

## **MELTON BOROUGH LOCAL PLAN INQUIRY – January – February 2018**

### **Representations by Long Clawson, Hose and Harby Parish Council**

Pre-Submission Representor No: 61 (9 Representations)

Focussed Changes Representor No: 40 (8 Representations)

**Tuesday 6<sup>th</sup> February 2018**

### **Matter 5 Other Housing Allocations (Policy C1(A) and Appendix 1) and Reserve Sites (Policy C1(B) and Appendix 1)**

#### *1. Matters and Questions 5.1*

- 1.1. The Long Clawson, Hose and Harby Neighbourhood Plan has progressed significantly since our representor comments were made. The Referendum for the NP will take place on 15 February 2018.
- 1.2. The Plan does not take in to consideration the wishes of the community in selection of sites, as evaluated and proposed in the Long Clawson, Hose and Harby NP (see Appendix Housing extract from CHH NP- Housing Provision).
- 1.3. Data collected as part of the CHH NP process has been disregarded as anecdotal in site assessment by MBC.
- 1.4. The following planning decisions have taken place since the Focussed changes consultation- LONG3 permit subject to S106 conditions, LONG4 refused due to historic grounds, LONG5 Reserve Site permit subject to footpath conditions and S106 conditions, LONG2 deferred, HOS1 extension permit.
- 1.5. The Pre-Submission Representor 61 and Focussed Changes Representor 40 on specific sites in Harby, Hose and Long Clawson remain as stated, apart from LONG5 which should continue to be classified as a Reserve Site as per the CHH NP.
- 1.6. The residual requirement in Harby is 78, Hose 65 and Long Clawson 111. The proposed delivery in the Plan is Harby 128, Hose 76 and Long Clawson 179. This is a Parish total of 383 vs a minimum requirement of 254, an over-supply of 51%. The NP site allocation delivers 271 with a Reserve of a further 49 across Hose and Long Clawson if required.
- 1.7. The sites selected in the CHH NP provide a deliverable alternative to the Plan sites.
- 1.8. Therefore we believe the site allocation in the Plan is unsound is not justified as there are other reasonable alternatives provided by the NP. If however the Plan sites are taken as allocated sites then these should be instead of NP sites and not additional to.

#### *2. Matters and Questions 5.3*

- 2.1. Harby, Hose and Long Clawson are an interconnected group of villages via a single rural road. The village has narrow roads through with significant traffic issues at peak times.

Most significantly though, each village has significant services accessed by the whole Parish and the villages across the Vale of Belvoir. These include the GP Surgery in Long Clawson, the petrol garage in Harby and the post offices in Harby and Hose. There has not been assessment of the cumulative impact of the development on essential services and resident requests for investment in the development of suitable traffic and water management infrastructure improvements have not been included in the Plan.

2.2. Therefore we believe the site allocation in the Plan is unsound as it is not positively prepared due to the lack of infrastructure investment across the Parish. See Focussed Change Representor 40 comments FC10.

3. *Matters and Questions 5.4 and 5.5*

3.1. Policy H1 and H2 in CHH NP which identify allocated and reserve sites for the Parish and the criteria for using Reserve Sites. This wording has passed NP Examination. (see Appendix Housing extract from CHH NP).

3.2. No Reserve Sites have been included in the CHH NP for Harby, as the already approved development sites in the village exceed the minimum residual target by 64%. The Focussed Changes Representor 40 feedback remains valid and HAR5 Reserve Site is not justified and should be removed from the Plan.

3.3. The grant of planning permit of LONG5, a Reserve Site in both the Plan and the CHH NP passed for Referendum, by the MBC planning committee was not supported by the Parish Council as the Plan and the NP clearly list the criteria by which a Reserve Site should be considered for development and these criteria were not met.

# Clawson, Hose & Harby Neighbourhood Plan



**Referendum Version**

**2017 TO 2036**

# Contents

	Page
<b>Foreword</b>	
<b>1. Background and Context</b>	<b>5</b>
<b>Neighbourhood Plans</b>	<b>5</b>
<b>A Neighbourhood Plan for Clawson, Hose and Harby</b>	<b>5</b>
<b>The Process for Developing Our Neighbourhood Plan</b>	<b>7</b>
<b>2. Clawson, Hose and Harby Parish</b>	<b>9</b>
<b>A Brief History</b>	<b>9</b>
<b>Parish Profile</b>	<b>10</b>
<b>3. Vision</b>	<b>13</b>
<b>A Vision for Clawson, Hose and Harby</b>	<b>13</b>
<b>4. Planning Context and Sustainable Development</b>	<b>15</b>
<b>Planning Context</b>	<b>15</b>
<b>Sustainable Development</b>	<b>16</b>
<b>5. Policies</b>	<b>18</b>
<b>Strategy</b>	<b>18</b>
<b>Housing and the Built Environment</b>	<b>21</b>
<b>Environment</b>	<b>43</b>
<b>Community Facilities</b>	<b>71</b>
<b>Transport</b>	<b>77</b>
<b>Economic Development</b>	<b>84</b>
<b>Developer Contributions</b>	<b>88</b>
<b>6. Monitoring and Review</b>	<b>89</b>

# HOUSING AND THE BUILT ENVIRONMENT

## Housing Provision

At the 2011 census the three villages were home to 2,577 residents living in 1,083 households. There were 37 household spaces with no usual residents representing a 3% vacancy rate, a fairly typical level for a rural area. Home ownership is high and there is a high proportion of detached homes. The Parish has a relatively youthful population with around 20% of residents aged under 16 compared with 19% for the region and England as a whole. The median age of people living in the Parish is 44 compared with 43 for the district, 40 for the region and 39 for England as a whole.

Around 62% of residents are aged between 16 and 64, close to the district (64%), regional and national (65%) rates. Older people (aged 65+) represent 18% of total residents, in line with the district rate and close to the regional (17%) and national (16%) rates.

Between 1991 and 2016 the number of homes in the Parish grew by 266, over 31%. The distribution of actual housing completions recorded by MBC across the villages is shown in the following table:

PERIOD	LONG CLAWSON	HOSE	HARBY	PARISH TOTAL
1991-2001	89	25	27	141
2001-2011	57	19	21	97
2011-2016	11	6	11	28
25yrs (1991-2016)	157	50	59	266

Housing Table 1 – New Housing Completions

In this period growth has not been delivered through planned allocations, the majority having taken place in a range of small windfall sites within the former village envelopes including farmsteads and the like. Supply of such infill sites has reduced over recent years, reflected in the reduced rate of completions since 2011, although this may also be partially explained by the economic slowdown since 2008. Of late there has been positive supply of larger executive style homes and a relative shortage of new small and mid-size houses and bungalows.

In July 2017, at the time of submitting the Neighbourhood Plan, the emerging Melton Local Plan is entering a further period of consultation on focussed changes and has not yet been submitted for inspection. When approved the emerging Melton Local Plan will set out the Borough's strategy for the overall housing targets for the three villages within the Parish. The pre-submission draft Local Plan for Melton (November 2016) and the Addendum of Focused Changes to their plan (July 2017) (emerging Local Plan) update the housing need across the Borough and the allocation of housing within it. It states that there is a requirement to provide for between 5,750 and 7,000 new dwellings between 2011 and 2036 across the Borough. The Council has agreed a housing requirement of 245 dwellings per annum (a total of 6,125) within that range. Of this, nearly two thirds of the dwellings needed over the Plan period will be built in the Melton Mowbray Main Urban Area, with the remainder spread across the rest of the Borough. The emerging Local Plan establishes a hierarchy of settlements to help to determine the most appropriate locations for the remaining significant site developments (35% of the total).

On the basis of this hierarchy, Harby, Hose and Long Clawson (as well as 9 other settlements) are identified as Service Centres. These are identified on the basis of the presence of all of the four essential criteria (primary school, access to employment; fast broadband and a community building) together with regular public transport.

Minimum requirements are then set per Service Centre based on the percentage of population of the total Service Centres and Rural Hubs. This requirement is then adjusted to a minimum residual housing requirement, taking into account completions, dwellings under construction and small site permissions which have not yet been built. Any new completions and new large site commitments after 31 March 2017 identified via the Borough annual Strategic Housing Land Availability Assessments (SHLAA) process will be offset against this requirement.

The publication of the revised HEDNA report for Leicestershire and Leicester (Jan 2017)<sup>1</sup> shows a reduced Objectively Assessed Need (OAN) for the borough of 170 houses per annum or a minimum 4,250 dwellings which is 30% less than the emerging Melton Local Plan target. This revises the minimum residual housing requirement for the Parish from 254 dwellings to 161 dwellings taking account of completions, dwellings under construction and small site planning permissions (as shown in Housing Table 2) to be completed before 2036.

Housing Table 2a – Minimum Housing Requirements for the Parish

							MINIMUM RESIDUAL HOUSING REQUIREMENT	
	Minimum housing requirement 2011-2036. Melton LP - 245 per annum	Minimum housing requirement 2011-2036. HEDNA - 170 per annum	Total net completions	Dwellings under construction	Dwellings with planning permission on small sites	Total completions, construction and permissions	Melton LP - 245 per annum	HEDNA - 170 per annum
	based on % of population of Service Centres and Rural Hubs	based on % of population of Service Centres and Rural Hubs	2011-31/3/17	to 31/03/2017	to 31/03/2017	to 31/03/2017		
Harby	109	76	15	15	1	31	78	45
Hose	72	50	6	0	1	7	65	43
Long Clawson	128	90	11	2	4	17	111	73
<b>Total</b>	<b>309</b>	<b>216</b>	<b>32</b>	<b>17</b>	<b>6</b>	<b>55</b>	<b>254</b>	<b>161</b>

This Plan uses the HEDNA requirement as a base level of delivery for each village and identifies Development Sites to meet this need. In the absence of an adopted Local Plan which establishes an approved methodology, this is the most up to date and authoritative means of determining base housing need. Further sites are identified as Reserve Sites in each village to be called upon in a priority order by village, only if a shortfall in delivery at Development Sites is identified at a subsequent Neighbourhood Plan review and/or there is an increase in recognised housing demand across the Borough.

Policy H1 sets out the Plan's approach towards addressing this emerging strategic policy context. In particular it sets out the mechanisms by which the reserve sites will be released. The monitoring and review of the Plan will be an important consideration both in general terms and within the short term as the Local Plan proceeds towards adoption. The neighbourhood plan will be assessed for its conformity to the Local Plan once that Plan has been adopted. This assessment may generate the need for a formal review of the neighbourhood plan.

**POLICY H1: HOUSING PROVISION - New housing will be delivered in the Plan area to provide a minimum of 161 dwellings in the period up to 2036. New housing will be delivered through the development of the housing allocations identified in Policy H2 of this Plan and through windfall developments that accord**

<sup>1</sup> Housing and Economic Development Needs Assessment, Jan 2017

with Policy H4 of this Plan. The strategic delivery requirements relating to the Plan area will be kept under review during the Plan period. The reserve sites identified in Policy H2 of this Plan will be released for development in the Plan period in circumstances where their delivery is required:

- to accommodate a higher strategic housing figure included in the Melton Local Plan 2016-2036; and/or
- to accommodate a shortfall in the delivery of the allocated sites identified in Policy H2 of this Plan.

## Housing Allocations

During 2015/16 Melton Borough Council, along with all other districts in the Leicester and Leicestershire Housing Market Area, undertook Strategic Housing Land Availability Assessments (SHLAA). Following a call for landowners to identify sites with potential for house building, land in and around Harby, Hose and Long Clawson was put forward that could accommodate new houses. Following analysis several of these sites were deemed undeliverable and rejected.

The communities of Harby, Hose and Long Clawson have been determined to identify their own housing allocations in order to meet the Borough Council development requirements in locations that are most acceptable to local people. Significant dialogue has taken place with the Borough Council, landowners and the wider community to put forward sites for development that minimise the impact on the local infrastructure. Open events, Regulation 14 consultation and approved planning applications has confirmed the following sites to meet the housing requirements for the Parish, through Development Site allocations which will yield a total of 278 new houses against the minimum HEDNA requirement of 161.

Housing Table 3 demonstrates that this Plan has the capacity to deliver and exceed the minimum housing requirements via Development Sites with an expected total of 271 new dwellings for both the HEDNA level by 110 dwellings and the emerging Melton Local Plan minimum by 17 dwellings.

Reserve Sites could deliver a further 49 houses if the overall Parish delivery falls below the required minimum level of the adopted Melton Local Plan. This provides a total contingency of 26% above the emerging Local Plan minimum residual housing requirement.

Housing Table 2b – Development and Reserve Sites vs Minimum Housing Requirements

	HEDNA - 170 per annum			Melton LP - 245 per annum		
	Minimum residual housing requirement	NP Development Site total capacity*	Excess delivery against minimum requirement	Minimum residual housing requirement	Excess delivery of Development Sites against minimum requirement	NP Reserve Site total capacity*
Harby	45	128	83	78	50	0
Hose	43	56	13	65	-9	9
Long Clawson	73	87	14	111	-24	40
<b>Total</b>	<b>161</b>	<b>271</b>	<b>110</b>	<b>254</b>	<b>17</b>	<b>49</b>

\* Site capacity is taken from actual planning applications or from SHLAA evaluation if not available

A further SHLAA exercise in the first half of 2017 was undertaken by Melton Borough Council and this identified further sites available for development in the Parish. Other than planning applications in process as at June 2017, these have not been included in

this Plan as the combination of the Development Sites and the Reserve Sites more than meet the demand on the Parish.

Following extensive consultation within the Parish and detailed work by the Parish's Neighbourhood Plan Housing Theme Group (Supporting Evidence Housing Theme Group Summary), the sites in Policy H2 below are considered suitable for development, are the preferred sites from our community consultations and are presented in this policy in order to meet the minimum housing requirement for the Parish.

Note all site references in this Plan have been revised since the Regulation 14 Plan to include NP at the start of their reference (e.g. HAR1 has become NPHAR1) to identify them from the ones listed in the emerging Melton Local Plan where some references have been changed or re-assigned.

**POLICY H2: HOUSING SITE ALLOCATIONS FOR 2016 to 2036 - Land is allocated for housing development as shown in Table 3 (Housing Allocations) and Table 4 (Reserve Sites). Proposals for development of the various sites will be supported within the strategic context provided for land release in Policy H1 of this Plan and where they comply with the relevant site Design Code.**

**Housing Table 3 – Development Site Allocations**

	ALLOCATION REF	ADDRESS	NO OF DWELLINGS (indicative maximum, from planning application if available or SHLAA)	PLANNING PERMISSION GRANTED	INCLUDED IN EMERGING MELTON LP DEVELOPMENT SITES
<b>HARBY</b>					
Development Site	<b>NPHAR1</b>	OFF BOYERS ORCHARD	15	Outline	Yes
Development Site	<b>NPHAR2</b>	LANGAR LANE	10	Full	Yes
Development Site	<b>NPHAR4 and NPHAR5</b>	COLSTON LANE, Sherbrooke House Farm	50	Outline	Yes
Development Site	<b>NPHAR6</b>	COLSTON LANE (MILWAY)	53	Outline	Yes
<b>HARBY DEVELOPMENT SITE TOTAL</b>			<b>128</b>		
<b>HOSE</b>					
Development Site	<b>NPHOS1</b>	LAND OFF CANAL LANE (N)	25	Outline	Yes
Development Site	<b>NPHOS1+</b>	ADDITIONAL LAND OFF CANAL LANE (N)	16	Application only	Yes
Development Site	<b>NPHOS2</b>	LAND OFF CANAL LANE (S)	15	Part application only	No
<b>HOSE DEVELOPMENT SITE TOTAL</b>			<b>56</b>		
<b>LONG CLAWSON</b>					
Development Site	<b>NPLONG1</b>	LAND AT MELTON ROAD	10	Outline	Yes
Development Site	<b>NPLONG3</b>	BIRLEYS GARAGE, WALTHAM LANE	45	Application only	Yes
Development Site	<b>NPLONG6</b>	HICKLING LANE/ BROUGHTON LANE	32	Application only	Yes
<b>LONG CLAWSON DEVELOPMENT SITE TOTAL</b>			<b>87</b>		
<b>PARISH DEVELOPMENT SITE TOTAL</b>			<b>271</b>		

**Housing Table 4 – Reserve Site Allocations**



	ALLOCATION REF	ADDRESS	NO OF DWELLINGS  (indicative maximum, from planning application if available or SHLAA)	PLANNING PERMISSION GRANTED	INCLUDED IN EMERGING MELTON LP DEVELOPMENT SITES
<b>HOSE</b>					
Reserve Site1	NPHOS3	REAR 41 BOLTON LANE	9	No application made	No
<b>LONG CLAWSON</b>					
Reserve Site1	NPLONG5	CANAL FARM	40	Application only	No
<b>PARISH RESERVE SITE TOTAL</b>			<b>49</b>		

The following specific Design Codes are in addition to the other policies in this Neighbourhood Plan for each Development Site or Reserve Site:

**Design Codes for Harby Sites (without detailed Planning Permission)**

**NPHAR1, Land off Boyers Orchard – Development of the site will be supported provided:**

- it is up to 15 dwellings, limited to two storeys high;
- land at the western end, adjoining the proposed access from Boyers Orchard, is kept open and includes a landscape buffer to complement and enhance the open setting to the north;
- the layout includes provision for parking by residents and allotment users in accordance with the plan accompanying Outline Planning Application 15/00942/OUT, or similar approved details.

**NPHAR4 & NPHAR5 Colston Lane - Development of the site will be supported provided:**

- it is about 50 dwellings, limited to two storeys high;
- vehicular access is sited away from the bend near the retained farmhouse;
- footpath connection from the village to the site is improved;
- the layout addresses the frontage to Colston Lane, creating a rural feel;
- a new, mixed native species boundary hedge is planted;
- extra landscaping is provided to soften the north-eastern boundary;
- an internal footpath link is provided to enable connection with the adjoining site, NPHAR6, and the canal footbridge to the north with consideration given to sharing open space provision with NPHAR6;
- there are biodiversity/ecology improvements within the site.

**NPHAR6, Colston Lane - Development of the site will be supported provided:**

- it is up to 53 dwellings, the majority two storeys high;
- a footpath is provided along the frontage verge linking the existing footpath to the south-west and the Grantham Canal to the north-west;

- the layout addresses the frontage to Colston Lane, creating a rural feel and internally avoids large car parking courtyards;
- mature trees along the various site boundaries are retained and supplemented by new planting where appropriate;
- the existing mixed species frontage hedge is retained and strengthened where necessary to provide a strong rural boundary;
- extra landscaping is provided to soften the north-eastern boundary;
- an internal footpath is provided to enable future connection with the adjoining NPHAR4 & NPHAR5 and the canal footbridge to the north;
- there are biodiversity/ecology improvements within the site.

***(TEXT CONTINUES TO SECOND EXTRACT FROM ORIGINAL PAGES 33 - 36)***

## Limits to Development for Harby, Hose and Long Clawson

The identification of the above sites in Policy H2, within the Parish exceeds the minimum requirement for housing development via larger scale sites and enables further development within the Parish to be controlled through the updating of the Limits to Development, identified as Settlement Boundaries within the Melton Local Plan (1999). These development limits are tightly drawn as described in the strategy section above in order to protect the local infrastructure, including the road network, and the high quality rural landscape.

All Development Sites in Policy H2 are included in the Limits to Development. Reserve Sites sit outside the Limits to Development but if a site is subsequently required for development as described in Policies H1 and H2, the Limits to Development will be extended to include that specific site. In addition, the operation of the windfall Policy H4 and MBC LP (Nov 2016/July 2017) Policy SS2 and SS3 will provide a flexible buffer to ensure that the numbers of dwellings built in the plan period exceed the minimum requirement. Windfall levels in Policy H4 to support the Melton LP target of 322 are expected to be around Harby 19, Hose 13, Long Clawson 23 using the proportional population masses of these villages.

**POLICY H3: LIMITS TO DEVELOPMENT – Development proposals within the Limits to Development, or in terms of new community facilities close or adjacent to the Limits to Development in Housing Figs.1-3 below will be supported where they comply with other policies in this Plan in general, and with Policies H7 and H8 in particular.**

**Where reserve sites identified in Policy H2 are released for development in accordance with Policy H1 the relevant limit to development will be extended accordingly.**

**Development adjacent to the Limits to Development will be carefully controlled and will be supported subject to the following criteria:**

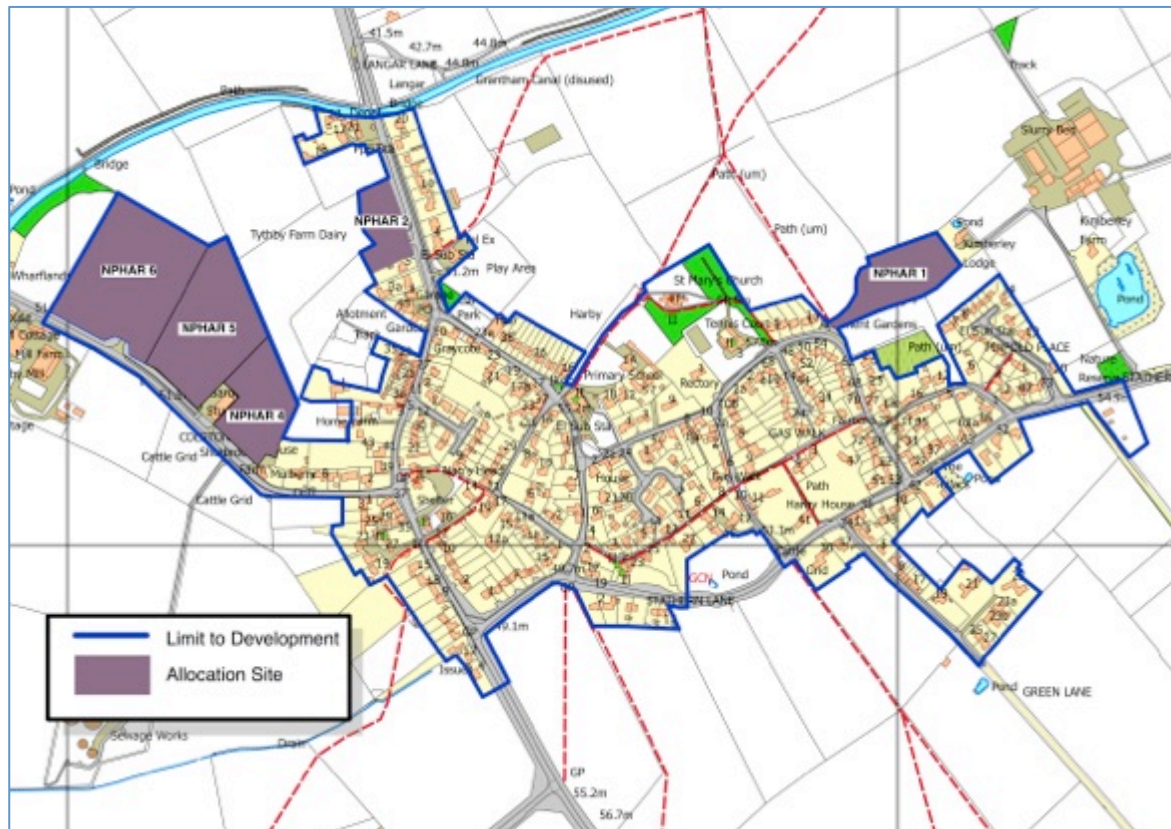
- **developments are of 1 or 2 dwellings per field directly adjacent to Limits to Development where access is directly available to current roads;**
- **additional windfall sites of up to 5 dwellings will be considered after 10 years of the Plan (i.e. after 2026) if windfall levels are significantly below expected levels, provided they are directly adjacent to Limits to Development where access is directly available to current roads and not over land of existing or planned private dwellings;**
- **developments of new or existing business premises are adjacent to the Limits to Development where access is directly available to current roads and not over land of existing or planned private dwellings.**

**Land outside the defined Limits to Development will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.**

### Harby

The four Development Sites in Policy H2 allow for an additional 128 new dwellings and have approved planning applications. Linking the new developments NPHAR4, NPHAR5 and NPHAR6 between themselves and to the village effectively are important as described in the site Design Codes.

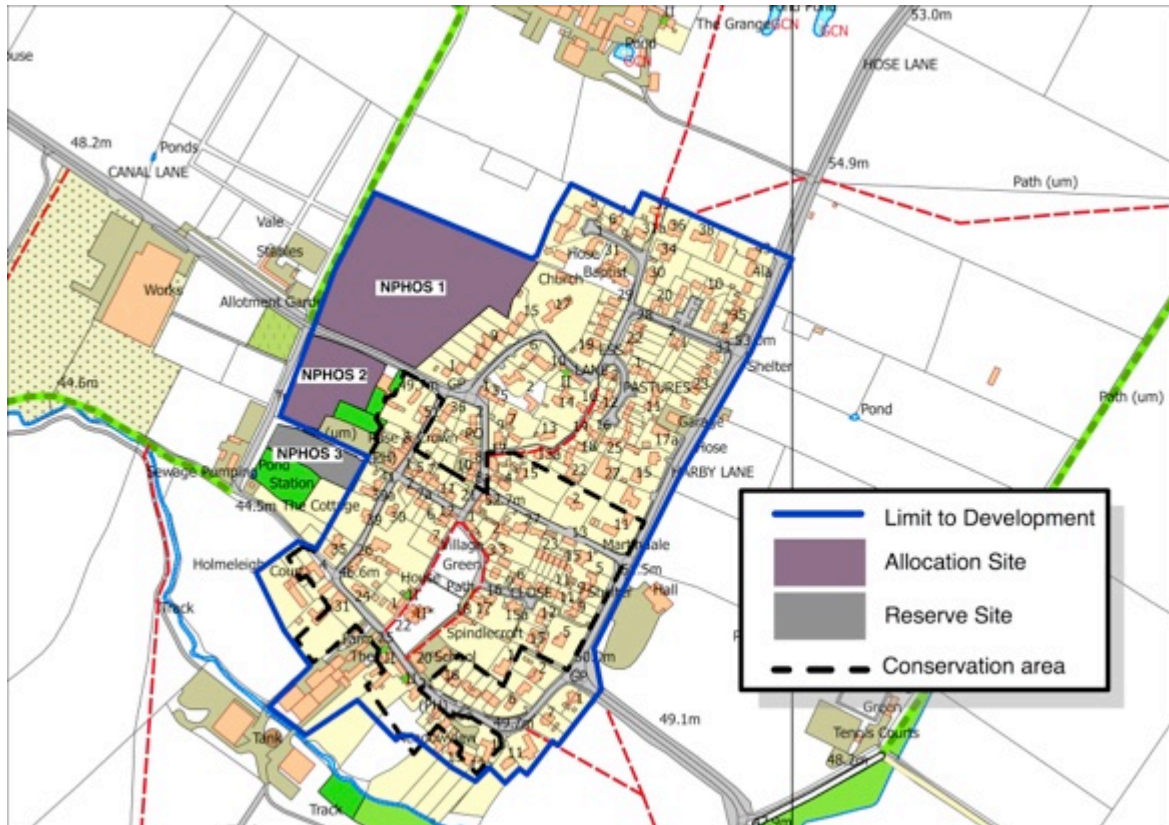
Housing Fig. 1 – Harby Development Sites and Limits to Development



## Hose

The three Development Sites (note that NPHOS1 and NPHOS1+ are shown as a single combined site in Housing Fig.2 below), which are all in the centre of the village, in Policy H2 allow for an additional 56 new dwellings. The Reserve Site NPHOS3 provides an additional 9 dwellings, if Development Sites fail to deliver as expected. These developments are all situated in the centre of Hose and protection of existing trees and hedgerows, traffic management and pedestrian routes are important considerations.

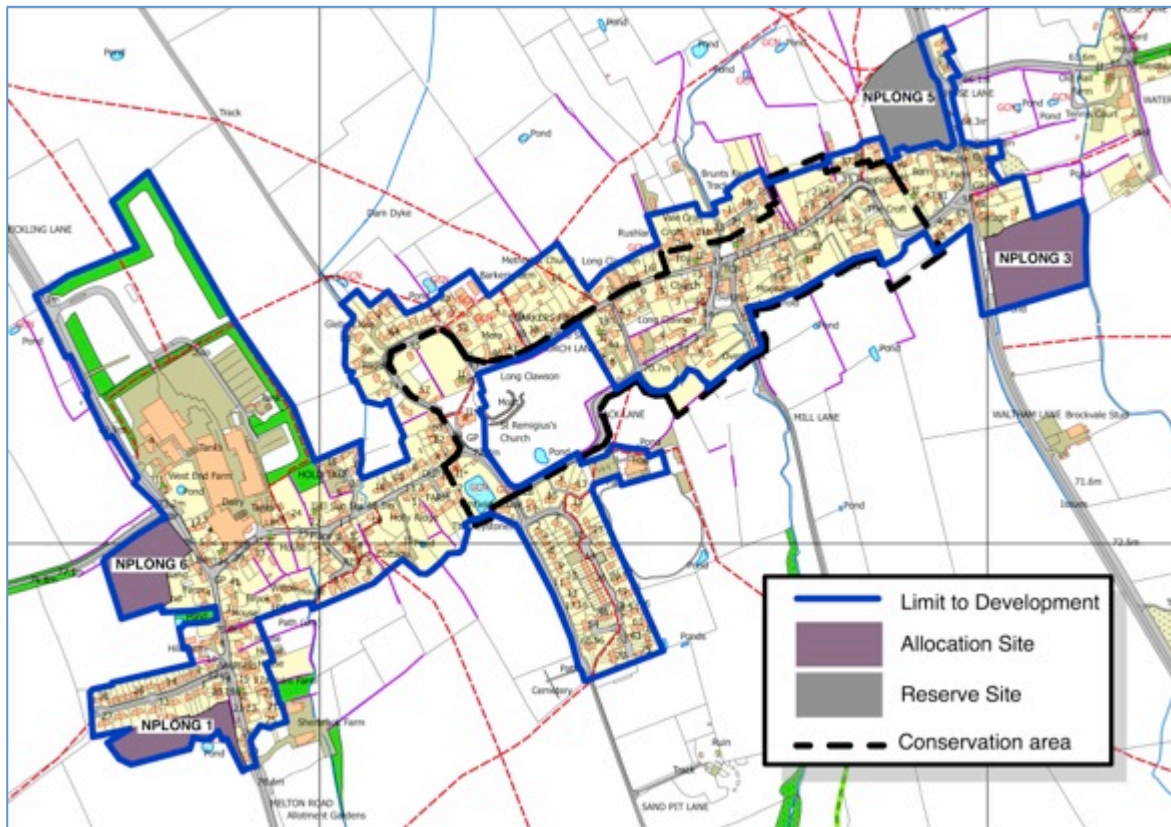
Housing Fig. 2 – Hose Development Sites and Limits to Development



## Long Clawson

The three Development Sites in Policy H2 allow for an additional 87 new dwellings and a Reserve Site could provide a further 40. Long Clawson is a long, linear and noticeably rural village enjoying many views of the surrounding high quality landscape. At its core is an historic Conservation Area. Surface Water drainage problems are a particular concern in the central parts of the village. These aspects of local geography and character have informed a different choice of preferred sites from the emerging Draft Local Plan. The proposed revised distribution features sites at both ends of the village where they more appropriately reflect the village environment and help preserve the character and appearance of the Conservation Area.

Housing Fig. 3 – Long Clawson Development Sites and Limits to Development



Note: larger scale Limits to Development maps are available as Supporting Evidence to this Plan.

## Windfall Sites

Windfall sites are small infill or redevelopment sites that come forward unexpectedly and which have not been specifically identified for new housing in a

***(END OF EXTRACTS – ORIGINAL TEXT CONTINUES)***