



Ref: MLP-23-J035
Date: 05/01/2023

Melton Borough Council – Planning Policy
Parkside
Station Approach
Melton Mowbray
LE13 1GH

Dear Sirs

RE: MELTON BOROUGH COUNCIL LOCAL PLAN UPDATE ISSUES AND OPTIONS (REGULATION 18) CONSULTATION

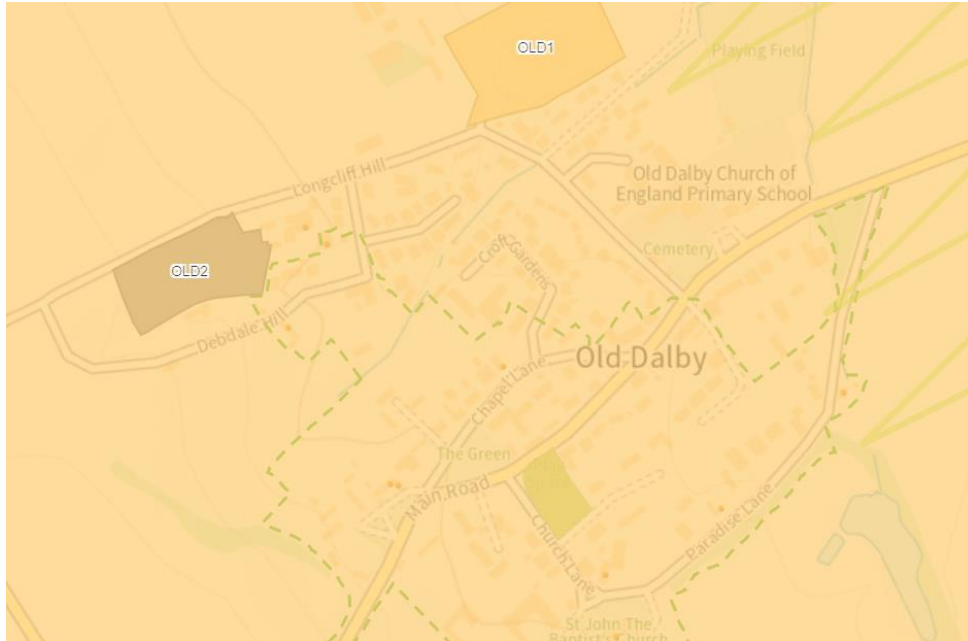
Mair Land & Planning Consultants Ltd has been instructed by its client to engage with the Melton Borough Council Update Issues and Options (Regulation 18) consultation, which runs from Monday 6th November 2023 until Sunday 7th January 2024.

The basis of our submission is to support the continuing identification of land off Longcliff Hill, Old Dalby as a Reserve Allocation within the Local Plan, but also to promote the site for formal allocation under Policy C1 (A) – Housing Allocations. This would enable the delivery of new homes in a suitable and sustainable location, providing flexibility within the Local Plan.

The site is located off Longcliff Hill, Old Dalby and measures circa 0.93 ha (2.2 acres), and is available, achievable and deliverable and requires no significant infrastructure to enable development to commence. It could be brought forward for housing in the short term, thus boosting the Council's supply of deliverable housing land.

The site has previously been submitted to the Council and forms part of the Melton Borough Council Strategic Housing and Economic Land Availability Assessment, reference MBC/017/19. The assessment confirms the site could deliver 23 dwellings and there are no red constraints, which would preclude development of the site.

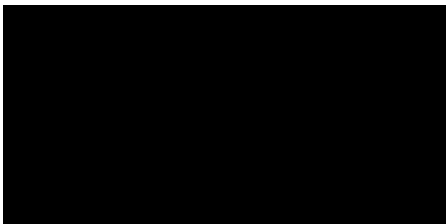
The site is currently allocated within the adopted Melton Local Plan under Policy C1 (B), reference *OLD2*, as shown on the below plan.



Regarding Policy C8 *Self Build and Custom Housebuilding*, the Self Build and Custom Housebuilding Act 2015 places a statutory duty on Local Authorities to keep a register of those who wish to purchase serviced plots to build or commission their own home. Local Authorities are subject to the duties set out in Sections 2 and 2a of the Act and to give enough suitable development permissions to meet the identified need. The policy should be amended to ensure that proposals for self-build and custom dwellings will be supported in suitable and sustainable locations where there is an identified need, demonstrated through the Local Register. This is an increasing housing need that should be assessed and determined independently of the 5 year supply position.

I would be grateful if we could be informed of future consultation stages.

Kind regards



Stephen Mair MSc MRTPI AssocRICS
Director

