



## **CLAWSON, HOSE AND HARBY NEIGHBOURHOOD PLAN**

SUBMISSION DRAFT CONSULTATION

Consultation response on behalf of Hazelton Homes

LAND OFF HICKLING LANE/BROUGHTON LANE, LONG CLAWSON

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

PROJECT REF.: P/300/H43.1

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](mailto:planning@andrewgranger.co.uk)

W: [www.andrewgranger.co.uk](http://www.andrewgranger.co.uk)

#### **Leicester**

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

#### **Loughborough**

2 High Street, Loughborough, LE11 2PY

**Project Client:**

HAZELTON HOMES

**Project Location:**

Land off Hickling Lane/Broughton Lane  
Long Clawson  
LEICESTERSHIRE  
LE14 4NZ

## Table of Contents

1. Introduction .....	4
2. Planning Context .....	5
3. Site and Development Potential .....	6
4. Comments on the Submission Draft Neighbourhood Plan .....	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 are heavily involved in the promotion of client's land through various Neighbourhood Plans and also have vast experience in contributing to the Local Plan preparation process throughout the country.
- 1.2. On behalf of our client, we are seeking to work with the Clawson, Hose and Harby Neighbourhood Plan Group, in promoting the subject site, Land off Hickling Lane/Broughton Lane, Long Clawson (**Appendix 1**), for residential development.
- 1.3. This submission supports the proposed allocation of Land off Hickling Lane/Broughton Lane, Long Clawson for residential development, as identified in the Clawson, Hose and Harby Neighbourhood Plan Submission Draft Document.

## 2. Planning Context

- 2.1. We have made Melton Borough Council aware of the site's availability for development through various submissions, including the 'Call for Site's as part of the Strategic Housing Land Availability Assessment.
- 2.2. Long Clawson has been identified by Melton Borough Council Draft Local Plan as a Service Centre and as such is required to accommodate a level of residential development that is in keeping with the existing built form and character of the village.
- 2.3. The Focused Changes on the Draft Melton Local Plan has allocated the site [Site Reference: LONG2] for residential development of up to 35 dwellings.
- 2.4. The site is the subject of an outline planning application for 31 units, with access for approval and all other matters reserved [Ref: 16/00810/OUT], which is currently awaiting determination by Melton Borough Council. The application was 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.
- 2.5. A pre-application request was submitted to Melton Borough Council and subsequently a meeting was held with Jennifer Wallis, Applications and Advice Manager, on Monday 18<sup>th</sup> May 2015. It was acknowledged that Melton Borough Council was unable to demonstrate a 5 year supply of deliverable housing land at the time and that in principles there was no objection to the scheme.
- 2.6. Following the pre-application meeting, the agents and developer met with the Clawson, Hose and Harby Parish Council on Monday 15<sup>th</sup> June 2015 to outline the scope of the proposed development.

### 3. Site and Development Potential

- 3.1. The proposed development site has a total area of approximately 1.142ha (2.822 acres) of paddock land located on the western edge of Long Clawson, as shown outlined in red in **Appendix 1**.
- 3.2. The site is bordered in part by Broughton Lane to the north, Hickling Lane and residential properties to the east, and agricultural land to the south and west. There are a number of residential properties situated directly adjacent to the eastern boundary, and to the south off Coronation Road.
- 3.3. The village is located in close proximity [approx. 9 miles] to a wide range of services and employment opportunities in Melton Mowbray.
- 3.4. Long Clawson has been identified as a sustainable village, which offers a good number of services, including a Primary School, Village Hall, Public House, GP, Village Shop and Café/Deli. Therefore, we are of the opinion that Long Clawson can support an additional 31 dwellings and in turn the proposed development would assist in supporting the existing services.
- 3.5. We consider that the site has the capacity to accommodate up to 31 dwellings, including affordable housing and any associated infrastructure. The proposed development scheme would provide a range of property types and sizes.
- 3.6. The scheme has given significant regard to protecting the residential amenity of neighbouring residents by retaining the existing hedgerow and mature trees around the site boundary and planting new trees on the proposed boundaries, attention has also been given to distance from nearby properties.
- 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 the Borough's development needs.

## 4. Comments on the Submission Draft Neighbourhood Plan

- 4.1. On behalf of our client, we wish to make the following observations on the Clawson, Hose and Harby Neighbourhood Plan Submission Draft Consultation.
- 4.2. We fully support the recognition that the development requirements outlined in **Policy H1: Housing Provision** are a minimum, and the flexibility that this part of the policy enables. As previously stated, we consider Long Clawson to be a sustainable location, with comparatively good access to local services and facilities, and as such it is a suitable location to accommodate a level of residential development.
- 4.3. With regards to **Policy H2: Housing Site Allocations for 2016 to 2036**, we fully support the allocation of our client's site [Ref.: LONG6] for residential development. The site is currently the subject of an outline application for up to 31 dwellings, with access for determination and all other matters reserved, which is awaiting determination by Melton Borough Council. As such, we can confirm that the site is available and deliverable.
- 4.4. In relation to the site specific criteria outlined in the policy, we can confirm that our client is willing to make an appropriate contribution to the local education capacity that may need to be addressed as a result of the development. The application has been supported by a Flood Risk Assessment which sets out an appropriate drainage strategy, that outlines how surface water resulting from the development would be accommodated, and ensures that development would not increase the risk of flooding elsewhere in the village. The application has also been supported by an illustrative masterplan which demonstrates how the site could support 31 dwellings, including bungalows and the enhancement of boundary landscape features. The development proposals include the provision of a footpath from the site to connect to the existing footpath network to the east.
- 4.5. However, we would suggest that to assist in the implementation of the design criteria, the final requirement, which states '*The layout and architectural design creates an informal, rural feel*' should be revised. A clearer criteria would be '*The layout and architectural design of the development reflects the character and style of the existing village*'. This would ensure that the Plan retains a level of control over the design of new developments, whilst also providing clarity for future developers about what is expected of them.
- 4.6. In respect of **Policy H5: Housing Mix**, we fully support the requirement for new developments to deliver a range of housing types and sizes, as identified by Paragraph 47 and 50 of the NPPF and Policy C2 of the Draft Melton Local Plan. With regards to the proposed development site, significant consideration has been given to the provision of a mix of property types and sizes, including starter homes and family homes.
- 4.7. We fully support the inclusion of **Policy H6: Affordable Housing**, within the Submission Draft Clawson, Hose and Harby Neighbourhood Plan in line with Policy C4 of the Draft Melton Local Plan Focused Changed document. Our client's site will provide a proportion of affordable housing, in line with local planning policy at the time, subject to appropriate viability considerations.

- 4.8. With regards to **Policy ENV7: Protection of Great Crested Newts and their Habitats**, we fully support the protection and enhancement of key ecological species, such as Great Crested Newts, in line with Paragraph 117 of the NPPF. The application for our client's site has been supported by Great Crested Newt Surveys undertaken by a fully qualified Ecologist. The results of these surveys have been given consideration in the design of the scheme.
- 4.9. In relation to **Policy ENV9: Flooding**, we fully support the inclusion of this policy within the Clawson, Hose and Harby Submission Draft Neighbourhood Plan, in line within Policy EN11 of the Draft Melton Local Plan and Paragraph 100 of the NPPF. Given that the presumption in favour of sustainable development is the golden thread running through national and local planning policy, it is logical that this translates into development being located in areas that are not at high risk of flooding, and that schemes do not increase the risk of flooding elsewhere. With reference to the Environment Agency Flood Map for Planning, our client's site is not at an area at significant risk of flooding. The outline planning application for the site has been supported by a comprehensive Flood Risk Assessment which sets out an appropriate drainage strategy.
- 4.10. We fully support the inclusion of **Policy T1: Public Transport** in the Draft Neighbourhood Plan in line with Policy IN2 of the Draft Melton Local Plan and Paragraphs 30 and 35 of the NPPF. We can confirm that our client is willing to contribute to any public transport improvement measures, or travel plans, that might be deemed necessary as a result of the development, through a Section 106 agreement.
- 4.11. In respect of **Policy T4: Residential Car Parking**, we support the inclusion of this policy in line with Policy IN2 of the Draft Melton Local Plan and Paragraphs 30 and 35 of the NPPF. We can confirm that our client's site includes sufficient space to provide the required off-street car parking spaces.
- 4.12. With regards to **Policy DC1: Developer Contributions**, we support the inclusion of this policy in line with IN3 of the Draft Melton Local Plan and Paragraph 203 of the NPPF. We can confirm that our client is willing to make appropriate contributions to local infrastructure that might be deemed necessary as a result of development, through a Section 106 agreement.



## 5. Conclusion

- 5.1. We consider the proposed development site at Land off Hickling Lane, Long Clawson to be appropriate for the development of approximately 31 dwellings, with associated vehicular access. The proposed development would provide a range of dwelling types and sizes, including affordable housing and starter homes. The site is the subject of an outline planning application [Ref.: 16/00810/OUT] which is currently awaiting determination, and therefore the site is available and deliverable.
- 5.2. We fully support the inclusion of the site as an allocation for residential development as part of Policy H1. We can confirm that the site is available, achievable and developable.
- 5.3. Andrew Granger & Co. Ltd would like to remain involved throughout the Clawson, Hose and Harby Neighbourhood 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**



Ordnance Survey © Crown Copyright 2015. All rights reserved. Licence number 100022482. Plotted Scale - 1:1250



75.0m 0m Highfield 25m 50m 75m