

CROXTON KERRIAL AND BRANSTON PARISH COUNCIL

12/3/2018

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Dear Sir

Further to your email of 27th February 2018 regarding the link between Neighbourhood Plans and the Local Plan, an extraordinary meeting of the Croxton Kerrial and Branston Parish Council was held on 7th March 2018 to discuss the options identified.

Choice of Option

Whereas councillors fully understood Melton Borough Council's (hereinafter MBC) reasons for proposing Option 3, Croxton Kerrial and Branston Parish Council (hereinafter PC) **have voted for Option 4.**

The following reasons lay behind this choice;

1. The PC does not know why other Neighbourhood Plans have stalled and would fall victim to the exclusions in Option 3. For CK&B it was because the required consultations were carried out before the publication of the Draft Local Plan based on the jointly established Local Housing Need. In the Emerging (and subsequent) Local Plans MBC imposed far higher housing levels and would not consider a Neighbourhood Plan that did not comply with their identified sites and numbers. The PC cannot sensibly ask the public to vote again.
2. The PC has challenged the Local Plan and await the outcome. It is noted that MBC would not use the Electoral Role to establish community size or come and count the houses on the ground.
3. The essence of localism is that the community has a constructive input. Option 3 is the result of MBC being late with their Local Plan and endeavouring to prevent divergence at future reviews of the Local Plan, that are now required by the regulations.

4. By far the most sensitive matter for the residents of Croxton Kerrial is that Option 3 would mean that the National Minimum Space Standards would not be imposed. In a public consultation held by the PC on the Local Plan, **100% of residents wanted to see minimum standards imposed**. Merely **encouraging** National Minimum Space Standards on sites identified for housing in the Local Plan will be entirely ineffective, leaving the community with substandard housing which will generate churn and detract from forging a community.

The Draft Neighbourhood Plan submitted to MBC contains the following which would be excluded by Option 3..

Building Design Principles

Consultation on the lack of these within Pre-Submission Local Plan led to questions on the lack of insistence on national minimum internal space requirements, that is contrary to Local Plan Policy C9 (d) for decent internal and external space. 100% of residents wanted to see minimum standards imposed.

Policy CK&B H6 Building Design Principals

All Development should satisfy the following building design principals:

- ***Development should enhance the visual amenities of the street scene and not negatively impact on any significant wider landscape views;***
- ***Medium density layouts to provide decent external space as well as reflecting adjacent development and current car parking provisions within the LCC highway guidance for development with limited transport connectivity.***
- ***New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, particularly within the Conservation Areas and clearly follow the general character in scale & mass.***
- ***New homes should be designed to meet the minimum space standards as set out in the DCLG Technical Housing Standards in terms of gross***

internal floor area, room sizes and storage provision to provide decent internal space

- ***New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding environment and of the Conservation Area.***
- ***Reflect the existing grain of the villages***
- ***Be of low scale and avoiding 3 storey properties***
- ***Follow the styling cues of the existing properties within the villages***

Specifics of Proposed Changes

It is unproductive for the PC to produce text to make the Local Plan comply with Option 4.

However, the PC would point out that at 1.9.3 the statement “*Melton Borough Council is working with these communities*” should be replaced with statement “*Melton Borough Council **will work** with these communities*”.

The PC is still awaiting comment on their latest version of the Neighbourhood Plan sent to MBC at the end of December 2018

Yours faithfully

Janice Fletcher

Clerk