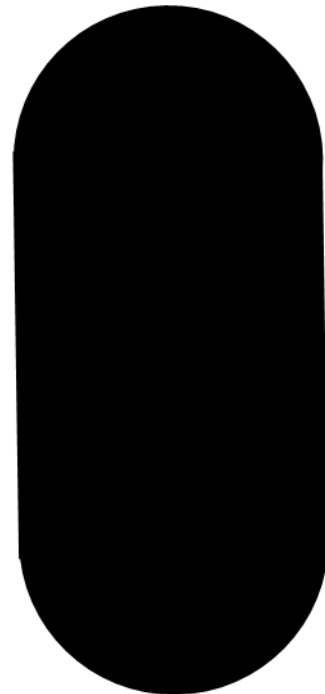
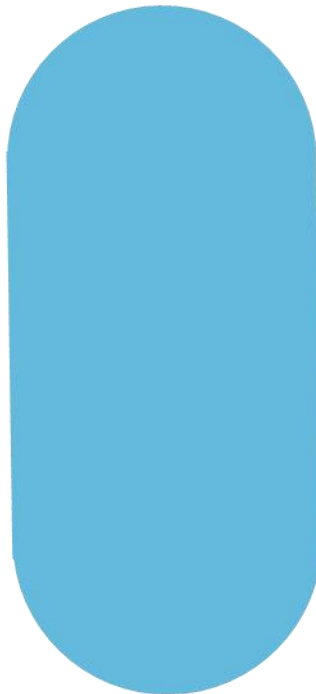
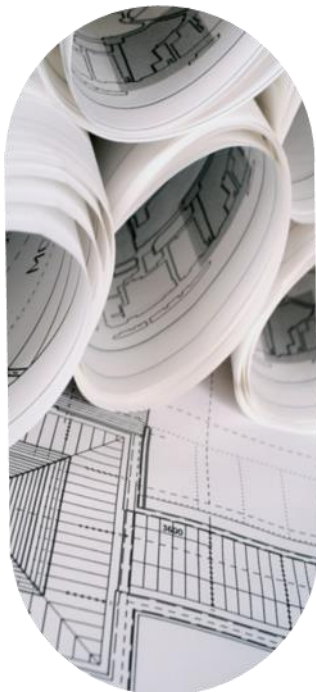


**WRITTEN STATEMENT IN RESPECT OF THE MELTON LOCAL  
PLAN EXAMINATION JANUARY 2018**

**MATTER 5: OTHER HOUSING ALLOCATIONS (POLICY C1 (A) AND  
APPENDIX 1) AND RESERVES SITES (POLICY C1 (B) AND  
APPENDIX 1).**

On Behalf of Pendimo Development Land & Planning Ltd



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## 1. Paragraph 5.1

Question:

*Overall, has the allocation of the sites in Policy C1 (A) been based on a clear, robust process of site assessment and informed by sustainability appraisal? In particular:*

*i) has an appropriate selection of potential sites been assessed?*

Response:

1.1 Pendimo Development Land & Planning Ltd wholly agree that the Council have identified an appropriate selection of sites based on sites submitted through the emerging Local Plan process.

Question:

*ii) has an appropriate methodology been used and has it been applied consistently?*

*iii) Are the reasons for selecting the preferred sites and rejecting the others clear and sufficient? Would any inaccuracies in the assessments significantly undermine the overall conclusions?*

Response:

1.2 Pendimo Development Land & Planning Ltd wholly agrees with the Council's decision to allocate BOT2 Land off Grantham Road (Initially BOT3, MBC/011/15 part & MBC/166/15 part) as a preferred housing site through the emerging Local Plan process.

1.3 However, Pendimo Development Land & Planning Ltd does not agree with the Council's decision to reduce the site capacity of BOT2 to the extent it has done as part of the Focused Changes made to the Plan. The original allocation (initially BOT3, MBC/011/15 part & MBC/166/15 part) had an identified capacity of 105 dwellings; the Focused Changes (Appendices 1-13, including Appendix 1: Housing Site Allocations to Appendix 4) proposed that this capacity was reduced when areas of Flood Zone 3b were removed from the allocation area. It is argued that the loss of 40 dwellings as a result of these changes to the site area is excessive and not properly justified or informed by

appropriate evidence. Further arguments are set out below in respect of the site assessment scoring attributed to BOT2 in relation to flooding issues.

- 1.4 The evidence base (specifically MBC/HA1b – Part 2 of 3 – Update to Site Assessments, MBC, May 2017) provides an update to the site assessments for the Service Centres, including information on the site's suitability, availability and deliverability.
- 1.5 The summary table of Updated Site Assessment Results Service Centres (MBCHA4b) demonstrates that BOT2 does outperform other preferred housing site allocations in Bottesford in many respects. BOT2 is given a total score of 24, only outperformed slightly by BOT1 (Land rear of Daybell's Farm Grantham Road & land adjacent 18 Grantham Road), which is given a score of 25. In particular, heritage impact, wildlife and flood risk constraints will limit the developable area of BOT3, whilst issues relating to connectivity limit BOT4.
- 1.6 In terms of the suitability of BOT2, we agree with the Council's site assessment that the site is suitable for development. Issues relating to access, contamination and flood risk have been noted as being constraints to be mitigated against (MBC/HA1b).
- 1.7 In terms of Highway considerations, BOT2 is given a maximum score of 2 in relation to major infrastructure requirements (transport schemes) in MBCHA4b. The Highway Authority's response (December 2016) is noted within LPA document MBCHA1b. It states that the site would be acceptable in principle to the Highway Authority should improvements to sustainability be demonstrated. A Transport Statement would support any planning application, demonstrating suitable site access with visibility splays and tracking. The Transport Assessment would also demonstrate that upgrades to the pedestrian links from the site into the village could be made.
- 1.8 We disagree that BOT2 is given a score of zero in relation to flooding constraints (MBCHA4b). It is acknowledged that much of the village is constrained due to it falling within the Flood Zones 2 and 3. However, only a part of the southern boundary of BOT2 now lies within Zone 2/3. In any event, the site area has now been reduced to avoid the flood risk area and the capacity reduced to reflect this. An initial desktop assessment indicates that the majority of the site falls within Flood Zone 1, with a low probability of flooding. As such, the score for the site should now also be adjusted upwards accordingly.

- 1.9 We agree that BOT2 should be given a maximum score of 2 in relation to biodiversity issues in the summary table of Updated Site Assessment Results Service Centres (MBCHA4b). This is the joint highest score given to a site in Bottesford, alongside BOT4. As stated in the Service Centres Update to Site Assessments, there are no constraints relating to SSI, SAC, LWS and Protected Habits or Species. An Ecological Survey and Assessment would be produced to support any planning application, classifying the habitats present and assessing the potential for protected species. This would also include, if needed, mitigation strategies as appropriate.
- 1.10 We agree with the Council's view that BOT2 will have little impact on heritage assets in the area due to the separation distance of the site. As noted in MBCHA1b, the nearest listed building is 15 Castle View Road, located 510m from the centre of the site, and the centre of BOT2 is 440m outside of the Easthorpe Conservation Area and 700m outside of the Bottesford Conservation Area. A Heritage Appraisal would accompany any planning application, providing sufficient background information on the archaeological and historical context and formally assess the potential impact of the proposal. As part of the planning application preparation, there has been a basic initial appraisal of the extent and nature of known designated heritage assets within the site and surrounding area. This has confirmed that there are no designated heritage assets (Scheduled Monuments, Listed Buildings, Registered Historic Parks etc) within the site and that any proposed development of BOT2 is unlikely to affect the setting of any designated heritage assets within the wider area.
- 1.11 It should be noted that other sites in Bottesford, in particular BOT3, potentially have significantly greater heritage impacts as there is a listed building to the south east on Devon Lane and the site is adjacent to Bottesford Conservation Area.
- 1.12 We disagree that BOT2 has been given a score of zero in relation to landscape designation (MBCHA4b). This is in reference to the Combined Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015 (N0318), which identifies the site as having medium sensitivity to residential development (Zone LCZ 3 Bottesford Northeast). It is acknowledged that land to the south of Grantham Road associated with the riparian corridor is sensitive and would be best conserved and enhanced as part of a local green Infrastructure. However, the site is located further north of the watercourse, with enough separation. As noted in the LPA (2017) Site Assessment of the visual impact (MBC/HA1b), the site is set down and well screened, and that visually development of BOT2 would not harm the setting of the Village. There

is existing residential development on the opposite side of Grantham Road, which means it would not extend the built form in an easterly direction. Due to the reasons above, noted specifically in the Council's document MBC/HA1b, we consider BOT2 to have low landscape sensitivity. It is also considered that due to inconsistencies in the evidence base, the Council's approach lacks clarity and has therefore not been properly justified. A Landscape and Visual Impact Assessment would accompany any future planning application, which would fully evaluate the effect of a proposal upon the surrounding landscape.

- 1.13 In addition, it should be noted that both BOT1 and BOT4 receive a lower score of -2 due to the sites having a high overall landscape sensitivity to residential development by virtue of their roles in the separation between settlements of differing characters.
- 1.14 We acknowledge that part of BOT2 was formerly landfill so this would need to be considered (MBCHA1b). An Initial desktop assessment has indicated that part of the land is recorded as a landfill, which was operational between 1982 and 1993, and accepted inert and industrial wastes. Site investigation works would be required to support any future planning application to investigate possible contamination issues and to obtain ground information for foundation design. This Written Statement should be read in conjunction with any similar statement prepared by Davidsons Homes, who have the western part of BOT2 (MBC/011/15 part) under Option. For clarity, Pendimo has the eastern half of the site under Option (MBC/166/15 part).
- 1.15 In respect of deliverability, we agree with the Council's assessment that there are no infrastructure requirements that would impact upon the deliverability of BOT2. However, we disagree with the Land Ownership Score of -1 in the summary table of Updated Site Assessment Results Service Centres. We consider this an inaccuracy, as there is an agreement with the landowners that the site is available now. In addition to this, and as noted above, both halves of the site (MBC/011/15 part and MBC/166/15 part) are controlled by a well-established house-builder/promotor respectively.
- 1.16 In terms of sustainability, the site assessment of BOT2 has been informed by and reflects the Council's Sustainability Appraisal (MBC/WP2g). This document acknowledges that housing on BOT2 is likely to provide new residents with good access to existing services, facilities and employment opportunities as well as public transport modes.

- 1.17 Finally, as set out in the Written Statement relating to Matter 2 prepared by Marrons Planning on behalf of Pendimo Ltd, it is considered that in respect of Policies SS2 and C1(A), the housing allocation/capacity figures (65 dwellings in relation to BOT2) need to be expressed more clearly as approximate indicative figures, as it is considered that these figures are based on insufficiently accurate assumptions about net developable areas.

## 2. Paragraph 5.3

Question:

*Are there 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?*

Response:

- 2.1 The specific policy wording relating to BOT2 contained within Appendix 1 of the Plan is considered to be reasonable and is supported by Pendimo Development Land & Planning Ltd.