



CLAWSON, HOSE AND HARBY NEIGHBOURHOOD PLAN

SUBMISSION DRAFT CONSULTATION

Consultation response on behalf of the Leicester Diocesan Board of Finance

LAND AT THE RECTORY, HARBY

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RTPI
Chartered Town Planners



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Project Client: LEICESTER DIOCESAN BOARD OF FINANCE

Project Location: Land at The Rectory
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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 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 at The Rectory, Harby (**Appendix 1**), for residential development.
- 1.3. The document provides a written submission to Melton Borough Council on the Clawson, Hose and Harby Neighbourhood Plan Submission Consultation.

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 Sites' as part of the Strategic Housing Land Availability Assessment.

3. Site and Development Potential

- 3.1. The proposed development site has a total developable area of approximately 0.33 ha (0.81 acres) located in the centre of Harby, as shown outlined in red in **Appendix 1**.
- 3.2. The site is bordered to the south by Boyers Orchard and residential properties, to the west by residential properties, to the north by grazing pasture agricultural fields, and to the east by residential properties and the Church of St. Mary the Virgin.
- 3.3. The village is located in close proximity [approx. 9.7 miles] to a wide range of services and employment opportunities in Melton Mowbray. In addition, Harby 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. Harby has been identified as a sustainable village, which offers a comparatively good number of services, including a Primary School, Public House, Post Office and Church of St. Mary the Virgin. Therefore, we are of the opinion that Harby can support an additional 5 dwellings and in turn, the proposed development scheme would also assist in supporting these existing services.
- 3.5. We consider that the site has the capacity to accommodate up to 5 dwellings, including any associated infrastructure. The proposed development scheme could provide a mix of property types and sizes.
- 3.6. The proposed scheme could be sensitively designed to protect the residential amenity of the neighbouring residents by retaining the existing hedgerows and 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 accessible by public transport. As such, it provides a good opportunity to make a valuable short-term contribution towards meeting local housing 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 Harby 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. 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 ensuring the site provides a range of dwelling types and sizes.
- 4.4. With regards to **Policy ENV1: Local Green Space** we object to the inclusion of the land adjacent to our client's site as Local Green Space. Local Green Space is a highly restrictive and significant policy designation that has been given the equivalent status to Green Belt designation. Paragraph 77 of the NPPF is unequivocal in stating that Local Green Space designation is not appropriate for most green areas or open spaces, and as such it is considered entirely logical and reasonable that the allocation of any land in this manner should be underpinned by compelling evidence demonstrating its appropriateness.
- 4.5. The Neighbourhood Plan states that this site has been allocated as Local Green Space because it is the subject of an existing designation. It is our understanding that this site is not included within the Draft Melton Local Plan as a proposed Local Green Space allocation, and therefore no designation is in place for this site. As such, if the Neighbourhood Plan Group wishes to allocate the site as a Local Green Space, then they will need to provide the necessary evidence to support this allocation within the Neighbourhood Plan. Therefore, we do not consider that the current justification for the allocation of the site as Local Green Space constitutes robust and compelling evidence as required by Paragraph 77 of the NPPF and consequently more detailed information is necessary.
- 4.6. In relation 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. Any application on the site could be supported by a Great Crested Newt survey undertaken by a full qualified Ecologist. The results of the surveys would then be given consideration in the design of the scheme.
- 4.7. In respect of **Policy ENV9: Flooding**, we fully support the inclusion of this policy within the Clawson, Hose and Harby Submission Draft Neighbourhood Plan, in line with 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. Any application on the site could be supported by a comprehensive Flood Risk Assessment and Drainage Strategy.

- 4.8. With regards to **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.

5. Conclusion

- 5.1. We consider the proposed development site at land at The Rectory, Harby to be appropriate for the development of approximately 5 dwellings. The proposed development could provide a range of dwelling types and sizes.
- 5.2. We fully support many of the objectives and policies contained within the Clawson, Hose and Harby Submission Draft Neighbourhood Plan. However, we would advise some changes to ensure that the plan has sufficient flexibility to meet the future development needs of the Parish.
- 5.3. We object to the inclusion of land adjacent to our client's site as a Local Green Space. This designation has been given the equivalent status as a Green Belt allocation, and therefore it is reasonable to expect an allocation of land in this manner to be underpinned by robust and compelling evidence. Given that the Draft Melton Local Plan does not consider this site appropriate for allocation, the Neighbourhood Plan is required to include evidence for why its designation is justified. In the current format, the Plan does not do this. As such, we request that the Local Green Space allocation for this site is removed.
- 5.4. Andrew Granger & Co. would like to remain involved throughout the preparation of the Clawson, Hose and Harby Neighbourhood Plan and therefore request to be informed of any further consultation stages and when the document is submitted for examination.

APPENDIX 1 – SITE LOCATION PLAN

LAND AT THE RECTORY, BOYERS ORCHARD, HARBY

