

Date

16 August 2017



Melton Borough Council

Burton Street

Melton Mowbray

LE13 1GH

Dear Sir or Madam

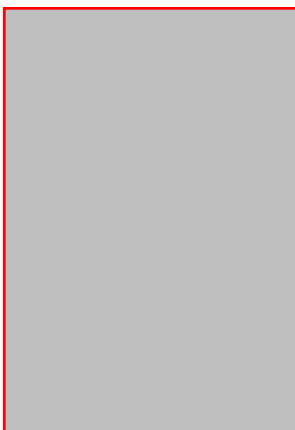
Housing Site Allocation Representation

Draft Melton Local Plan - Land off Hill Road, Stathern

Knights 1759 are instructed in respect of land off Hill Road, Stathern, which is identified in Figure 1 below and given (in part) reference STAT1 by the council.

In an Extraordinary Meeting of the Full Council on 4 July 2017, a report to the council's Head of Regulatory Services set out some suggested changes to the emerging Draft Melton Local Plan in respect of housing allocations and reserve sites. It was agreed by the council that site STAT1 could be extended to accommodate 65 dwellings (in preference to 40 dwellings, which the council had previously supported). The council has gone back out to consultation on this matter, and representations are permissible until 28 August 2017.

Knights simply wish to make clear to the council the following points:



- A safe and proper access can be delivered, which could serve a site of greater capacity than 65 dwellings;
- A phase 1 ecology survey has been undertaken and there are no ecology constraints;
- A number of quality housebuilders are showing a keen interest in the site, when demonstrates its deliverability.
- We would also confirm that it would be entirely possible and feasible to extend the allocation further to the north west (as illustrated on Figure 1) to improve the delivery rates on this site, as we have been informed there is market appetite for this (which would in turn increase the affordable housing quantum). Knights would like to discuss this matter with the council in due course, but would ask the council if they would now consider the balance of the site to be a reserve site, which would provide some further flexibility through the plan period.



Figure 1

We look forward to receiving a response from the council to these matters.

Yours faithfully

CARL COPESTAKE