a direct result of this report.

## **8.0 EQUALITIES**

8.1 The site allocations have been developed to inform the production of policy rather than them being a policy in themselves. For that reason it will have little impact upon Equalities. The Submission version that will be influenced by the spatial hierarchy and distribution strategy will however require an Equalities Assessment.

## 9.0 RISKS

L I K E L I H O O D	<b>A</b>	<b>Very High</b>				
	<b>B</b>	<b>High</b>				
	<b>C</b>	<b>Significant</b>		1,2		
	<b>D</b>	<b>Low</b>				
	<b>E</b>	<b>Very Low</b>				
	<b>F</b>	<b>Almost Impossible</b>				
			<b>Negligible</b>	<b>Marginal</b>	<b>Critical</b>	<b>Catastrophic</b>
			<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>

**IMPACT**

<b>Risk No</b>	<b>Risk Description</b>
1	People who responded to the consultation and were involved in the Reference Groups and Neighbourhood Development Panels are not satisfied with the changes made and the response provided and will repeat their points at Submission Plan stage
2	The results of the site assessment work provide site allocations which may cause fresh representations to be received, with particular areas of land being identified specifically.

## **10.0 CLIMATE CHANGE**

10.1 There are no direct climate change issues arising from this report.

## **11.0 CONSULTATION**

11.1 The Submission Version of the Local plan will be subject to a statutory 6 week consultation in accordance with the Town and Country Planning Regulations 2012.

## **12.0 WARDS AFFECTED**

12.1 All Wards are affected.

Contact Officer: J Worley, Head of Regulatory Services

Date: 9th September 2016

Appendices: Appendix A – Table of villages including population, permissions and housing completions since 2011  
Appendix B - Site Assessments and associated maps  
Appendix C – Summary List of Allocated Sites  
Appendix D - site allocations and specific policies – **TO FOLLOW**