

MELTON LOCAL PLAN EXAMINATION

MATTER 3: OVERALL REQUIREMENTS FOR HOUSING AND
EMPLOYMENT LAND AND THE LONG-TERM GROWTH STRATEGY
(POLICIES SS2 AND SS6); AFFORDABLE HOUSING NEED AND
POLICY TARGETS (POLICIES C4, SS4 AND SS5)

PLANIT-X ON BEHALF OF ASFORDBY PARISH COUNCIL, BELVOIR
ESTATE

3.3 Are the references in Policy SS6 to specific locations as potential alternative or long-term options justified?

Introduction

1. Policy SS6 effectively sets out Alternative Development Strategies should the preferred strategy of the Melton Local Plan (MLP) fail to deliver the level of growth anticipated or if there are changes to overall housing provision or the strategic role that the Borough plays in meeting the development needs of the Leicester and Leicestershire Housing Market Area.
2. The alternative strategies include:
 - large scale site options at Normanton airfield, Dalby airfield and Six Hills;
 - 'Suitable' small sites within the rural area; and
 - Land to the west of Melton Mowbray.

Leicester and Leicestershire Growth Plan

3. At its meeting of 12 December 2017, the Full Council of Melton Borough Council (MBC) approved the Leicester and Leicestershire Growth Plan for the purposes of consultation.
4. The Growth Plan is being prepared by ten partner organisations in Leicester & Leicestershire (including MBC). It will be a non-statutory plan but, in its final form, it will set out our agreed strategy for the period to 2050. The strategy is to be delivered through Local Plans.
5. It concludes that, across Leicester & Leicestershire, there is a need for 96,580 new homes and 367-423 hectares of employment land in the period 2011-2031. Additional land will be required for strategic distribution facilities. Much of this need has already been provided for.
6. 117,900 new homes and 459-497 hectares of employment land will be required for the period 2011-2036. Additional land will be required for strategic distribution facilities. While much of our need for new homes and employment land during this period can be met from existing sources, there is likely to be a shortfall. These additional needs will be satisfied primarily in strategic locations as set out in the Growth Plan:
 - The Primary Growth Areas:
 - The A46 Growth Corridor
 - Leicester
 - The Secondary Growth Areas:
 - The Northern Gateway focused around the northern parts of the A42 and the M1
 - The Southern Gateway focused around the A5, and the proposed new link between the M69 and the M1
 - Key Centres:
 - Melton Mowbray

- Lutterworth
 - Areas of Managed Growth in Local Plans:
 - Coalville, Hinckley Loughborough and Market Harborough
7. The draft strategy proposes that, in future, there will be limited growth in villages and rural areas, consistent with providing for local needs.

Infrastructure Delivery Plan

8. The Infrastructure Delivery Plan is based on an assessment of infrastructure requirements relating to the delivery of the spatial strategy proposed in the Local Plan. The Infrastructure Delivery Plan does not consider the infrastructure improvements required to support the alternative development strategies proposed by Policy SS6.

Conclusions

9. The need to identify potential alternative development strategies raises significant concerns:
- MBC recognises that its preferred strategy of focussing development at Melton Mowbray may not be deliverable;
 - The identification of alternative strategies pre-judges the outcome of a review of the MLP;
 - The alternative strategies are not in general conformity with the emerging Leicester and Leicestershire Growth Plan;
 - The infrastructure improvements required to support the proposed alternative development strategies has not been considered; and
 - Uncertainty for those communities most affected by the alternative strategies.
10. It is unnecessary, inappropriate and prejudicial to identify alternative development strategies. This part of Policy SS6 should be deleted.