



**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  
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PPG Ref: EMS.2928 and P17-2760

Date: January 2018

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

**5.1. Overall, will the allocations provide sufficient flexibility to help deliver the spatial strategy?**

5.1.1. These representations are made on behalf of Davidsons Developments Limited in relation to their land interests at Waltham on the Wolds and Oldy Dalby.

5.1.2. The Five Year Land Supply and Housing Trajectory Position Update, December 2017 (MBC/HS1/A) indicates that against the requirement of 6,125 dwellings over the plan period, the plan identifies land for 7,091 dwellings, giving flexibility of some 15.8%. Adding in the reserved sites identified in the Service Centres totalling some 562 dwellings would provide in the region of 20% flexibility.

5.1.3. The DCLG, in a presentation to the HBF Planning Conference in 2015, suggested the need for a 10-20% non-implementation allowance and a 15-20% lapse rate. The Local Plans Expert Group in its report to Government recommends that local planning authorities include in their local plans a mechanism to provide for reserve sites equivalent to 20% of their housing requirement.

5.1.4. For Waltham on the Wolds, the plan proposes a reserve site to the east of Melton Road with capacity for 168 dwellings (WAL3). Davidsons has interests in land at Bescaby Lane, Waltham on the Wolds with a potential capacity of some 45 dwellings. For the east of Melton Road site, the Update to the Site Assessments for Service Centres, May 2017 (MBC/HA1b) noted that the site offered the opportunity for large scale development but was potentially out of scale with the current settlement if developed to its full capacity.

5.1.5. The land at Bescaby Lane offers a more suitable option for a reserved site than the land east of Melton Road. The site relates well to the existing settlement form and involves a scale of development that is more in keeping with the scale of Waltham on the Wolds. The recent application for the land at Bescaby Lane demonstrated that there are no technical constraints to the delivery of the site.

5.1.6. The land at Bescaby Lane should therefore be identified in the plan as the suitable reserve site for Waltham on the Wolds.

5.1.7. At Old Dalby, the Plan identifies a reserve site at Debdale Hill Field as a reserve site to provide some 23 dwellings. Land south of Station Road Old Dalby was submitted to the Strategic Housing Land Availability Assessment and is assessed in the Council's Update Site Assessment MBC/HA1b as site MBC/001/17. It is considered that this site represents a suitable reserve site option. Concerns over heritage impacts could be addressed through an appropriate design solution that safeguards the setting of the nearby listed building.