

Site details

Settlement	Wymondham	
Site Address	Land off Butt Lane	
SHLAA ref (if available)	MBC/018/13	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	Known by Local Authority as a suggested allocation of 8 dwellings in the Wymondham Neighbourhood Plan.	
Site Area	Gross site area: 0.3	Net site area:0.3
Site capacity (based on SHLAA assessment)	Gross Capacity: (from SHLAA form) 9	Net Capacity: (@30/40dph) 8/9

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); ? (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Market and affordable housing	- (To small for allocation individually)
Relationship / connectivity with host settlement;	Does adjoin the village close to the centre, though would be out of keeping with the current development patterns of the village. Development north of Main street has been mostly linear following the road, not extending the village on its	+

	northern extremities, with the bulk of the development taking place south of main street. However, this development is well related and a logical location for expansion.	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Close to centre of village, school does lie to the far west of the village but is still easily accessible by sustainable modes of transport.	+ (Modest Range of services)
Proximity to employment;	Narrow range of small business locally.	0
Availability of public transport;	2 hourly Mon-Sat daytime to Melton Mowbray and Oakham.	+
Brownfield land.	Greenfield Site	--
Loss of employment or other beneficial use	Listed on SHLAA as having a leisure use.	0

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	No public rights of way across the site. Access onto straight public highway with no known constraints. Previous applications in the vicinity have not raised an issue.	++

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	None we aware of	++
Infrastructure capacity (schools / GPs / etc);	School – The school has capacity of 56 and 41 pupil enrolled at present. The development may generate 2 additional pupils which could be accommodated at the school. (Info gained 15/00832/OUT).	+ +
Heritage Assets (SMs, listed buildings, CAs, archaeology);	Some distance from grade 2* listed windmill. Not within immediate setting. Site adjoins Wymondham Conservation area. Listed buildings off Main Street to the south, again site not in immediate setting.	-
Flooding;	Floodzone 1.	+ +
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None nearby.	+ +
TPO / Ancient woodland;	None effected.	+ +
Historic Park;	None	+ +
Technical constraints (contamination / land stability);	Site entirely in Oil Pipeline buffer, which may require additional work to show no mitigation is needed.	+

Landscape designation (<i>influence report – designation</i>).	Wymondham LCZ 1 – Wymondham West Overall landscape sensitivity of this LCZ to residential development is medium to high , Within the lower lying land views are kept short by intervening field boundary vegetation and the densely vegetated disused railway cutting. Views south from the ridge on which Wymondham Windmill is sited, are markedly more extensive, with a higher degree of intervisibility. These views would, therefore, be susceptible and sensitive.	-
Visual Impact	. Natural screening and existing built form give the site a very secluded feel and as such its development will have minimum impact on the village on the village core, though whilst heading up Butt Lane the site opens up slightly, including into neighbouring SHLAA site. Development design and screening may help mitigate such issues.	+
Agricultural Land classification	No information	?
Noise or other pollutants	None	++

Deliverability constraints

Issue	Comments	Potential impacts

Viability;	No issues known that would make this application unviable.	++
Known market constraints;	None known.	++
Land ownership constraints;	Single ownership, applicant has record of developing land and has worked positively with the Neighbourhood Plan Group.	++

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

Potential significant positive effects were identified for this site in relation to SA objectives 2: education and 10: poverty and deprivation (although score is part of a mixed effect overall). A potential significant negative effect was identified in relation to SA objective 8: land use. This issue will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

Overall summary

Site viewed in isolation is too small for allocation, 9 possible according to MBC calculations, 8 according to the WNDP. However, when viewed with adjoining MBC/072/13 then a logical allocation can be drawn up. This is likely to reflect the aims of WNDP. Any allocation should include this site and the eastern third of MBC/072/13. This will allow an allocation of up to 20.

Recommendation: Proceed to allocation with eastern third of adjoining MBC/072/13 to form allocation.

Mitigation / Issues to address in policy

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- **Allocate with MBC/072/13 to ensure development is sizeable enough to warrant allocation.**
- **Ensure development of this site occurs prior to northernmost section.**

Site details

Settlement	Wymondham	
Site Address	Land at Glebe Road	
SHLAA ref (if available)	MBC/056/13	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	Planning application granted (15/00832/OUT) on the 28 th July 2016, for 12 dwellings outline, with access as a reserved matter.	
Site Area	Gross site area: 6ha	Net site area: 6ha
Site capacity (based on SHLAA assessment)	Gross capacity:17	Net capacity: 12

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); ? (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Potential to accommodate some 12 Market and affordable houses.	+ (Modest scale)
Relationship / connectivity with host settlement;	Adjoins the western edge of the village, south of Main Street.. Well related to the built form of the village. Would be a logical expansion to the village, keeping the majority of the additional built form to the south of Main Street is in keeping with the	+

	historic development of the settlement.	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	The site lies adjacent to the school and though it lies to the western extremity of the village, it is still close to the villages services and facilities. LCC had reservations regarding a larger application on this site, however due to the reduced numbers a suitable access may be achievable.	+ (Modest Range but good connection by foot, especially the school)
Proximity to employment;	Narrow range of small business locally.	0
Availability of public transport;	2 hourly Mon-Sat daytime to Melton Mowbray and Oakham.	+
Brownfield land.	Greenfield site.	- -
Loss of employment or other beneficial use	Current agricultural use on the site	0

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	No public rights of way cross the site. Access to the site gained off Glebe Road. Which past the school is little more than a track. The Highways Authority commented that	+

¹ MfS indicates 800 metres can be walkable.

	<p>“Glebe Road is not considered suitable to cater for a development of this size and therefore the LHA are likely to seek to resist such a proposal “. As such the deliverability of the scheme must be questioned until evidence provided to the Council or highway authority to indicates otherwise. However, in the recent planning application, plans were shown to make the access acceptable and the Authority have agreed that the plans would remove there objection to the development of the site. Moreover, this planning application was heavily reduced in terms of size then the SHLAA submission they originally consulted on.</p>	
Major infrastructure requirements (transport schemes etc)	No major infrastructure requirements have been identified.	++
Infrastructure capacity (schools / GPs / etc);	School – The school has capacity of 56 and 41 pupil enrolled at present. The development may generate 4 additional students which could be accommodated at the local school without expansion. (Info gained 15/00832/OUT).	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	Site lies next to grade 2 listed The Thatches. However, given the modest scale of development suggested and the large site acceptable mitigation should be achievable. Site lies adjacent to Wymondham Conservation area.	0
Flooding;	Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites located within or adjoining the site.	+ +

TPO / Ancient woodland;	There is a small number of TPO's to the bottom of the site, however given the large site and modest scale of development it is seen as unlikely that it will affect the prospects of this site coming forward.	+ +
Historic Park;	None	++
Technical constraints (contamination / land stability);	The northern section of the site (Approximately 50%) is within a historic landfill buffer. Investigation may be required to ensure no mitigation is required.	+
Landscape designation (<i>influence report – designation</i>).	Wymondham LCZ 1 – Wymondham West Overall landscape sensitivity of this LCZ to residential development is medium to high , by virtue of the often small scale landscape pattern, settlement edge integration and cultural pattern. Within this there are variations, for instance the more 'edge' influenced landscape in the west would be less sensitive to residential development.	-
Visual Impact	This site would be highly visible, due to the open nature of the landscape at this location. There are partial lines of screening, especially from Melton Road, but development at this location would have an impact. Tying the development to the north of the site, adjacent to the school, as the planning application has done would be most preferable, good design at reserved matters stage may further lesson the impact.	0
Agricultural Land classification	No information	?

Noise or other pollutants	None identified.	++
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Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	No major expenditure expected to effect the viability of a potential scheme, reduced site size rationale unclear, though it is anticipated ownership may have had an effect.	++
Known market constraints;	None known.	++
Land ownership constraints;	Land in multiple ownerships. However successful planning permission now in place for part of the site.	++

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

Potential significant positive effects were identified for this site in relation to SA objectives 1: housing, 2: education and 10: poverty and deprivation (although this score is part of a mixed effect overall). Potential significant negative effects were identified in relation to SA objectives 5: landscape, 6: biodiversity and geodiversity and 8: land use (although this score is part of a mixed effect overall). These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

Overall summary

The site is well located to the village, with close proximity to the school. Site gained outline planning permission on the 28th July 2016, for 12 dwellings through planning application 15/00832/OUT. The Highways Authority have accepted the applicants solution to gain safe access. Whilst the land included in the SHLAA submission is larger than that in the planning application, there is no justification given at present to allow a larger allocation to allow further development on site. The fact the site has reduced from 17, to 15 and finally to 12 through the planning process just to gain a planning approval suggests the site is now at capacity.

Recommendation: Proceed to allocate as per planning permission 15/00832/OUT.

Mitigation / Issues to address in policy

- Provision of affordable housing
- Mitigation against potential contamination.

Site details

Settlement	Wymondham	
Site Address	Land know as Gills Fields	
SHLAA ref (if available)	MBC/067/13	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	None	
Site Area	Gross site area: 5.95	Net site area: 5.95
Site capacity (based on SHLAA assessment)	Gross capacity:178	Net capacity: 178

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); ? (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Market and affordable housing	++ (scale)
Relationship / connectivity with host settlement;	Unconnected to built form of the village, isolated site. Distance circa 600m from the edge of the site to the centre of the village.	- -

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Yes, but via a track and main road. School sits to the west of the village and as such lies 1.2k away from the site.	- (Modest Range of services but large degree of separation from the site and access will mean people may be unlikely to use sustainable modes of transport to get there)
Proximity to employment;	Narrow range of small business locally. Disconnected.	-
Availability of public transport;	2 hourly Mon-Sat daytime to Melton Mowbray and Oakham.	- Despite a reasonable service to the village, the isolated nature of the site means people are unlikely to utilise this as a regular mode of transport.
Brownfield land.	Greenfield Site	- -
Loss of employment or other beneficial use	None, farmland.	+

Site constraints

Issue	Comments	Potential impact

¹ MfS indicates 800 metres can be walkable.

Access / including public footpath access;	Access currently achieved via mud track. No footpath from Wymondham Drift Road to village. Access Track lies outside control of applicant with little scope to improve access for either pedestrians or vehicles.	- -
Major infrastructure requirements (transport schemes etc)	None we aware of	++
Infrastructure capacity (schools / GPs / etc);	School – The school has capacity of 56 and 41 pupil enrolled at present. The development may generate 42 additional pupils which could not be accommodated at the school without expansion. (Info gained 15/00832/OUT).	- -
Heritage Assets (SMs, listed buildings, CAs, archaeology);	None near site, primarily due to isolated location.	+ +
Flooding;	Floodzone 1.	+ +
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None nearby.	+ +
TPO / Ancient woodland;	None effected.	+ +
Historic Park;	None	+ +

Technical constraints (contamination / land stability);	None known	++
Landscape designation (<i>influence report – designation</i>).	Wymondham LCZ 3 – Wymondham South Overall landscape sensitivity of this LCZ to residential development is high , due to the mostly strong sense of detachment from the existing settlement edge (and prominent, elevated lands to the south). Also by virtue of the historic landscape pattern (buried Roman remains) which persists in the area closest to the settlement boundary.	-
Visual impact	Site sits alone in open countryside. Residential development of any kind at this location will lead to an unacceptable visual impact. Site sits below road, and thus screening may be effective, however would still seem unnatural in the landscape and as such inappropriate.	--
Agricultural Land classification	Not known.	+
Noise or other pollutants	None known.	++

Deliverability constraints

Issue	Comments	Potential impacts
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Viability;	To achieve an acceptable access, major improvements would be required, including purchase of third party land. The Council holds no information to suggest this is viable or achievable.	- -
Known market constraints;	None known.	+ +
Land ownership constraints;	Single ownership but not in the hands of a developer	+

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

Potential significant positive effects were identified for this site in relation to SA objectives 1: housing and 10: poverty and deprivation (although score is part of a mixed effect overall). Potential significant negative effects were identified in relation to SA objectives 4: employment, 5: landscape, 6: biodiversity and geodiversity and 10: poverty and deprivation (although score is part of a mixed effect overall). These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

Overall summary

Site is entirely disconnected from the village, would be an unwanted, unnatural encroachment into the countryside. Delivery of a large quantum of housing a plus, but inappropriate in this location. Suitable access is unlikely to be achievable, and its location would encourage unsustainable modes of transport.

Recommendation: Site does not proceed to allocation. Site not a reasonable alternative for consideration in the SA.

Mitigation / Issues to address in policy

- Provide details of how sustainable access to the site can be achieved.

Site details

Settlement	Wymondham	
Site Address	Land known as Gills Field, Rookery Lane	
SHLAA ref (if available)	MBC/068/13	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	No planning applications	
Site Area	Gross site area: 0.809ha	Net site area: 0.809ha
Site capacity (based on SHLAA assessment)	Gross capacity:24	Net capacity: 24

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); ? (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Potential to accommodate some 20+ Market and affordable houses.	+ (Modest scale)
Relationship / connectivity with host settlement;	Adjoins southern section of the village to the west. Well related to the built form of the village. Would be a logical expansion to the village and would be a logical infill between existing house to the east and north and as such would not feel like an	+ +

	intrusion into the countryside.	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Access to services gained by Rookery Lane then Main Street. The School in particular lies in close proximity to the site, however the rest of the services and facilities are within walking distance. Vehicular access however is likely to be a serious constraint to the development of the site. Access is single lane track with limited visibility, and as such would likely be inappropriate for the quantum of development as proposed. A suitable access must be demonstrated before any consideration of allocation. Without it, it is impossible to determine the application as deliverable.	-- (Modest Range but good connection by foot, especially the school)
Proximity to employment;	Narrow range of small business locally.	0
Availability of public transport;	2 hourly Mon-Sat daytime to Melton Mowbray and Oakham.	+
Brownfield land.	Greenfield site.	--
Loss of employment or other beneficial use	None, farmland.	+

Site constraints

¹ MfS indicates 800 metres can be walkable.

Issue	Comments	Potential impact
Access / including public footpath access;	No footpaths. Access gained via poor single track lane, with potential access issues, inappropriate for even a small quantum of housing.	- -
Major infrastructure requirements (transport schemes etc)	No major infrastructure requirements have been identified.	++
Infrastructure capacity (schools / GPs / etc);	School – The school has capacity of 56 and 41 pupil enrolled at present. The development may generate 6 which could t be accommodated at the local school without expansion. (Info gained 15/00832/OUT).	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	Site lies within the Wymondham Conservation area. Moreover, the site partially envelopes grade II listed building, the Thatches.	-
Flooding;	Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites located within or adjoining the site.	+ +
TPO / Ancient woodland;	None identified	+ +

Historic Park;	None	++
Technical constraints (contamination / land stability);	Site, at its northernmost extremity is within the outer edge of a historic landfill buffer. This could be addressed through mitigation, design or tests on the land.	+
Landscape designation (<i>influence report – designation</i>).	Wymondham LCZ 3 – Wymondham South Overall landscape sensitivity of this LCZ to residential development is high, due to the mostly strong sense of detachment from the existing settlement edge (and prominent, elevated lands to the south). Also by virtue of the historic landscape pattern (buried Roman remains) which persists in the area closest to the settlement boundary.	-
Visual Impact	The site would sit in amongst the built form at the southern extremity of the village and as such its impact is lessened from main routes into the village, but would be viewable from approaches to the south. The site has a level of containment and screening from existing built form which minimises this. The southern part of the village is more flat, so screening can be more effective.	+
Agricultural Land classification	No information	?
Noise or other pollutants	None identified.	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	No anticipated “showstoppers” though information and potential remedial works may be required due to the land being in a historic landfill buffer, though this isn’t thought to be likely of rendering an application on the site as unviable.	+
Known market constraints;	None known.	+
Land ownership constraints;	Single ownership but not known to be in the hands of a developer.	+

Expected Delivery (Trajectory)

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Sustainability Appraisal summary

Potential significant positive effects were identified for this site in relation to SA objectives 2: education and 10: poverty and deprivation (although this score is part of a mixed effect overall). Potential significant negative effects were identified in relation to SA objectives 5: landscape, 6: biodiversity and geodiversity and 8: land use (although this score is part of a mixed effect overall). These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies..

Overall summary

The site is well located to the village, though does sit in the more sensitive LCZ3. Access is the primary concern however and the Borough Council holds no evidence that a suitable access can be achieved and as such the Council should not allocate the site. The County Council confirmed this in their consultation response, stating "Rookery Lane is not considered suitable to cater for a development of this size and therefore the LHA are likely to seek to resist such a proposal". There looks no obvious solution, even looking at other access points. As such the site cannot be considered for allocation.

Recommendation: Do not proceed to allocation.

Mitigation / Issues to address in policy

- Provision of affordable housing
- Mitigation against potential contamination.
- Evidence a suitable access can be achieved.

Site details

Settlement	Wymondham	
Site Address	Land known as The Adcocks	
SHLAA ref (if available)	MBC/069/13	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	Non on site, a single dwelling was permitted at Strawberry farm opposite, other side of Melton Road in 2012.	
Site area	Gross site area: 6.8ha	Net site area: 6.8ha
Site capacity (based on SHLAA assessment)	Gross capacity:36	Net capacity: 36

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); ? (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Market and affordable housing	+ (scale)
Relationship / connectivity with host settlement;	Unconnected to built form of the village, isolated site. Distance circa 750m from the edge of the site to the centre of the village.	- -

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Yes, potentially school may fall outside this, but still easily accessible by sustainable modes of transport.	- (Modest Range of services but large degree of separation from the site, meaning people may be unlikely to use them)
Proximity to employment;	Narrow range of small business locally.	0
Availability of public transport;	2 hourly Mon-Sat daytime to Melton Mowbray and Oakham.	- Despite a reasonable service to the village, the isolated nature of the site means people are unlikely to utilise this as a regular mode of transport.
Brownfield land.	Greenfield Site	- -
Loss of employment or other beneficial use	None, farmland.	+

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	No public rights of way across the site. Safe vehicle access looks safely achievable, however there is no path on this part of the public highway enabling safe pedestrian access to the village.	-

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	None we aware of	++
Infrastructure capacity (schools / GPs / etc);	School – The school has capacity of 56 and 41 pupil enrolled at present. The development may generate 48 which could not be accommodated at the school without expansion. (Info gained 15/00832/OUT).	-
Heritage Assets (SMs, listed buildings, CAs, archaeology);	None near site, primarily due to isolated location.	+ +
Flooding;	Floodzone 1.	+ +
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None nearby.	+ +
TPO / Ancient woodland;	None effected.	+ +
Historic Park;	None	+ +
Technical constraints (contamination / land stability);	Site within two contamination buffer areas, one for potential contamination from a dismantled railway, the other from a historic landfill. Whilst testing and or mitigation may allow development on the site, it does test the sites potential	- (constraint may require mitigation)

	deliverability.	
andscape designation (<i>influence report – designation</i>).	Wymondham LCZ 1 – Wymondham West Overall landscape sensitivity of this LCZ to residential development is medium to high, Overall landscape sensitivity of this LCZ to residential development is medium to high, by virtue of the often small scale landscape pattern, settlement edge integration and cultural pattern. Within this there are variations, for instance the more 'edge' influenced landscape in the west would be less sensitive to residential development.	-
Visual Impact	Site sits alone in open countryside. Residential development of any kind at this location will lead to an unacceptable visual impact.	--
Agricultural Land classification	3b	+
Noise or other pollutants	None	++

Deliverability constraints

Issue	Comments	Potential impacts
Viability;	Number of tests on contamination required, should they show levels of contamination, most of the site would be rendered undeliverable, save for costly remedial work to remove it.	?
Known market constraints;	None known.	++
Land ownership constraints;	Single ownership but not in the hands of a developer	+

Expected Delivery (Trajectory)

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Sustainability Appraisal summary

Potential significant positive effects were identified for this site in relation to SA objectives 1: housing, 2: education and 10: poverty and deprivation (although score is part of a mixed effect overall). Potential significant negative effects were identified in relation to SA objectives 4: employment, 5: landscape and 10: poverty and deprivation (although score is part of a mixed effect overall). These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

Overall summary

Site is entirely disconnected from the village, would be an unwanted, unnatural encroachment into the countryside. Delivery of a large quantum of housing a plus, but inappropriate in this location. Nearly 1/2 km from the village proper and 750m to the centre of the village. Moreover uncertainty regarding contaminated land means questions regarding sites deliverability.

Recommendation: Site does not proceed to allocation. Site not a reasonable alternative for consideration in the SA.

Mitigation / Issues to address in policy

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- Tests to resolve contamination issues.
- Provision of footpath from site to village.

Site details

Settlement	Wymondham	
Site Address	Land known as Brickyard Lane	
SHLAA ref (if available)	MBC/070/13	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	No planning applications	
Site Area	Gross site area: 3.97ha	Net site area: 2.77
Site capacity (based on SHLAA assessment)	Gross capacity:119	Net capacity: 80

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); ? (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Potential to accommodate some 100+ Market and affordable houses.	++
Relationship / connectivity with host settlement;	The southernmost two fields of the site, whilst out of keeping of the historical built form of Wymondham (in that development has mostly occurred south of Main Street with development to the north taking a more linear form along the Main Street), are	+

	well related to the settlement and its centre. The northernmost field is beyond the rail line and as such beyond a clear defensible boundary and would take the allocation closer to the grade listed windmill. This part of the site should not be considered for allocation.	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Within 200m to centre of village, albeit via a single track lane. An entrance suitable for a reasonable quantum of development is likely to require additional land to secure a more appropriate access, potentially involving demolition of an existing building.	- (Modest Range of services, but poorly connected)
Proximity to employment;	Narrow range of small business locally.	0
Availability of public transport;	2 hourly Mon-Sat daytime to Melton Mowbray and Oakham.	+
Brownfield land.	Greenfield site.	- -
Loss of employment or other beneficial use	None, farmland.	+

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	No footpaths. Access gained via poor single track lane, with potential access issues, inappropriate for even a small quantum of housing. LCC Highways – “The site does not abut a public highway, and Brickyard Lane would not be considered suitable to serve such a	?

¹ MfS indicates 800 metres can be walkable.

	<p>development. The LHA would therefore be likely to resist any application to develop the site for 74 dwellings”.</p> <p>However, recent work with the Neighbourhood Plan and the land owner have shown that the land owner actually owns additional land and buildings to the south of the site, and as such a more suitable access can be created, albeit at some cost. In the Wymondham draft plan, this site represents one of their preferred options for the delivery of housing and thus likely allocations should the NDP come in advance of the Local Plan.</p>	
Major infrastructure requirements (transport schemes etc)	No major infrastructure requirements have been identified.	++
Infrastructure capacity (schools / GPs / etc);	School – The school has capacity of 56 and 41 pupil enrolled at present. The development may generate 29 which could not be accommodated at the local school without extension and developer contribution. (Info gained 15/00832/OUT).	-
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or Scheduled Ancient Monuments on site. Site close to, but not adjoining the Conservation Area.	+
Flooding;	Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites, located on or close to the site.	+ +
TPO / Ancient woodland;	None identified	+ +
Historic Park;	None	++
Technical constraints (contamination / land stability);	Western part of the SHLAA site within buffer zone for a historic landfill site. Subject to evidence mitigation development should	+

	be achievable.	
Landscape designation (<i>influence report – designation</i>).	<p>Wymondham LCZ 1 – Wymondham West</p> <p>Overall landscape sensitivity of this LCZ to residential development is medium to high,</p> <p>Within the lower lying land views are kept short by intervening field boundary vegetation and the densely vegetated disused railway cutting. Views south from the ridge on which Wymondham Windmill is sited, are markedly more extensive, with a higher degree of intervisibility. These views would, therefore, be susceptible and sensitive.</p>	-
Visual Impact	Visual Impact limited, due to inaccessible location, however would be an intrusion into the more general openness to the north of the village and raising topography to the north.	0
Agricultural Land classification	No information	?
Noise or other pollutants	None identified.	++

Deliverability constraints

Issue	Comments	Potential impacts
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Viability;	<ul style="list-style-type: none"> • Potential work required to investigate and mitigate against possible contamination from historic landfill. • Access may require purchase of additional land/property with demolition. No evidence to suggest this at present and until this information is provided there is no evidence to suggest this development can come forward. 	-
Known market constraints;	None	++
Land ownership constraints;	Single Ownership but not in hands of a developer, applicant has worked proactively with Neighbourhood Plan group and is likely to be allocated in the WENDP.	++

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

Potential significant positive effects were identified for this site in relation to SA objectives 2: education and 10: poverty and deprivation (although this score is part of a mixed effect overall). Potential significant negative effects were identified in relation to SA objectives 5: landscape, 6: biodiversity and geodiversity and 8: land use (although this score is part of a mixed effect overall). These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

Overall summary

Whilst the site does have potential to deliver a substantial quantum of housing above and beyond the allocation for Wymondham, the issue of access will need to be resolved. If this is not resolved, the site cannot be classed as “available now” to be delivered in the short term. The pro-activeness of the applicant in working with the Neighbourhood Plan however suggests that an acceptable transport solution using land in the applicants control but not within the SHLAA submission can be gained. Further information however regarding an exact solution would be preferable; however this may be delivered through the WENDP submission and subsequent examination. If the site was to be allocated, the northernmost field should not be considered for allocation.

Recommendation: Potential Allocation

Mitigation / Issues to address in policy

- Provision of affordable housing
- Contribution towards education facilities
- Gain an agreeable access solution
- Provide evidence that there is no contamination from historic landfill, or that it can be adequately overcome by mitigation measures.

Site details

Settlement	Wymondham	
Site Address	Land known as Brickyard Lane	
SHLAA ref (if available)	MBC/071/13	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	No planning applications	
Site Area	Gross site area: 0.77ha	Net site area: 0.77ha
Site capacity (based on SHLAA assessment)	Gross capacity:23	Net capacity: 23

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); ? (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Potential to accommodate some 20+ Market and affordable houses.	+ (Modest scale)
Relationship / connectivity with host settlement;	Entirely disconnected from the village, to the north of a clear defensible boundary.	- -

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Within 800m to centre of village, albeit via a single track lane.	0 (Modest Range of services, but poorly connected)
Proximity to employment;	Narrow range of small business locally.	0
Availability of public transport;	2 hourly Mon-Sat daytime to Melton Mowbray and Oakham.	+
Brownfield land.	Greenfield site.	--
Loss of employment or other beneficial use	None, farmland.	+

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	No footpaths. Access gained via poor single track lane, with potential access issues, inappropriate for even a small quantum of housing.	--
Major infrastructure requirements (transport schemes etc)	No major infrastructure requirements have been identified.	++

¹ MfS indicates 800 metres can be walkable.

Infrastructure capacity (schools / GPs / etc);	School – The school has capacity of 56 and 41 pupil enrolled at present. The development may generate 6 which could t be accommodated at the local school without. (Info gained 15/00832/OUT).	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings on site, though adjacent field to the east does contain a grade 2 listed building, though there is some separation and boundary treatment mitigating this. The site is detached from Wymondham and its Conservation Areas. No scheduled Monuments in close proximity to the site.	++
Flooding;	Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site identified as a Bio-diversity study.	+ +
TPO / Ancient woodland;	None identified	+ +
Historic Park;	None	++
Technical constraints (contamination / land stability);	Site largely covered by potential contaminated land (60-70%). Difficult to mitigate against, due to the location of the coverage. More information/mitigation would be required to make the proposal acceptable.	-

Landscape designation (<i>influence report – designation</i>).	Wymondham LCZ 1 – Wymondham West Overall landscape sensitivity of this LCZ to residential development is medium to high, Within the lower lying land views are kept short by intervening field boundary vegetation and the densely vegetated disused railway cutting. Views south from the ridge on which Wymondham Windmill is sited, are markedly more extensive, with a higher degree of intervisibility. These views would, therefore, be susceptible and sensitive.	-
Visual Impact	Despite raised nature of site, built form, natural screening and village topography means development in this location will not have an overtly adverse visual impact.	+
Agricultural Land classification	No information	?
Noise or other pollutants	None identified.	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Some investigatory works and potential mitigation may be required with regard to the potential of contaminated land. Due to the extensive coverage of the potential contamination the viability of the site must be	0

	questioned.	
Known market constraints;	None known.	++
Land ownership constraints;	Single ownership but not in the hands of a developer.	+

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

Potential significant positive effects were identified for this site in relation to SA objectives 2: education and 10: poverty and deprivation (although score is part of a mixed effect overall). Potential significant negative effects were identified in relation to SA objectives 5: landscape and 8: land use. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

Overall summary

The site is entirely disconnected from the village, beyond a defensible boundary. To make the site appropriate there would have to be a level of development and access improvements unlikely to occur during the plan period. Site has access and contamination issues which may not be solvable within the land owner's control.

Recommendation: Do not proceed to allocation.

Mitigation / Issues to address in policy

- Provide suitable access solution. Complete measures to ensure no contamination present on site.

Site details

Settlement	Wymondham	
Site Address	The Station Yard	
SHLAA ref (if available)	MBC/072/13	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	No planning application but known to authority.	
Site Area	Gross site area: 1.2	Net Site Area: 0.4
Site capacity (based on SHLAA assessment)	Gross Capacity: 36	Net Capacity: 12

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); ? (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Market and affordable housing	+ (scale)
Relationship / connectivity with host settlement;	Unconnected to built form, isolated, however when viewed with neighbouring MBC/018/13 can be formed into a logical allocation.	+

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Yes, potentially school may fall outside this, but still easily accessible by sustainable modes of transport.	+ (Modest Range of services)
Proximity to employment;	Narrow range of small business locally.	0
Availability of public transport;	2 hourly Mon-Sat daytime to Melton Mowbray and Oakham.	+
Brownfield land.	Greenfield Site	- -
Loss of employment or other beneficial use	None, farmland.	+

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	No public rights away across the site. Access onto straight public highway with no known constraints. Previous applications in the vicinity have not raised an issue.	++
Major infrastructure requirements (transport schemes etc)	None authority aware of	++

¹ MfS indicates 800 metres can be walkable.

Infrastructure capacity (schools / GPs / etc);	School – The school has capacity of 56 and 41 pupil enrolled at present. The development may generate 9 which could be accommodated at the school. (Info gained 15/00832/OUT).	+ +
Heritage Assets (SMs, listed buildings, CAs, archaeology);	Some distance from grade 2* listed windmill. Not within immediate setting. Site separated from conservation area. Site separated from nearby Grade 2 NAVVIES COTTAGES NUMBER 2 by railway.	+ +
Flooding;	Floodzone 1.	+ +
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None nearby.	+ +
TPO / Ancient woodland;	None effected.	+ +
Historic Park;	None	+ +
Technical constraints (contamination / land stability);	Some contamination potential slightly intrudes the northern extremity of the site.	+(constraint may require mitigation, but likely to be resolvable)

Landscape designation (<i>influence report – designation</i>).	Wymondham LCZ 1 – Wymondham West Overall landscape sensitivity of this LCZ to residential development is medium to high , Within the lower lying land views are kept short by intervening field boundary vegetation and the densely vegetated disused railway cutting. Views south from the ridge on which Wymondham Windmill is sited, are markedly more extensive, with a higher degree of intervisibility. These views would, therefore, be susceptible and sensitive.	-
Visual Impact	Despite the raising topography up Butt Lane, the site is well enclosed and is not very visible. Natural screening and existing built form give the site a very secluded feel and as such its development will have minimum impact on the village. This sites impact will be slightly higher than neighbouring MBC/018/13 as its raised further and is less enclosed.	+
Agricultural Land classification	No information	?
Noise or other pollutants	None	++

Deliverability constraints

Issue	Comments	Potential impacts

Viability;	Some investigatory works and potential mitigation may be required with regard to the potential of contaminated land, beyond this little information to suggest site will not be viable.	+
Known market constraints;	None known.	++
Land ownership constraints;	Single ownership but not in the hands of a developer	+

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

Potential significant positive effects were identified for this site in relation to SA objectives 2: education and 10: poverty and deprivation (although score is part of a mixed effect overall). Potential significant negative effects were identified in relation to SA objectives 5: landscape and 8: land use. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

Overall summary

Site viewed in isolation is disconnected from the Settlement of Wymondham, and as such would be unsuitable. However, there is potential to assess the site with MBC/018/13 and when viewed in this way it can be better viewed as related to Wymondham. Site would better relate to existing built linear built form if only eastern third was developed in association with MBC.018/13. This could limit the capacity of this site to circa 12.

Mitigation / Issues to address in policy

- Reduce size of site in accordance with comments above, for purposes of improving the effect of development on the built form of the village and avoiding potential contaminated land.
- Frontage development
- Allocate with MBC/018/13 to form single allocation, ensuring that the southernmost section (MBC/018/13) can be developed prior to the development of MBC/072/13.