



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

SUBMISSION DRAFT CONSULTATION

Consultation response on behalf of Mrs Brown and Mrs Clark

LAND OFF CANAL LANE, HOSE

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**Project Client:** Mrs F Brown & Mrs A Clark

**Project Location:** Land off Canal Lane  
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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 off Canal Lane, Hose (**Appendix 1**), for residential development.
- 1.3. This submission supports the proposed allocation of Land at Canal Lane, Hose 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 Sites' as part of the Strategic Housing Land Availability Assessment.
- 2.2. Hose has been identified by Melton Borough Council [MBC] 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: **HOS1**] for residential development of 42 dwellings.
- 2.4. The southern part of the site, outlined in red in **Appendix 2**, was the subject of planning application [Ref.: 15/00944/OUT] which has been granted outline consent for the erection of 25 dwellings.
- 2.5. The northern part of the site, outlined in blue, is the subject of a current 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.
- 2.6. We have informed the Clawson, Hose and Harby Neighbourhood Plan Group of the site's development potential. The Parish Council and the Neighbourhood Plan Committee were informed that the whole site was being promoted for residential development at various meetings through 2015 and 2016.

### 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 a Village Hall with Sports Field 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 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 Hose 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 the whole of our client's site [Ref.: HOS1 and HOS1+] for residential development. The site has outline consent for the erection of 25 dwellings, and the northern part of the site is the subject of an outline planning application for 16 dwellings, which is currently awaiting determination by Melton Borough Council. As such, we can confirm that the whole site is available and deliverable.
- 4.4. In relation to the site specific design criteria outlined in the above policy, we can confirm that the proposed development scheme can be delivered with consideration for all of the site specific requirements.
- 4.5. 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 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. 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 Focused Changes for the Draft Melton Local Plan. 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.
- 4.7. 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. Both applications on our client's land have 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 resulting in the provision of an ecological buffer and wildlife corridor along the north, east and west boundaries of the site.
- 4.8. 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 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 an area at significant risk of flooding. Both applications have been supported by a comprehensive Flood Risk Assessment, which sets out an appropriate Drainage Strategy.

- 4.9. 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 development, through a Section 106 agreement.
- 4.10. 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.
- 4.11. With regards to **Policy DC1: Developer Contributions**, we support the inclusion of this policy in line with Policy 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 Canal Lane, Hose to be appropriate for the development of approximately 40 dwellings, with associated vehicular access. The proposed development would provide a range of dwelling types, including bungalows, semi-detached and detached housing ranging in sizes from 2 to 5 bedrooms. The southern part of the site has outline consent for 25 dwellings, while the northern part of the site is subject to an outline planning application for 16 dwellings [Ref.: 17/00401/OUT], which is currently awaiting determination from Melton Borough Council.
- 5.2. We fully support the inclusion of the full 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**

Land off Canal Lane, Hose



## **APPENDIX 2 – APPLICATION BOUNDARY PLAN**

