

## Appendix 4:

### Focused Change FC 4.1: Section 5.4 and Policies C1(A and C1(B)

#### 5.4 Housing Allocations

- 5.4.1 In accordance with **Policy SS2 – Development Strategy** the Local Plan will allocate a range of sites for development across the Borough.
- 5.4.2 To identify the preferred housing sites, the Council carried out a systematic assessment of a wide range of potential housing development options which were mostly identified through the Council's Strategic Housing Land Availability Assessment (SHLAA), consultation responses received during local plan preparation as well as Council owned land. Each of the sites presented to the Council under the SHLAA 'call for sites' that relate to the settlements identified in Policy SS2 has been assessed separately against a number of factors, and the resultant site selections are included in Appendix 1, alongside individual 'site-specific' policies received through any of the sources listed above that were capable of accommodating 10 or more dwellings and were within or adjacent to a service centre or rural hub (identified in Policy SS2) were been assessed separately against a number of factors, and the resultant site selections are included in Policies C1(a) and C1(b), and in Appendix 1, alongside individual 'site-specific' policies.
- 5.4.3 The assessments have provided the site options available to meet the housing requirement for each location. The assessment ranks sites according to their suitability, with availability and possible alternatives also being taken into account. This has had a role in the 'redistribution' exercise (i.e. making provision where a location has insufficient sites). The residual requirement for each Service Centre or Rural Hub is set out in Table 4 of Chapter 4, and the most suitable, sustainable and achievable sites identified to meet these residual requirements as closely as possible. Sites completed and under construction at end of April 2017 and small sites with planning permission but not yet started were accounted for in calculating the residual requirements for each settlement, whereas large sites with planning permission (or a resolution to grant) do contribute to meeting the residual requirement, and are usually the highest ranked option in each settlement.
- 5.4.4 The land allocated in Service Centres can accommodate an estimated 1267 dwellings, compared with the overall requirement of 1148 for this tier of settlements, whilst the land allocated in Rural Hubs can accommodate 352 dwellings, compared to the overall requirement of 240 for this tier of settlements. Across the Service Centres and Rural Hubs the allocations provide a 15% buffer above the residual requirement for the rural area, providing flexibility should not all sites come forward as envisaged, and to allowing the Plan to respond to changing circumstances.
- 5.4.5 The Council needs to demonstrate that the plan will deliver a rolling five year housing land supply and that this supply is deliverable and realistic. To do this, the allocation of sites has taken into account deliverability as well as suitability.
- 5.4.6 **Appendix 1** comprises a 'settlement-by-settlement' approach, including bespoke policies for each allocated site by settlement to reflect its circumstances and

individual requirements of sites. For example, policies may be required in some locations that allow sites to progress only once infrastructure issues have been resolved, and sites may have critical design and layout requirements that need to be addressed for them to be regarded as ‘suitable’.

5.4.7 Whilst the Local Plan as a whole includes a methodology for monitoring and trigger points for review (Appendix 5), it is considered good practice to build in flexibility within the plan itself to allow for a more robust approach and ‘insulate’ the need for review arising from relatively minor shortcomings on delivery, e.g. if an allocated site should become unavailable, or problems of a detailed nature are identified at application stage resulting in delay or non-delivery, or if sites cannot deliver as many new homes as envisaged. The Plan therefore includes ‘reserve sites’ in Melton Mowbray and Service Centre settlements where there are further suitable, available, and deliverable / developable sites to offer this flexibility and additional resilience. These are identified separately in Appendix 1 and are the subject of Policy C1(B), which also outlines the circumstances in which they could come forward. A limited amount of flexibility is provided within policy C1(A) through the allocations (a surplus of 242 homes) whilst the majority of flexibility is provided by the reserve sites (a surplus of 562 homes).

~~5.4.8 It is proposed to include ‘reserve sites’ in the Plan to offer this flexibility and additional resilience. These are identified separately within **Appendix 1** and distinguished from the allocations. They would come into play in the defined set of circumstances set out in Policy C1 (B).~~

Replacement policy:

### **Policy C1 (A) – Housing Allocations**

**New housing will be delivered within the Local Plan on the following sites:**

<b>Melton Mowbray</b>		
<b>Site Reference</b>	<b>Address</b>	<b>Capacity</b>
MNSN	Melton North Sustainable Neighbourhood	1500
SMSN	South Melton Sustainable Neighbourhood	1700
MEL1	Land at Nottingham Road	85
MEL2	Site of King Edward VII school, Burton Road	120
MEL3	Hilltop Farm, Nottingham Road	45
MEL4	Top End, Cattle Market	26
MEL5	Silverdale, Scalford Road	16
MEL6	Land fronting Dieppe Way, Scalford Road	37
MEL7	Land at Thorpe Road	16
MEL8	Beeby’s Yard, Burton Street	11
MEL9	Wycliffe House, Snow Hill	20
MEL10	Land adjacent to St Bartholomew’s Way and Horseguards Way	70
<b>MELTON MOWBRAY TOTAL</b>		<b>3646</b>

<b>Service Centres</b>		
<b>Site Reference</b>	<b>Address</b>	<b>Capacity</b>
ASF1	Land east of Station Lane & south of Klondyke Way	100
ASF2	Fields south of Bypass and north of Regency Road	60
<b>Asfordby Total</b>		<b>160</b>
BOT1	Land rear of Daybell's Farm & 18 Grantham Road	41
BOT2	Land off Grantham Road	65
BOT3	Rectory Farm	163
BOT4	Land at bottom of Beacon Hill, Normanton Lane	55
<b>Bottesford Total</b>		<b>324</b>
CROX1	Land west of Saltby Road east of Highfields Farm	35
CROX2	Land east of Saltby Road & south of A607	10
CROX3	Land south of Main Street (A607) and west of the Nook	10
<b>Croxton Kerrial Total</b>		<b>55</b>
HAR1	Allotment Gardens, Boyers Orchard	15
HAR2	Former Cheese Producing Dairy, Langar Lane	10
HAR3	Former Millway Foods, Colston Lane	53
HAR4	Land at Colston Lane	61
<b>Harby Total</b>		<b>139</b>
HOS1	Land off Canal Lane	42
HOS2	Land west of Harby Lane	35
<b>Hose Total</b>		<b>77</b>
LONG1	Land at Melton Road	10
LONG2	Corner of Broughton Lane & Hickling Lane	35
LONG3	Birleys Garage, Waltham Lane	41
LONG4	Land off Sandpit Lane	55
<b>Long Clawson Total</b>		<b>141</b>
OLD1	North Lodge Farm, Longcliffe Hill	28
<b>Old Dalby Total</b>		<b>28</b>
SCAL1	Land south of Melton Road	23
<b>Scalford Total</b>		<b>23</b>
SOM1	Football field at Somerby	27
SOM2	Land off High Street	42
<b>Somerby Total</b>		<b>69</b>
STAT1	Point Farm, Main Street	65
STAT2	Land adjacent Lavesley House 14 City Road Stathern	17
<b>Stathern Total</b>		<b>82</b>
WAL1	Land rear of 48 High Street	26
WAL2	Land east of Melton Road	88
<b>Waltham on the Wolds Total</b>		<b>114</b>
WYM1	Glebe Road	12
WYM2	Land off Butt Lane	21
WYM3	Land known as Brickyard Lane	22
<b>Wymondham Total</b>		<b>55</b>
<b>SERVICE CENTRES TOTAL</b>		<b>xx</b>

**Rural Hubs**

Site Reference	Address	Capacity
ABK1	Land off A606	10
	<b>Ab Kettleby Total</b>	<b>10</b>
ASFH1	Land off Houghton Close & Glebe Road	40
ASFH2	Land of Stanton Road	47
	<b>Asfordby Hill Total</b>	<b>87</b>
EAST1	Land east of Green Lane	9
EAST2	Land west of Green Lane	12
	<b>Easthorpe Total</b>	<b>21</b>
FRIS1	Land off Great Lane	48
FRIS2	Water Lane	22
FRIS3	Land south of village	67
	<b>Frisby on the Wreake Total</b>	<b>137</b>
GADD1	Holme Farm	14
GADD2	Land off Pasture Lane	11
GADD3	Land north of Pasture Lane	11
	<b>Gaddesby Total</b>	<b>36</b>
GREA1	Land off Burdett Close	37
	<b>Great Dalby Total</b>	<b>37</b>
THOR1	Land to the South East of Thorpe Road, (A607)	13
THOR2	Land to the west of Thorpe Road	11
	<b>Thorpe Arnold Total</b>	<b>24</b>
<b>RURAL HUBS TOTAL</b>		<b>352</b>

Housing proposals will be supported where they provide:

1. A mix of dwellings in accordance with Policy C2;
2. Affordable housing in accordance with Policy C4;
3. The necessary infrastructure required to support development in accordance with Policy IN1 and IN2; and
4. High quality design in accordance with Policy D1.
5. The requirements as set out in Appendix 1

Replacement policy:

#### **Policy C1 (B): Reserve Sites**

Proposals for new housing development on the reserve sites listed in this policy and identified on the Policies Map, which help to meet the development needs of the Borough and secure the sustainability of the settlement, will be approved where the proposal helps to meet the identified housing target for the settlement, and it is demonstrated that allocated sites and existing permissions are unable to do so.

Where proposals on reserve sites are submitted, assessment will be carried out taking into account the following:

- i. the degree to which the allocated requirement is unmet;

- ii. the likelihood that the allocated sites and outstanding permissions in the relevant settlement category (Melton Mowbray or Service Centre) will be delivered;
- iii. evidence of the extent of community support;
- iv. the wider public benefits arising from the development; and
- v. compliance with each of the criteria of Policy SS3.

Reserve Sites		
Site Reference	Address	Capacity
MEL11	Snow Hill, Melton Mowbray	240
HAR5	Land south of Colston Lane, Harby	13
LONG5	Canal Farm, Long Clawson	40
OLD2	Debdale Hill Field, Old Dalby	23
SOM3	Land off Burrough Road, Somerby	33
STAT3	Land west of Blacksmiths End, Stathern	45
WAL3	Land east of Melton Road, Waltham on the Wolds	168
<b>Total</b>		<b>562</b>