



**MELTON LOCAL PLAN 2011-2036: MATTERS AND QUESTIONS
FOR THE EXAMINATION –
STATEMENT ON BEHALF OF
DAVIDSONS DEVELOPMENTS LTD**

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

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MATTER 5: Other Housing Allocations (Policy C1(A) and Appendix 1) and Reserve Sites (Policy C1(B) and Appendix 1)**5.3 Are the specific policy requirements for the site allocations in Appendix 1 justified and effective? Together with the Plan policies as a whole, is there reasonable assurance that the development of the allocations will be sustainable and in accordance with national planning policy?**

- 5.3.1 We support the allocation of STAT1 (Land at Pasture Lane/ Mill Hill). In our view, the proposed allocation represents sustainable development in accordance with national planning policy. The site is being promoted by Davidsons Developments Limited, a local developer with an excellent track record of delivering high quality development in the region. Davidsons are committed to delivering a sustainable housing development at Pasture Lane/ Mill Hill.
- 5.3.2 Whilst we support the allocation of STAT1, it is considered that the proposed allocation of 65 dwellings underestimates the development capacity on the site. As set out in our representations to the 'Addendum of Focused Changes – July 2017' we consider that there is potential to deliver circa 90 dwellings on the site whilst allowing for provision of appropriate on-site landscaping.
- 5.3.3 The National Planning Policy Framework (NPPF) promotes the efficient use of land. Paragraph 58 states that Local Plan policies should aim to optimise the potential of sites to accommodate development. In accordance with national planning policy, the Council should be seeking to maximise development on sustainable sites such as land at Pasture Lane/ Mill Hill.
- 5.3.4 We support the Council's assessment of the village of Stathern and the proposed site allocations. Stathern is identified as a 'Service Centre' in the settlement hierarchy, indicating that it one of the most sustainable areas for growth outside of the Melton Mowbray Main Urban Area. We note that the primary school has capacity to accommodate increased pupil numbers arising from up to 171 new homes. In light of this, it is clear that the village is capable of accommodating proportionate growth.
- 5.3.5 We concur with the Council's assessment that the STAT1 site is a "well located and visually contained site close to the centre of the village". Initial masterplanning has indicated that the site can accommodate 90 dwellings along with a suitable landscaping to create an acceptable

development scheme. The capacity of STAT1 should be amended from 65 to 90 dwellings.

5.3.6 The Council's Statement of Common Ground with Historic England (SCG1) confirms that any concerns relating to the site's location adjacent to the Conservation Area can be resolved with the Council's heritage/conservation advisor.

5.3.7 In terms of Policy STAT1, whilst we are generally supportive of the wording, we are concerned that some of it is unnecessarily prescriptive. In particular, we have concerns about the justification for the following sentences:

"...This is to include an acceptable landscaping scheme along with a sensitively designed layout which is not driven by the objective of maximising density. Development would be highly visible from the descent at the top of Mill Hill and will need to provide open green areas and tree belts to break up and limit the visual impact of any new built development."

5.3.8 The development proposal will be designed to maximise density whilst incorporating appropriate landscaping to satisfactorily mitigate impacts. We would welcome a revised policy that incorporates greater flexibility in terms of suitable landscape mitigation and is more positively worded to reflect the need to optimise site potential promoted in national policy.