

FOCUSED CHANGES RESPONSES TO REPRESENTATIONS RECEIVED: FC4 - Old Dalby

Representor Name	Focused Change/Policy Ref	Summary of Representation	MBC Response
Colin Wilkinson (obo Mrs Grey)	Former OLD2	<p>The Plan fails to address the Government’s desire to redevelop brownfield land for homes.</p> <p>The Plan fails to properly address the relationship between the MLP and the emerging Neighbourhood Plan.</p> <p>OLD2 should be retained as a housing allocation and the site area be extended to include the current planning application site (17/00397/OUT).</p> <p>FC6: The affordable housing thresholds and targets within Policy C4 fail to take into consideration the expense of redeveloping brown field sites and the desirability of doing so. The Melton Local Plan and CIL Viability Study assume that the only brownfield land available is within Melton Mowbray. Policy C4 should be revised to reflect this.</p>	<p>The matters raised do not relate to the focused change, or supporting evidence to those changes, or to anything in the plan that might have been consequentially affected by the focused changes, e.g. reps may related to a response we have given in response to PSD reps, and not to the focused changes or PSD per se.</p> <p>The progress of the Old Dalby neighbourhood plan and the difference between the [draft] NDP housing allocations and draft MLP housing allocations is noted. Should the Inspector’s report of the NDP be published and/or a NDP be adopted after Local Plan submission and before the close of the Local Plan Examination Hearings, the Council will consider whether to suggest modifications to the local plan inspector, in respect of its non NDP housing allocations and any housing allocations in the NDP which were not in the submitted MLP.</p> <p>Old Dalby has sufficient sites allocated to meet the housing requirements for the settlement. Application 17/00397/OUT will be determined on its individual merits as part of the normal planning process.</p> <p>Policy C4 has taken into account the findings of The Melton Local Plan and CIL Viability Study, which does recognise the cost uplift of developing brownfield sites. There are very few brownfield sites in the rural areas of the Borough. The consultants of the study have taken a pragmatic approach and examined the predominant character of the Borough: brownfield existing use value was applied in the urban area of Melton and the greenfield existing use values were applied in the rest of the Borough.</p>
Maurice Fairhurst on behalf of Joe Orson	OLD2 (former OLD3) - Land at Debdale Hill Field	Object to allocation of OLD2 (former OLD3) as reserve site. Instead suggests SHLAA site MBC/004/17 be considered for allocation for 30 dwellings as better connected to village and will have less impact on character and appearance of village.	The site assessment process is based upon a robust and proportionate evidence base and has relied upon a consistent methodology to arrive at the local plan allocations.