



MELTON BOROUGH COUNCIL LOCAL PLAN

FOCUSED CHANGES CONSULTATION

Consultation response on behalf of The Hill Family

Land at Wymondham

Contact: Stephen Mair, BSc (Hons) MSc MRTPI – Director –
stephen.mair@andrewgranger.co.uk

PROJECT REF.: P/300/H3.18

AUGUST 2017



RTPI
Chartered Town Planners



RICS



Established in 1989, East Midlands property experts Andrew Granger & Co. are a wide multi-disciplinary consultancy featuring residential sales and lettings, commercial, rural and professional services.

Offering a high quality and affordable service, Andrew Granger & Co. have the expertise and experience to assist with Planning and Development queries across the Midlands and further afield.

Andrew Granger & Co is a trading name of Andrew Granger & Co Ltd; Reg. No. 09298477.

Registered office: Phoenix House, 52 High Street, Market Harborough, Leicestershire, LE16 7AF. VAT No.: 638 6788 76

Market Harborough

Phoenix House, 52 High Street, Market Harborough, LE16 7AF

T: 01858 439 090

E: planning@andrewgranger.co.uk

W: www.andrewgranger.co.uk

Leicester

Attenborough House, 10-12 Rutland Street, Leicester, LE1 1RD

Loughborough

2 High Street, Loughborough, LE11 2PY

Project Client: The Hill Family

Project Location: Land at Wymondham
LEICESTERSHIRE
LE14 2AL

Table of Contents

1. Introduction	4
2. Planning Policy Context.....	5
3. Site and Development Potential	6
4. Comments on the Melton Local Plan Focused Changes	8
5. Conclusion.....	10

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, The Hill Family, we are seeking to work with Melton Borough Council in promoting the subject sites, Land at Brickyard Lane (**Appendix 1**), Land at the Station Yard (**Appendix 2**), and Land at Main Street/Chapel Lane (**Appendix 3**) for residential development schemes.
- 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 states 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 in the Framework.
- 1.4. This submission supports the proposed allocation of Land at Brickyard Lane and Station Yard, Wymondham for residential development as identified in the Melton Local Plan and the supporting Proposals Map, and also promotes additional land at Main Street/Chapel Lane for residential development.

2. Planning Policy Context

- 2.1. We have made Melton Borough Council aware of the availability of numerous sites in Wymondham for development through various submissions, including the 'Call for Sites' as part of the Strategic Housing Land Availability Assessment.
- 2.2. Wymondham and Edmondthorpe Parish Council are progressing, and close to completion, on their Neighbourhood Plan document. Andrew Granger & Co., as land agent, have engaged with the Parish Council throughout the Plan process and discussed the development potential of the individual sites.
- 2.3. The south-eastern part of the site at Brickyard Lane is provisionally allocated for residential development by **Policy H2** of the Draft Wymondham and Edmondthorpe Neighbourhood Plan document. This policy looks to allocate the site for residential development of 20 dwellings, with discussions also taking place regarding the possibility of relocating or enhancing the local Village Hall and the planting of a woodland habitat.
- 2.4. In addition, an adjoining parcel of land at Brickyard Lane has been considered for allocation as a reserve site for residential development. The plan looked to allocate the site for a further 10 dwellings, to come forward if there is an identified shortfall of housing in Wymondham.
- 2.5. Separately, the Wymondham and Edmondthorpe Neighbourhood Plan looks to allocate the eastern portion of the Station Yard site for the development of 12 dwellings, and the site at Main Street/Chapel Lane – known locally as 'The Gollings' – to deliver 5 dwellings across the plan period.

3. Site and Development Potential

- 3.1. The proposed development site at Brickyard Lane has a total area of approximately 3.959ha (9.80 acres) comprising of agricultural land to the north of Wymondham, as shown outlined in red in **Appendix 1**. Part of the site has been allocated through the emerging MBC Local Plan (reference WYM3).
- 3.2. The site is bordered to the north and west by agricultural fields, to the east by Brickyard Lane and to the south by Main Street. We consider that the site has the capacity to accommodate in the region of 60-80 dwellings, including the provision of affordable housing, public open space and any associated infrastructure. Any proposed development scheme could provide a range of property types and sizes, including bungalows, starter homes and family homes. Discussions have already been undertaken about the possibility of incorporating a relocated Village Hall within the confines of the site, whilst it is also envisaged that a new access road will be created to link Main Street and Brickyard Lane – replacing the existing inadequate junction.
- 3.3. Furthermore, a proposed scheme could be designed with careful consideration for protecting the residential amenity of neighbouring residents. The scheme could be designed to retain a significant proportion of the existing hedgerow around the site boundary and a large amount of planting could also increase the screening of the site.
- 3.4. The proposed development site at Station Yard has a total area of approximately 1.27ha (3.13 acres) comprising of agricultural land to the north of Wymondham, as shown outlined in red in **Appendix 2**. The eastern section of the site has been allocated for development through the emerging Local Plan, forming part of the site reference WYM2.
- 3.5. The site is bordered to the north and south by agricultural fields, to the east by Butt Lane, and to the west by Brickyard Lane. Part of the land to the east, as previously discussed, has been allocated for development of 12 dwellings in the Wymondham and Edmondthorpe Neighbourhood Plan, as well as the Draft Local Plan. However, we consider the proposed site has the capacity to accommodate approximately 30 dwellings, including affordable housing, public open space and any associated infrastructure. Any scheme would look to be complementary to the site's location in close proximity to the Conservation Area and Listed Buildings.
- 3.6. The proposed development site at Main Street/Chapel Lane has a total area of approximately 0.31 ha (0.78 acres) of brownfield land in the centre of Wymondham, as shown outlined in red in **Appendix 3**.
- 3.7. The site is bordered to the north by Main Street with residential properties, to the east by Chapel Lane with residential properties, and by residential properties to the south and west. We consider the site has the capacity to accommodate 5 new build dwellings, plus the possibility of converting several existing structures on the site which have fallen out of use and into a severe state of disrepair.

- 3.8. Any proposed scheme would have careful consideration for the residential amenity of neighbouring residents throughout the design process. The scheme could be designed to ensure that the proposed dwellings are not overbearing and do not restrict light on the existing properties, and would improve the landscape of the village by bringing the abandoned buildings back into use.
- 3.9. Wymondham is a village located in close proximity [approx. 6.6 miles] to a wide range of services and employment opportunities in Melton Mowbray. In addition, Wymondham has good links to the A6003 and A1, providing access to Corby, Kettering, London and further afield. As a result, the village is a desirable location where people want to live.
- 3.10. Wymondham has been identified as a sustainable village, which offers a comparatively good number of services including a Village Hall, Post Office, Public House and Primary School. Therefore, we are of the opinion that Wymondham can support additional dwellings, which in turn would assist in supporting these existing services.
- 3.11. Consequently, we consider the proposed development sites to be in a sustainable location, close to a number of services and facilities and highly accessible. As such, they provide 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, we wish to make the following observations on the Melton Borough Council Local Plan Focused Changes Consultation.
- 4.2. In respect of **Focused Change 1**, which 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 has enabled. 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 Wymondham as a Service Centre, which are to accommodate approximately 35% of the total residential development requirement across the Borough. As we have stated above, we consider Wymondham to be a sustainable settlement with comparatively good access to local services and facilities and therefore we agree that it is suitable for a proportion of residential development.
- 4.4. With regards to **Focused Change 4** which relates to Policy C1 (A): Housing Allocations, we support the partial allocation of the sites at Brickyard Lane and Station Yard for 22 dwellings and 21 dwellings respectively. However, we dispute the argument that concerns regarding the Conservation Area and Heritage Assets are sufficient for the allocation at Brickyard Lane to have been reduced from the 30 dwellings identified in the Draft Local Plan. As we have stated above, we consider the site to have capacity for residential development that is greater than the identified allocations, and that any development scheme could be designed to appropriately mitigate any impact on the Conservation Area and Listed Buildings.
- 4.5. In addition, following the publication of the HEDNA in January 2017 it is considered highly likely that there will be unmet needs in other Local Planning Authorities that will require redistribution as part of the Strategic Growth plan. As such, the residential requirement for Melton Borough may be increased. In this light, we propose the sites for allocation of additional residential development.
- 4.6. Furthermore, we propose that the site at Main Street/Chapel Lane should be allocated as a potential residential development site in Policy C1 (A). Paragraph 17 of the NPPF would provide support for allocating this site; it states *'Planning should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'*. As such, we consider it suitable to allocate the site for residential development.
- 4.7. In relation 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 the proposed development sites, any scheme could be designed to provide a

range of housing opportunities, including affordable housing, starter homes, bungalows and family homes.

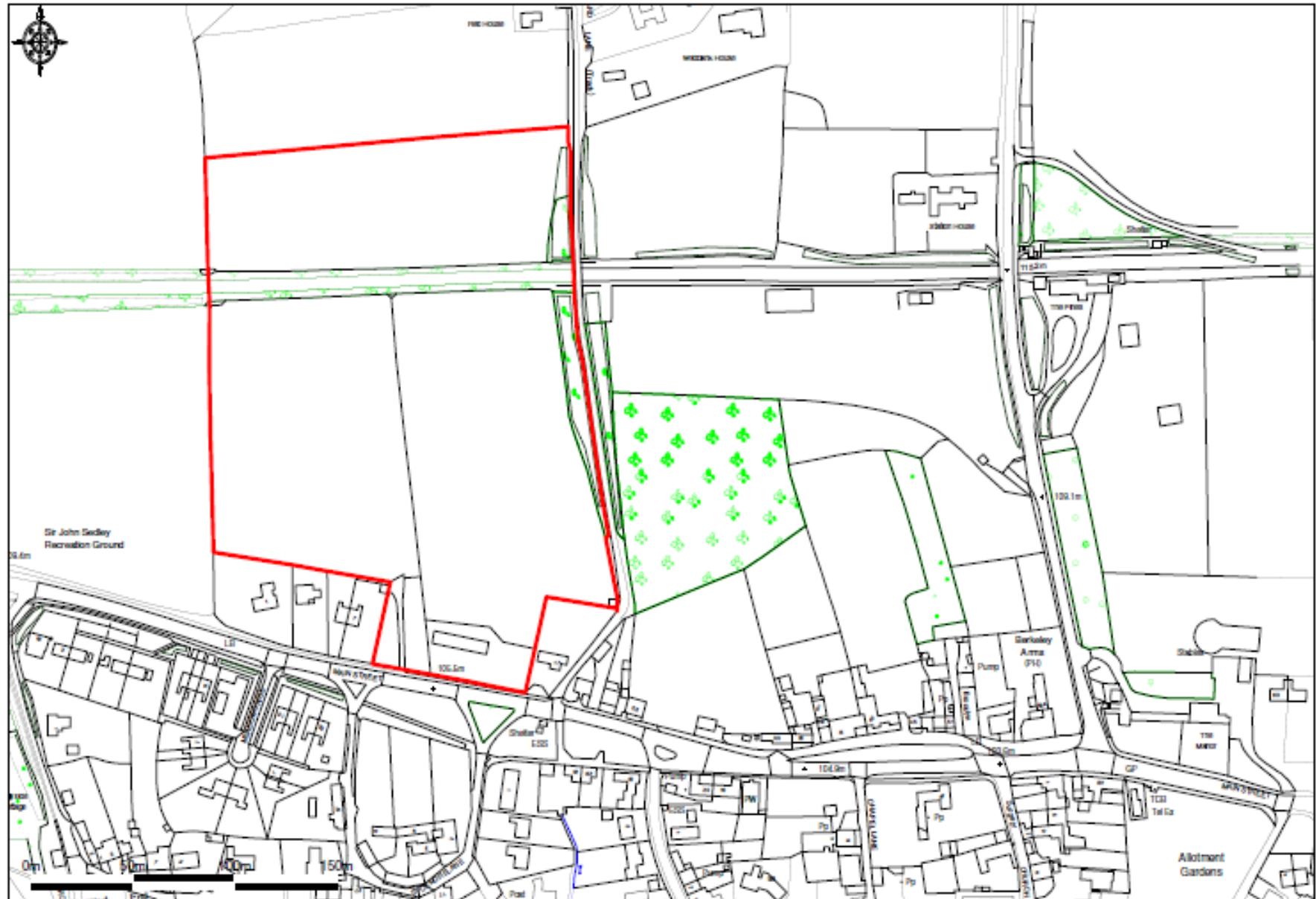
- 4.8. Finally, we support the requirement for developments of 11 dwellings or more to provide a proportion of affordable housing, as set out in Policy C4: Affordable Housing, amended under **Focused Change 6**. Our client's site will provide a proportion of affordable housing, in line with planning policy at the time, subject to appropriate viability considerations.
- 4.9. However, we are concerned that the proposed policy is too restrictive towards the provision of affordable housing. We consider that it would be appropriate for the proposed policy to identify that the affordable housing target of 1300 new affordable homes is a minimum. This would ensure that the policy is robust in meeting the identified affordable housing needs, and would enable flexibility to encourage the provision of additional affordable housing should the identified requirements increase.

5. Conclusion

- 5.1. We consider the proposed development site at Brickyard Lane to have the capacity to accommodate up to 60-80 new dwellings, public open space and associated infrastructure. The site at Station Yard has the capacity to accommodate approximately 30 new dwellings, public open space and associated infrastructure. The site at Main Street/Chapel Lane has the capacity to accommodate 5 dwellings, and numerous conversions of existing redundant buildings.
- 5.2. Any proposed development scheme for each of the development site could be designed to respect the local context, and could provide a range of dwelling types and sizes including bungalows, starter homes and family homes.
- 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 Housing Allocations.
- 5.4. Whilst we support the partial allocation of the sites at Brickyard Lane and Station Yard for 22 dwellings and 21 dwellings respectively, as part of Policy C1 (A). We dispute any notion that any concerns relating to the impact of the development on the Conservation Area and local heritage assets are sufficient to justify the reduction of the Brickyard Lane allocation from the 30 dwellings set out in the Draft Local Plan. We consider it highly likely that there will be unmet needs in other Local Planning Authorities that will need redistributing as part of the Strategic Growth Plan. As such, we believe that the residential requirement may be increased, and if so we propose our client's land at Wymondham for allocation for additional residential development.
- 5.5. Andrew Granger & Co. Ltd 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 AT BRICKYARD LANE

Land at Wymondham



APPENDIX 2 – SITE LOCATION PLAN: LAND AT STATION YARD

Land at Wymondham



APPENDIX 3 – SITE LOCATION PLAN: LAND AT MAIN STREET/CHAPEL LANE

Land at Main Street/Chapel Lane, Wymondham, Leicestershire

