

MELTON LOCAL PLAN EXAMINATION MATTERS AND QUESTIONS STATEMENT

MATTER 5 – OTHER HOUSING ALLOCATIONS AND RESERVE SITES

ON BEHALF OF ROTHERHILL DEVELOPMENTS LIMITED

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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

5.1 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?

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?

iv) has a reasonable balance been struck between the residual requirement figure for each of the settlements in Table 4 and the allocation of sites to meet the residual requirement as closely as possible?

The allocation of sites under Policy C1(A) is illogical in that the policy does not consider the potential for the Holwell Works, Asfordby Hill site to deliver residential development, despite the allocation of the site for residential led mixed use development under Policy A27 the Asfordby Neighbourhood Plan.

Pegasus Group act on behalf of Rotherhill (Asfordby) Limited in relation to Holwell Business Park. The site is referenced as EC3(iii) Holwell Works (Melton Mowbray Business Park) within the Melton Local Plan, and proposed to be retained for employment uses. The site is a residential led mixed use allocation in the Asfordby Neighbourhood Plan (Policy A27 Holwell Business Park).

The Asfordby Neighbourhood Plan was independently examined in February 2017, with the Examiners final report received on 8th June 2017 and subsequently a referendum was held on 28th September 2017. The site is allocated in the now 'made' Asfordby Neighbourhood Plan for some 3.23ha of business, general industrial and storage or distribution uses, along with up to 100 dwellings, provision for a new general store, a new or replacement community meeting place and play space. The Neighbourhood Plan allocation followed extensive

consultation by Rotherhill Developments/Pegasus Group with Asfordby Parish Council and the local community.

The site has been allocated for employment purposes in the development plan for almost 20 years. Throughout this period the site has been marketed for employment purposes without success. The planning history demonstrates that there is no realistic prospect that employment development will be delivered on all of the Holwell Works site during the plan period.

Rotherhill Developments are in advanced discussions with Persimmon Homes (North Midlands) to deliver 100 dwellings (and scout hut, public open space etc) on the Holwell Works site, in accordance with Policy A27 of the Asfordby Neighbourhood Plan. It is anticipated that an outline planning application for this development will be submitted in March 2018. This position is confirmed within the attached Persimmon Homes (North Midlands) Statement of Interest at **Appendix 1**.

Rotherhill Developments then intend to deliver approximately 100,000 sqft of B1, B2 and B8 commercial floor space on the remainder of the allocated site.

As detailed in our representations to the Addendum of Focussed Changes Consultation 2017, in accordance with national planning policy, to ensure consistency with the Neighbourhood Plan and therefore the soundness of the Local Plan, Policy C1(A) should be modified to include a residential led mixed use allocation for the Holwell Works site (as set out at Policy A27 of the Neighbourhood Plan). Additionally, Policy EC3(iii) Holwell Works (Melton Mowbray Business Park) should be modified to make clear that the site is only allocated in part for employment uses and comprises part of a wider mixed use development.

Rotherhill Developments do not wish to appear at the examination hearing sessions and are happy to rely on their written representations.

Change required: amend Policy C1(A) to include the Holwell Works site as a residential led mixed use allocation as per Policy A27 of the Asfordby Neighbourhood Plan.

APPENDIX 1

Persimmon Homes (North Midlands) Statement of Interest

Our Ref: LW/Holwell

Your Ref:

Date: 20th December 2017

Mr S. Lewis-Roberts

Pegasus Group

4 The Courtyard

Church Street

Lockington

Derbyshire

DE74 2SL

Dear Steve,

Re: Statement of Interest – Neighbourhood Plan Policy A27 Holwell Business Park, Asfordby Hill

Persimmon Homes (North Midlands) can confirm that we are progressing towards an option agreement with the landowners of Holwell Business Park, Asfordby Hill; in order to bring forward a planning application for the early part of 2018. We are fully committed to delivering a scheme in early 2019 that incorporates industrial, commercial, retail and community uses, along with up to 100 residential dwellings. As such we support the Asfordby Neighbourhood Plan's Policy A27 allocation of the Holwell Business Park and believe that the Melton Local Plan should rely on it to deliver a residential led mixed use development. Furthermore, relevant policies within the Neighbourhood Plan should be included in the Site and Allocations and Policies section of the emerging Melton Local Plan, in order to avoid potential conflicts between the Neighbourhood Plan and Local Plan.

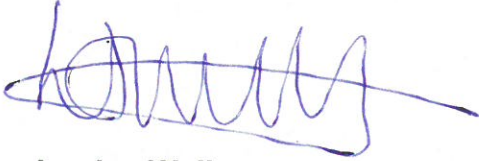
The site has been allocated for employment use for nearly two decades (Saved Policy EM4 of Melton Local Plan 1999), with lapsed outline permission (09/00356/OUT) for employment development in 2016, following an extension for implementation in 2013. Throughout this period the site has been marketed for employment use with no success. As a result, it can be shown that the delivery of employment development at Holwell Business Park is unrealistic during the Plan period.

Persimmon Homes believes that this scheme would be extremely successful if allocated for mixed use development, and would positively contribute to the wider growth within the Melton Borough. We are a national house builder that is unrivalled in its ability to provide large scale housing schemes that promote sustainability and high quality design. We lead the industry in introducing developer-produced timber frames and brick production, which not only increases our build rate, but provides employment and supports the local economy. Furthermore, our involvement at the forefront of governmental

policy formation reflects our commitment to reducing the nationwide housing shortage and improving the areas for our future generations.

Kind regards.

Yours faithfully
On behalf of Persimmon Homes North Midlands

A handwritten signature in blue ink, appearing to read 'Louise Wells', with a long horizontal flourish extending to the right.

Louise Wells

Planner

Louise.Wells@Persimmonhomes.com