



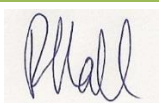


Melton Local Plan 2011-2036
Matters and Questions for the Examination

On behalf of JGP Properties Ltd

8th January 2018

Quality Control

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1.0 Introduction

- 1.1 This Matters and Questions Statement sets out P&DG's representations submitted on behalf of JGP Properties Ltd.
- 1.2 Separate Hearing Statements Representations are submitted concerning the following Matters and Questions:
 - Legal Requirements and the Duty to Cooperate (Hearing Statement 1);
 - Matter 2, Question 2.1, parts i and ii (Hearing Statement 2);
 - Matter 2, Question 2.2 (Hearing Statement 3);
 - Matter 3, Question 3.1 (Hearing Statement 4); and
 - Matter 5, Question 5.1; parts i, ii and iii.
- 1.3 These representations should be read in conjunction with our previous representations made to the Melton Local Plan 2011-2036, including the Pre Submission Draft (November 2016) and Addendum of Focussed Changes (July 2017). This is with particular reference to the settlement of Burton Lazars, and the site at New Road, appended to our Focused Changes representations ref 13.034 23-08-2017.

5.0 Hearing Statement 4

Matter 3, Question 3.1;

Has the housing requirement figure of 6,125 dwellings (2011-2036) (equivalent to 245dpa) as set out in Policy SS2 been informed by a robust, credible assessment of the objectively assessed needs and is it positively prepared and consistent with national planning policy?

- 5.1 Data informing objectively assessed housing needs is only extrapolated at ward level and this does not provide a representative outcome of the needs by individual settlements. This would be acceptable if there was no dispute on the settlement roles and hierarchy, but makes a difference if there are settlements that are not satisfactorily represented in that hierarchy but may have a rural housing need, or as we have mentioned an exceptional spatial relationship with the key settlements and/or Melton Mowbray. In the case of the site at New Road we have promoted in the SHLAA (refs: MBC/007/17a and the larger site MBC/007/17b), Burton Lazars lies in the Gaddesby Ward, but only Gaddesby's housing needs have been taken into account, not Burton when for the reasons we have given throughout our responses to the Local Plan, it should feature.
- 5.2 We have concerns that the Borough is underestimating its objectively assessed housing needs and has determined that a 245dpa requirement would be more than satisfactory over the course of the plan period. The Council's own Sustainability Appraisal has determined that a higher figure of 280dpa was found to have positive impacts upon delivery as a whole. 280dpa is at the lower end of the range of estimates in Towards a Housing Requirement for Melton Borough (MBC/HN4a) and does not correspond with the requirement of Paragraph 47 of the National Planning Policy Framework (NPPF) to boost significantly the supply of new housing.
- 5.3 The comments from agents and housebuilders in Paragraphs 4.2-4.9 of the Borough Council's recent response to the Inspector's initial question 4 (housing land supply ref: ID1D – 20/12/2017) is testament to the confidence of the market to sustain a superior delivery rate in the Borough, particularly noting Melton's growth, possibilities for the eastern bypass, and we would suggest this is not only limited to the next five year supply period, but across the breadth of the Local Plan as a whole. If it is determined there is an inadequacy of sites to bring forward in the Plan, a revision of settlements and growth figures anticipated will be essential.