



Our Ref: P1368

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Dear Mr Kemp

Melton Local Plan – Neighbourhood Planning

Harris Lamb Planning Consultancy has been instructed by Tata Steel (UK) Limited to submit representations in response to the recent consultation for the additional information prepared by the Council with regard to the relationship between the Melton local plan and the various Neighbourhood Plans within their administrative boundary.

In particular, I write in relation to the relationship between the Local Plan and the now quashed Asfordby Neighbourhood Plan. As identified in our previous submissions, Tata Steel own proposed residential allocations ASFH 1 and ASFH 2 in Asfordby Hill and we support the Council's continued inclusion of these sites with the Local Plan.

In our Hearing Statement we identified that the Asfordby Neighbourhood Plan was subject to a legal challenge and that this challenge needed to be carefully monitored as the Local Plan examination progressed. This challenge has now been concluded, with the Council conceding to the order and the consenting order subsequently being issued by the High Court on the 5th February 2018. The position with the Asfordby Neighbourhood Plan is briefly explained in the Council's latest submission.

To assist the Inspector with their consideration, we understand that one of the key matters that led to the Council not contesting the challenge to the Asfordby Neighbourhood Plan was the lack of explanation and evidence to support the proposed allocation of Holwell Business Park, which is identified in both the adopted and emerging Local Plan as an Employment site. The allocations in

the Neighbourhood Plan will need to be reviewed in this context and it is clear that very little weight should be given to the alternative allocation in the now quashed Neighbourhood Plan at this time.

To provide certainty of delivery and to secure a sufficient level of deliverable sites, it is essential that sites such as ASFH1 and ASFH2 are included in the Local Plan. To leave allocations for the Neighbourhood Plan areas out of the Local Plan would create uncertainty and significantly undermine the Council's 5 year housing land supply. The Neighbourhood Plans would still have an important role in identifying any specific local development opportunities and in terms of setting more specific policies to positively shape the delivery of the sites identified in the Local Plan.

By way of an update in relation to ASFH1 and ASFH2, a first phase has previously secured planning permission on what was a rural exception scheme. An application for a second phase is currently with the Local Planning Authority awaiting determination. None of the consultation responses have raised any issues and I have been informed that the application will be going to Planning Committee of 5th April 2018 with a positive recommendation. There is nothing in relation to the discussions with the Council and the consultees that would lead us to believe there would be any complications with the submission of a planning application on the remainder of ASFH1 and ASFH2.

In the other documents produced by the Council in relation to the 5 year housing land supply methodology, the Council raise concerns with delivery in the short term. In this context, I can reconfirm that the landowner and developer are continuing to work together to bring this site forward and that we consider the site would be delivered in the next 5 years providing much needed dwellings in a sustainable location.

I trust the above is clear, should you require anything else please do not hesitate to contact me.

Yours Sincerely



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