



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

LAND NORTH OF MELTON (MEL1)

**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 The allocation of land at Nottingham Road, Melton (MEL1) is supported. 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. Development has commenced with first completions expected later this year.
- 5.3.2 The Focused Changes (page 64) indicate that the estimated capacity for the site reflects the extant planning permission for the site (refs 14/00078/OUT and 16/00259/REM). This consent relates to the first two fields of the proposed allocation area. The balance of the allocation extends to some 2 hectares and provides the opportunity to accommodate an additional 40-50 dwellings applying standard gross to net discounts and density assumptions.
- 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 proposed for allocation.
- 5.3.4 The capacity of MEL1 should be amended to refer to the provision of 135 dwellings.