



MELTON BOROUGH COUNCIL LOCAL PLAN

FOCUSED CHANGES CONSULTATION

Consultation response on behalf of the Leicester Diocesan Board of Finance

LAND OFF NOTTINGHAM ROAD, AB KETTLEBY

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Chartered Town Planners



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Project Client: LEICESTER DIOCESAN BOARD OF FINANCE

Project Location: Land off Nottingham Road
Ab Kettleby
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1. Introduction

- 1.1. Andrew Granger & Co. Ltd specialises in the promotion of strategic land for residential development and commercial uses. As a company we have vast experience in contributing to the Local Plan preparation process throughout the country, we are also heavily involved in the promotion of client's land through the various Neighbourhood Plans.
- 1.2. On behalf of our client, we are seeking to work with Melton Borough Council in promoting the subject site, Land off Nottingham Road (A606), Ab Kettleby (**Appendix 1**), for a residential development scheme.
- 1.3. This document provides a written submission to the Melton Borough Council Local Plan Focused Changes Consultation and is framed in the context of the requirement for the Local Plan to be considered legally compliant and sound. The tests of soundness are set out at Paragraph 182 of the National Planning Policy Framework [NPPF], which state that for a development plan to be considered sound it must be:
 - **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
 - **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies of the Framework.
- 1.4. This submission supports the proposed allocation of Land at Nottingham Road (A606), Ab Kettleby for residential development as identified in the Melton Local Plan and supporting Proposals Map.

2. Planning Policy Context

- 2.1. We have made Melton Borough Council aware of the site's availability for development through various submissions, including the 'Call for Sites' as part of the Strategic Housing Land Availability Assessment.
- 2.2. We have also met with Pat Reid to discuss the site via pre-application enquiry, who confirmed that a small-scale development on the western side of the site would be acceptable in principle, subject to the provision of a safe access.

3. Site and Development Potential

- 3.1. The proposed development site has a total area of approximately 1.38ha (3.40 acres) of agricultural land located on the eastern edge of Ab Kettleby, as shown outlined red in **Appendix 1**.
- 3.2. The site is bordered in part by Nottingham Road and residential properties to the west, a residential property to the north, and agricultural fields to the south and east.
- 3.3. The village is located in close proximity [approx. 3.3. miles] to a wide range of services and employment opportunities in Melton Mowbray. In addition, Ab Kettleby has good links to the A46 and A606, providing access to Leicester, Nottingham and further afield. As a result, the village is a desirable location where people want to live.
- 3.4. Ab Kettleby has been identified as a sustainable village, which offers a comparatively good number of services, including a Primary School, Public House and Chapel.
- 3.5. We consider that the site has the capacity to accommodate a residential development scheme at a scale in keeping with the existing built form of the village, including affordable housing and any associated infrastructure. The proposed development scheme could provide a range a property types and sizes, including starter homes, bungalows and family homes.
- 3.6. The proposed scheme could be sensitively designed to protect the residential amenity of the neighbouring residents by retaining the existing hedgerows and mature trees around the site boundary and enhancing these boundaries with significant additional planting.
- 3.7. Therefore, we consider the site to be in a sustainable location, close to a number of services and facilities and highly accessible. It provides a good opportunity to make a valuable contribution towards meeting the Borough's development needs.

4. Comments on the Melton Local Plan Focused Changes

- 4.1. On behalf of our clients, Leicester Diocesan Board of Finance, we wish to make the following observations on the Melton Borough Council Local Plan Focussed Changes Consultation.
- 4.2. In respect of **Focused Change 1**, that relates to Policy SS2: Development Strategy and Policy SS3: Sustainable Communities (Unallocated sites), we support the removal of definitive limits to the quantum of residential development on unallocated sites and the greater flexibility that this will enable. The removal of the definitive limits will encourage the provision of affordable housing in all settlements, which is supported by Paragraph 54 of the Framework.
- 4.3. Furthermore, we fully support the continued recognition that the development requirements outlined in Policy SS2 are a minimum, and the flexibility that this part of the policy enables. In addition, we support the identification of Ab Kettleby as a Rural Hub, which alongside Service Centres, are to support approximately 35% of the total residential requirement across the Borough. As we have stated above, we consider Ab Kettleby to be a sustainable settlement with good access to local services and facilities and therefore we agree that it is a suitable location to accommodate a proportion of residential development.
- 4.4. In relation to **Focused Change 4**, that relates to Policy C1 (A): Housing Allocations, we support the continued allocation of Land off Nottingham Road, Ab Kettleby for residential development. We can confirm that the site is available and deliverable. The proposed allocation details that the site could accommodate 10 dwellings. We propose that the site has sufficient capacity to support 25 dwellings, which could also assist in the provision of affordable housing.
- 4.5. In addition, we consider it necessary for the Local Plan to identify additional reserve sites for inclusion in Policy C1 (B): Reserve sites. Given the Borough's recent history of persistent under-delivery of housing sites and the potential for unmet needs in other Local Planning Authorities resulting in an increased residential requirement for Melton Borough being identified within the Strategic Growth Plan for Leicester and Leicestershire, we would suggest that it would be beneficial for the Local Plan to identify more reserve housing sites. This would provide the plan with increased robustness, and allow flexibility in overcoming any delays in delivering allocated sites or increased requirements set out in the Strategic Growth Plan, and as such minimise the risk of an early Local Plan Review being necessary. We consider Ab Kettleby to be a suitable location for additional reserve housing site allocations due to its close proximity and good access to Melton Mowbray. As such, we propose that our client's remaining land at Nottingham Road, Ab Kettleby, not allocated in Policy C1 (A), should be allocated as a reserve housing site.
- 4.6. With regards to **Focused Change 5**, that relates to Policy C2: Housing Mix, we fully support the requirement for new development to deliver a range of housing types and sizes. With regards to proposed development site, any proposed scheme could provide a range of dwelling types and sizes, including bungalows, starter homes and family homes.

5. Conclusion

- 5.1. We consider the subject site, Land off Nottingham Road, Ab Kettleby, has the capacity to accommodate approximately 25 new dwellings and associated infrastructure. Any proposed development scheme could provide a proportion of affordable housing, and a range of bungalows, starter homes and family homes.
- 5.2. We fully support the allocation of the site for residential development as part of Policy C1 (A) and can confirm that the site is available, achievable and developable.
- 5.3. We fully support many of the objectives and policies contained within the Draft Melton Local Plan, including those amended as part of the Focused Changes consultation. However, we do have some concerns relating to the identification of reserve housing sites.
- 5.4. Given the Borough's recent history of persistent under-delivery and the potential for increased residential requirements for Melton Borough to be identified within the Strategic Growth Plan for Leicester and Leicestershire, we believe it is necessary for the plan to allocate additional reserve housing sites. This would ensure that the plan has a robust strategy for meeting its identified needs, and would also minimise the risk of requiring an early Local Plan Review. In this light, we propose the allocation of additional land at Nottingham Road, Ab Kettleby as a reserve housing site.
- 5.5. Andrew Granger & Co. would like to remain involved throughout the new Melton Local Plan preparation process and therefore request to be informed of any future consultation stages and when the document is submitted for examination.

APPENDIX 1 – SITE LOCATION PLAN

LAND OFF NOTTINGHAM ROAD, AB KETTLEBY

