



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

**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 We support the allocation of BOT2 (Land south of Grantham Road, Bottesford). In our view, the proposed allocation represents sustainable development in accordance with national planning policy. The previously developed part of 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. Davidsons are committed to delivering a sustainable housing development at land south of Grantham Road, Bottesford. An application for development of that part of the site under the control of Davidsons Developments was submitted in December 2017.

5.3.2 Whilst we support the allocation of BOT2, it is considered that the proposed allocation of 65 dwellings underestimates the development capacity on the site. As set out in our representations to the 'Addendum of Focused Changes – July 2017' we consider that there is potential to deliver around 102 dwellings on the site. For that part of the site within Davidson's control (i.e. the westernmost section of the site), the assessment of potential indicates that some 40 dwellings could be provided. This is demonstrated on the illustrative masterplan submitted to the Council as part of our previous representations.

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 such as land south of Grantham Road, Bottesford.

5.3.4 We support the Council's assessment of Bottesford and the proposed site allocations. Bottesford is identified as a 'Service Centre' in the settlement hierarchy, indicating that it one of the most sustainable areas for growth outside of the Melton Mowbray Main Urban Area. We note that the primary school has capacity to accommodate increased pupil numbers

arising from up to 270 new homes and that there is scope for further expansion. In light of this, it is clear that the village is capable of accommodating proportionate growth.

5.3.5 We concur with the Council's assessment that the BOT2 site is well related to the village and benefits from good access/ links with the existing settlement. Initial masterplanning in respect of the part of the site within Davidson's control has indicated a site capacity of 40 dwellings. In our view, the site as a whole is capable of delivering around 102 dwellings. Given the sustainability of Bottesford and the suitability of BOT2 for development, the Council should be seeking to maximise housing delivery on the site. As such, the capacity of BOT2 should be amended from 65 to 102 dwellings.