

LAND NORTH OF OLD DALBY ROAD, OLD DALBY

Site Option

Prepared by: Persimmon Homes Limited (PHNM)
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Background Information

Persimmon Homes have an interest in the land.

Site Location and Features

The 'rural supporter' village of Old Dalby lies within the Melton Borough, located northwest of Melton and northeast of Loughborough. The settlement consists of approximately 2000 households, with its only facilities consisting of a pre-school and primary school. However, in relation to the site, the nearest primary rural service centre is Asfordby that lies to the south. Asfordby in comparison provides many services and facilities including a doctor's surgery, post office and schools; of which a residential site on the site in question would benefit from.

The site itself consists of the following:

- 9.9 acres of agricultural land
- Adjacent to the Old Dalby Lane
- Access via Old Dalby Lane
- East of site is flanked by a range of terraced, semi-detached and detached properties, as well as open space
- West of the site is a former M.O.D site and electrical substation present
- North of the site is grassland
- Southwest of the site is Old Dalby Trading Estate

Planning History

The timeline for the land North of Old Dalby Road:

- 1940 – MOD site established
- 2006 – site sold by MOD
- Feb 2016 - 15/00017/OUT for 39 dwellings; Appeal allowed
- Jun 2016 - 16/00374/OUT for 55 dwellings

Site Constraints

From completing a desk study of the land North of Old Dalby Lane, the following can be confirmed:

- Access from Old Dalby Lane itself would be viable with options for adaptations to be made to cope with the increase in vehicular traffic.
- The site is not within a flood zone and no waterways are present.
- The site is not within a conservation area and does not contain any heritage assets. From an archaeological perspective the area is of Medieval origin but no remains have been found as yet on the site. The nearest findings were at Main Street, Old Dalby where a Saxon and Medieval pottery and fabric was found in 2008.
- The topography of the site is relatively flat small undulations from North to South.
- A footpath intersects the site, with an access road adjacent to the Northern boundary
- The site is not within Green Belt.
- The planning history of Bretby has mainly consisted of small scale developments and extensions, with the no sizeable developments before 2015.

Melton Borough Council Position

The most recent SHLAA, SHMA and Local Plan documents have been reviewed in relation to the site in question. The following has been identified:

- The last SHLAA was published in 2015 and makes reference to six sites within Old Dalby (one at Queensway).
- The Core Strategy was withdrawn in April 2013 after an Inspector's review deemed it 'unsound' and subsequently a new Local Plan is emerging for 2011-2036
- Local Plan – Emerging Options (Draft Plan) 2016 will accommodate at least 615 new homes in 'rural supporter' villages, subject to ongoing updates and reviews
- The SHMA 2014 identifies a need for 3 bedroom homes across the Borough, as well as easing extreme affordability needs. Overall little information is specific to Old Dalby.

Persimmon Homes Position

By reviewing the site at Old Dalby Road, Old Dalby; it can be concluded that the site would be considered for development for the following reasons:

- Access to the site is suitable subject to adaptations
- The site is not within Green Belt and is not within a flood zone or conservation area
- The site is not within the latest SHLAA, however the recent appeal allowed for part of site - 15/00017/OUT – indicates that the remaining northern part of the site coming forward for development would seem logical.
- Old Dalby is considered as a rural supporter in the settlement hierarchy, and is considered part of a favourable location for housing delivery of a minimum requirement of 615 homes
- The site is in close proximity to local facilities deeming it a sustainable option.

Therefore, Persimmon Homes confirm the site at Old Dalby Road is:

- *Available*
Persimmon Homes are working with the owners with the owners to promote the site which is available.
- *Achievable*
Having completed Scholar's Grange, Melton; Persimmon Homes are committed to continuing development within the Borough which is achievable within the short term.
- *Deliverability*
Persimmon Homes is a national house-builder with experience in delivering large residential housing schemes. Old Dalby Road is deliverable in the short term.
- *Developable*
Old Dalby Road is developable with no significant constraints as indicated.

Provided Melton Borough Council is minded to allow for detailed planning consent, Persimmon homes would endeavour to commence development within the first 5yrs of the emerging local plan period.