

To: Ian Kemp
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Clawson in Action
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11 March 2018

Dear Mr Kemp

Clawson in Action response to documents following Inspector's hearing of the Melton Local Plan. Matter 5 Other Housing Allocations

We are writing in response to your email of 27 February 2018 with accompanying attachments following the Inspector's request for further work.

As the *Clawson in Action* group we are responding specifically to Long Clawson and the issues surrounding the site LONG4.

Preferred Approach

In terms of the suggested approaches we do **not** support Approaches 1 or 2.

Our preference is for **Approach 3** as it is in accordance with the NPPF and recommends that the Local Plan (LP) would be modified to align with advanced Neighbourhood Plans. The Clawson, Hose and Harby Neighbourhood Plan has passed referendum stage and is, therefore, at that advanced stage.

However, LONG 4 is a LP allocation which is not identified in the Neighbourhood Plan. Our reasoning behind why LONG 4 is not in our NP has already been presented to the Inspector by the Neighbourhood Plan group in its response to the Melton Local Plan.

We feel strongly that this site should NOT become a reserve site and in fact should be **removed** from the Melton Local Plan in line with the Neighbourhood Plan. Our reasons are, as identified in our Neighbourhood Plan, which passed referendum with a 43.9% turnout and 90.2% residents said YES to the Neighbourhood Plan in the referendum:

- the site has been overwhelmingly and consistently rejected by the community in consultations;
- potential flooding issues in the centre of the village have been identified if this site is developed;
- the visual impact of this large development particularly affects the Grade 2* listed Manor Farm House. Historic England has commented to the specific outline planning objection that this site should not be utilised for development if any other more suitable sites in the village are available for development, which there are;
- there is a risk to the water supply, integrity and viability of the scenic and historic Manor Farmhouse fish pond which is such an important part of the house setting and a very sensitive ecological environment.
- LONG4 has been identified as an Important Open Area in community action CA ENV1.

In addition, a planning application for the site to be developed with 55 houses, went to the Planning Committee on 4 December 2017 and was unanimously refused on the grounds of:

- Being contrary to the Clawson, Hose and Harby Neighbourhood Plan. The development site is not an allocated housing site in the Neighbourhood Plan and is identified as locally important and valued view and contrary to Policies H1, H2, H3 and ENV8 in the Neighbourhood Plan.
- The development would amount to substantial harm to the adjacent heritage assets, the scheduled moated site NE of St Remigius Church, the 14th century grade II* St Remigius Church; the grade II* Manor Farmhouse and ancient fishpond, the Grade II Vicarage and the Long Clawson Conservation area by virtue of significant adverse impact on their setting. It is not considered that the benefits provided by the proposals are exceptional to justify such harm and as such the proposal is contrary to para 132 of the NPPF.

Renaming

The suggestion that the LONG 4 site is renamed LONG 5 is not supported. Renaming sites has happened in the past, it is not helpful and just causes confusion. This should not be a problem when LONG 4 is removed from the Local Plan.

Numbers game

We feel strongly that this whole process, of development in the villages, is turning into a numbers game and front loaded instead of a considered and sustainable approach to phased development in the right places, where infrastructure issues can be addressed. Added to that there is currently an acknowledged 7+years housing land supply in the Borough.

In the first para of the document M1-2-MBC-NP LP alignment, it states:

*there are only 4 Melton Local Plan allocations not included in advanced Neighbourhood Plans, in only 3 settlements, equating to only 177 dwellings, or 8% of the 2150 allocated to villages by the Local Plan. **This does not include additional dwellings delivered by Neighbourhood Plans.***

But why not?

If you take the additional dwellings **already permitted in the Neighbourhood Plans** then it results in only 44 dwellings or a 2% shortfall over the duration of the plan period. We believe that this can be addressed through the Neighbourhood Plan Review process which will take place every five years.

Our Neighbourhood Plan allocation does deliver as more planning permissions have come in. With respect to Long Clawson, you might like to consider the attached Table which assesses the figures and compares them with the other Neighbourhood Plan areas. The November Draft Local Plan figure in Nov 2017 was for 127 houses in Long Clawson. The Focused Changes figure was 128 although with dwellings built, or approved, it means that there is a residual requirement of 111 houses. However, the latest document from Melton Borough Council to the Inspector is suggesting a capacity of 181.

If this figure was to proceed, along with the, higher figures in Hose and Harby, our Neighbourhood Plan area would add 417 houses in 3 villages with a combined population of 2,577 based on the English average of 2.4 persons per household. This would generate a 39% increase in the local population and put serious and unsustainable pressure on our infrastructure, school, surgery, drainage system and traffic.

Clawson, Hose and Harby are strongly linked as a Parish and are co-dependent on the services and facilities across the three villages i.e. doctor's surgery. Increased in house

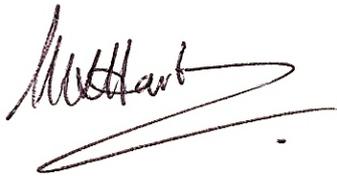
numbers and population in any one of these villages will have a serious impact on the infrastructure and services provided within the parish.

Why build so many houses in a rural area where there is poor infrastructure, limited public transport, no significant employment opportunities? Surely it would be more logical to build more of the houses in and around Melton itself, where infrastructure improvements and facilities are planned, to provide a ready workforce; the developers do not seem to want to build in Melton.

With the launch of the new draft NPPF and Mrs May's statements on housing and development there is a push for garden villages. Six Hills, to the west of Melton would be ideal for approval and would align with the Leicestershire County Council Growth Plan to 2050 with development along the A46 corridor.

We trust you appreciate our concerns on LONG 4 and the logical reasoning behind our recommendation for it to be removed from the Melton Local Plan.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Moira Hart', with a long, sweeping horizontal line underneath it.

Mrs Moira Hart for the
Clawson in Action Group and residents of Long Clawson