

FOCUSED CHANGES RESPONSES TO REPRESENTATIONS RECEIVED: FC4 - Wymondham

Representor Name	Focused Change /Policy Ref	Summary of Representation	MBC Response
Adam Murray	WYM3	Support allocation, but dispute reduction in site capacity from 30 to 22. Suggest that unmet needs from other authorities in the HMA will mean further houses will need to be delivered in Melton, thus LPA should be looking to allocate additional land.	The Local Authority remains of the opinion that reduction in site capacity may be required to ensure appropriate mitigation due to the relation with the conservation area, however this is likely to be resolved through the development management phase. Part of the reasons the LPA have adopted an uplift in dwellings from the OAN of 170 to the requirement of 245 is to help meet unmet needs in other authorities.
Matthew Williams, Secretary to the Wymondham and Edmondthorpe Neighbourhood Plan Group	WYM1	The boundary for this site is drawn more widely than that for the site for which outline planning permission for 12 houses has been granted. This is inconsistent with the outline planning permission and the previous draft plan - and unnecessary to meet the target allocation. The boundary for this site should be redrawn to match the outline planning permission for 12 houses given by MBC	The allocation boundary does reflect the approved schemes red line plan.
Matthew Williams, Secretary to the Wymondham and Edmondthorpe Neighbourhood Plan Group	WYM2	WYM 2 is presented as one site. The area covered is infact made up of 2 roughly equal sites under different ownership. While development of the northern site is dependent on the southern site the southern site can be developed independently. Treating them as 1 jeopardises deliverability of both, by introducing unnecessary complications into the development of the Southern area of the site nearest the village and is therefore counterproductive to the goals of the Local Plan and is also based on a legal fiction, in terms of actual ownership. Accurately reflect the two sites, with suitable allocations, as reflected in the local Neighbourhood Plan currently being examined.	It is within the remit of the Local Plan to combine sites if there is reasoned justification in doing so. This would not prevent the land owners applying for planning permission for just their land, however the Borough Council would encourage the land owners to work cooperatively to bring both parcels forward together.
Matthew Williams, Secretary to the Wymondham and Edmondthorpe Neighbourhood Plan Group	WYM3	The allocation for this site does not reflect the availability of two smaller sites, Strawberry Farm and the Gollings, referenced in the local Neighbourhood Plan currently being examined. Reduce the allocation to a maximum of 20. The site is viable at this level according to the owner and the Neighbourhood Plan allocations to Strawberry Farm and the Gollings will ensure that the overall target allocation is met.	Given the impetus on boosting the supply of housing, the Borough Council has not limited sites to match settlement requirements in the Spatial Hierarchy. Targets in the Spatial Hierarchy should not be seen as maximums but instead minimums.
Matthew Williams, Secretary to the Wymondham and Edmondthorpe Neighbourhood Plan Group	Wymondham	The description of Wymondham's service profile is grossly inaccurate. MBC have repeatedly promised to update the data and have not done so. This raises the concern that planning policy is being based on key inaccurate data. Wymondham does not have a Post Office, a shop, a garage or a bus service to Bottesford and Bingham. The description should be amended to reflect this. The schools surplus capacity will be reduced to 5; this should be clarified with the insertion of the word "surplus"	Comments noted. Description to be edited to accurately reflect services and facilities in the settlement.