



MELTON BOROUGH COUNCIL LOCAL PLAN

FOCUSED CHANGES CONSULTATION

Consultation response on behalf of Mrs Brown and Mrs Clark

Land off Canal Lane, Hose

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Project Location: Land off Canal Lane
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Table of Contents

1. Introduction	4
2. Planning Policy Context.....	5
3. Site and Development Potential	6
4. Comments on the Melton Local Plan Focussed Changes	7
5. Conclusion.....	9

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 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 Canal Lane, Hose (**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 in the Framework.
- 1.4. This submission supports the proposed allocation of Land at Canal Lane, Hose for residential development as identified in the Melton Local Plan and the 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. With reference to the below site plan, the site outlined in red was the subject of a planning application [Ref.:15/00944/OUT], which has been granted outline permission for the erection of 25 dwellings, following the completion of a Section 106 Agreement.
- 2.3. The blue area of land is subject of an outline planning application [Ref.:17/00401/OUT] for the erection of 16 dwellings, with associated vehicular access. Access is for approval, while all other matters are reserved, the application is currently awaiting determination from Melton Borough Council. The application has been submitted along with a number of supporting documents, including an illustrative masterplan demonstrating how the site could be developed taking into consideration the surrounding residential amenities.
- 2.4. We have discussed the site with the Clawson, Hose and Harby Neighbourhood Plan Group and the Submission Draft Neighbourhood Plan, which is currently out for consultation, proposes to allocate the whole site at Canal Lane, Hose for residential development.



3. Site and Development Potential

- 3.1. The proposed development site has a total developable area of approximately 2.06ha (5.1 acres) and is located on the western edge of Hose adjacent to the village boundary, as shown in red in **Appendix 1**.
- 3.2. The site, currently agricultural land, has clearly defined boundaries. The site is bordered by Canal Lane to the south, a public bridleway on the western edge with an adjacent equestrian business, residential properties to the east, and further agricultural land to the north.
- 3.3. The village is located in close proximity [approx. 8 miles] to a wide range of services and employment opportunities in Melton Mowbray. In addition, Hose has good links to the A46 and A606, providing access to Leicester, Nottingham and further afield. It is located close to Grantham where there is the East Coast train line which runs between London and Edinburgh. It also has bus links to Melton Mowbray, Nottingham and Grantham. As a result, the village is a desirable location where people want to live.
- 3.4. Hose has been identified as a sustainable village, which offers a good number of services including a Primary School, Public House, Village Shop and Post Office, two Churches, and Village Hall with Sports Fields including a Bowling Green and floodlit Tennis Club.
- 3.5. The village is also located in close proximity to both Long Clawson and Harby, where there are a number of other local services, including a GP, further shops and a café/deli.
- 3.6. We consider that the site has the capacity to accommodate approximately 40 dwellings, including affordable housing and any associated infrastructure. The proposed development scheme would provide a range of property types and sizes.
- 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 significant contribution towards meeting local development needs.

4. Comments on the Melton Local Plan Focussed Changes

- 4.1. On behalf of our clients, we wish to make the following observations on the Melton Borough Council Local Plan Focussed Changes Consultation. Overall, we agree with the proposed focused changes, however, to ensure that the Plan is robust and is flexible in meeting its development requirements we make the following comments.
- 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 Hose as a Service Centre, which are to support approximately 35% of the total residential requirement across the Borough. As we have stated above, we consider Hose 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**, that relates to Policy C1 (A): Housing Allocations, we fully support the allocation of the whole site at Canal Lane, Hose for residential development. As outlined above, we consider the site has capacity to deliver approximately 40 units, in line with the policy's allocation. The southern part of the site has recently been granted outline planning permission for 25 units, whilst the northern part of the site is currently the subject of an outline planning application for 16 units, which is currently awaiting determination. As such, we can confirm that the site is available and deliverable.
- 4.5. 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 site, significant consideration has been given to ensuring the provision of a range of dwelling types including bungalows, terraced, semi-detached and detached houses ranging in size from 2 to 5 bedrooms.
- 4.6. 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.
- 4.7. 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 that the land at Canal Lane, Hose has the capacity to accommodate approximately 40 new dwellings, including vehicular access, public open space, car parking, landscaping and drainage. The southern part of the site has been granted outline approval for 25 units, and the northern part of the site is currently the subject of an outline application for 16 dwellings, which is awaiting determination. The proposed scheme would provide a range of dwelling types and sizes, including a proportion of affordable housing.
- 5.2. We fully support the inclusion of the full site as an allocation for residential development as part of Policy C1 (A) following Focused Change 4. We can confirm that the whole 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 concern relating to the provision of affordable housing. We believe that Policy C4 should be amended to identify that the specified affordable housing target is a minimum. This would ensure that the plan is robust in meeting its affordable housing requirements, and would also enable the provision of additional affordable housing if the requirements are increased in the future.
- 5.4. 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 off Canal Lane, Hose

