



WYMONDHAM AND EDMONDTHORPE NEIGHBOURHOOD PLAN

SUBMISSION CONSULTATION

Consultation on behalf of The Hill Family

Contact: Chris Green, BSc (Hons), Planner – chris.green@andrewgranger.co.uk

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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

W: www.andrewgranger.co.uk

Leicester

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

Loughborough

2 High Street, Loughborough, LE11 2PY

Project Client: The Hill Family
Project Location: Land at Wymondham
LEICESTERSHIRE
LE14 2AL

Report	Name	Date
Prepared by	Adam Murray BSc (Hons) MSc	15/03/17
Checked by	Chris Green BSc (Hons)	16/03/17

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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 have vast experience in contributing to various Neighbourhood Plans, and heavily involved in the promotion of client's land through the Local Plan preparation process.
- 1.2. On behalf of our client, The Hill Family, we are seeking to work with Melton Borough Council in promoting the site's; land at Brickyard Lane (**Appendix 1**), land at The Station Yard (**Appendix 2**), and land at Main Street/Chapel Lane (**Appendix 3**), for residential development schemes.
- 1.3. This document provides a written submission to Melton Borough Council on the submission version of the Wymondham and Edmondthorpe Neighbourhood Plan.

2. Site Background & Context

- 2.1. We have made Melton Borough Council aware of the availability of numerous sites in Wymondham for development through various submissions, including the 'Call for Sites' as part of the Strategic Housing Land Availability Assessment.
- 2.2. The southern part of the site at Brickyard Lane is provisionally allocated within the Draft Melton Local Plan (Site reference **WYM3**) for residential development of up to 30 dwellings, with scope for further development if it is considered necessary. In addition, the eastern part of the site known as Station Yard is part of a site allocated for up to 21 dwellings within the Draft Melton Local Plan (Site reference **WYM2**).
- 2.3. We have informed the Wymondham and Edmondthorpe Parish Council of the various site's development potential. The Parish Council and Neighbourhood Plan Group Committee were informed that the sites were being promoted for development at various meetings between March and September 2016.
- 2.4. Wymondham has been identified by Melton Borough Council, in the draft Melton Local Plan, as a Service Centre and as such is required to accommodate the development of at least 68 new dwellings between 2011 and 2036.

3. Site and Development Potential

- 3.1. The proposed development site at Brickyard Lane has a total area of approximately 3.95 ha (9.80 acres) comprising of agricultural land to the north of Wymondham, as shown outlined in red in **Appendix 1**. Part of the site has been allocated through the emerging MBC Local Plan (reference WYM3).
- 3.2. The site is bordered to the north and west by agricultural fields, to the east by Brickyard Lane and to the south by Main Street. We consider that the site has the capacity to accommodate in the region of 60-80 dwellings, including the provision of affordable housing, public open space and any associated infrastructure. Any proposed development could provide a range of property types and sizes, including bungalows, starter homes and family homes. The site has sufficient space to incorporate a relocated Village Hall within its confines; discussions have already taken place with the Parish Council in relation to this. It is also envisaged that access to the site would be via a new access road which would link Main Street and Brickyard Lane, and replace the existing inadequate junction.
- 3.3. Furthermore, a proposed scheme could be designed with careful consideration for protecting the residential amenity of neighbouring residents. The scheme could be designed to retain a significant proportion of the existing hedgerow around the site boundary, and a large amount of planting could also increase the screening of the site.
- 3.4. The proposed development site at Station Yard has a total area of approximately 1.27 ha (3.13 acres) comprising of agricultural land to the north of Wymondham, as shown outlined in red in **Appendix 2**. The eastern section of the site has been allocated for development through the Draft Melton Local Plan, forming part of the site reference WYM2.
- 3.5. The site is bordered to the north and south by agricultural fields, to the east by Butt Lane, and to the west by Brickyard Lane. We consider the site has the capacity to accommodate approximately 30 dwellings, including affordable housing, public open space and any associated infrastructure. Any proposed development of the site could provide a range of property types and sizes, including bungalows, starter homes and family homes. Any scheme would be sensitively designed with significant regard to its location in close proximity to the Conservation Area and the Grade II* Listed Wymondham Windmill.
- 3.6. The proposed development site at Main Street/Chapel Lane, known locally as 'The Gollings' has a total area of approximately 0.31 ha (0.78 acres) of brownfield land in the centre of Wymondham, as shown outlined in red in **Appendix 3**.
- 3.7. The site is bordered to the north by Main Street with residential properties, to the east by Chapel Lane with residential properties, and to the south and west by further residential properties. We consider the site has the capacity to accommodate 5 newly built dwellings, plus the possibility of converting several of the existing structures on the site which have fallen out of use and into a severe state of disrepair.

- 3.8. Any proposed scheme would have careful consideration for the residential amenity of neighbouring residents throughout the design process. The scheme would be designed to ensure that the proposed dwellings are not overbearing and do not restrict light on the existing properties, and would improve the landscape of the village by bringing the abandoned buildings back into use.
- 3.9. Wymondham has been identified as a sustainable settlement which offers a number of services within the village, including a Village Hall, Post Office, Public House and Primary School. As such, we are of the opinion that Wymondham can support additional dwellings, which in turn would also assist in supporting these existing services.
- 3.10. Furthermore, the village is well placed in respect of its access to wider service and employment opportunities. The village is served by a two hourly bus service which runs between Melton Mowbray and Oakham, and the village has good links to the A6003 and A1 which provides access to Corby, Kettering and London. As a result, the village is a desirable location where people want to live.
- 3.11. Consequently, we consider the proposed development sites to be in a sustainable location, close to a number of services and facilities which are all highly accessible. As such, the sites provide a good opportunity to support development that contributes towards meeting the Borough's residential needs.

4. Comments on the Submission Version of the Neighbourhood Plan

- 4.1. On behalf of the Hill Family, we wish to make the following observations on the Wymondham and Edmondthorpe Neighbourhood Plan Submission Document. Overall, we agree with the vision and objectives set out in the Neighbourhood Plan, however to ensure that the plan is robust and provides flexibility for meeting the Parish needs, we make the following comments.
- 4.2. In respect of **Policy SD1: Presumption in Favour of Sustainable Development** and **Policy SD2: General Policy Principle**, we strongly support the inclusion of these policies within the Wymondham and Edmondthorpe Neighbourhood Plan in line with Paragraph 14 of the National Planning Policy Framework [NPPF], and Draft Melton Local Plan Policy SS1. We are encouraged by the Parish Council's desire to positively consider proposals that contribute to the sustainable development of the Plan area.
- 4.3. With regards to **Policy SD3: Limits to Development** we support the inclusion of our sites within the identified limits. However, we would stress the importance of ensuring that the identified Limits to Development do not inhibit the ability of the Parish to meet its future development needs. As such, we would advise the inclusion of a series of criteria with which to judge future development proposals outside the identified limits, including a clear guideline of the circumstances in which development of this nature would be considered.
- 4.4. 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 Wymondham to be a sustainable location, with good access to local services and facilities, and as such is suitable for accommodating a level of residential development. We would highlight that the minimum residential targets identified in the Draft Melton Local Plan, which the requirements included in the Neighbourhood Plan are taken from, have not been scrutinised in relation to the recent publication of the HEDNA report and as such the requirements for the District, and therefore the Parish, may be subject to change. As such, we consider it necessary for the Neighbourhood Plan to identify sufficient reserve site capacity in order to suitably respond to any changing needs. Our client's land has sufficient capacity to accommodate further development, above that identified in the draft Local Plan, and submitted Neighbourhood Plan if this is required.
- 4.5. We fully support the allocation of our client's site at Brickyard Lane for residential development in **Policy H2: Housing Allocations**. However, the site is allocated within Policy C1 (A) of the Draft Melton Local Plan for 30 dwellings; given that Neighbourhood Plans are required to comply with the strategic direction of Local planning policy, we believe that the site should also be allocated for a minimum of 30 dwellings within the Neighbourhood Plan. As previously stated, we consider the site has capacity for 60-80 dwellings and as such there is adequate capacity to meet this increased allocation. Furthermore, development of the site could provide a range of dwelling types and sizes, including bungalows and starter homes. The site could also provide a proportion of affordable housing, subject to viability.

- 4.6. In relation to the other criteria included within this allocation, our client wishes to reaffirm their willingness to provide appropriate contributions to the enhancement of local services, such as the Village Hall and/or traffic management measures, through a S106 agreement; we can confirm that the site includes sufficient space to relocate the Village Hall if this is deemed necessary. Any application for the development of the site would be supported by a comprehensive Flood Risk Assessment and Drainage Strategy which would ensure that the development would not increase the risk of flooding elsewhere in the village.
- 4.7. In addition, in line with Policy C1 (A) of the Draft Melton Local Plan we support the allocation of our client's land at Station Yard for up to 12 dwellings in **Policy H2: Housing Allocations**. We consider that the site has capacity for up to 30 dwellings and as a result, should a greater housing need for the Parish arise through the scrutiny of the recently published HEDNA report, we believe that this site could accommodate a larger housing allocation if necessary. Any development of the site could provide a mix of dwelling types and sizes, including bungalows and starter homes; the proportion of which would be determined by viability assessments. Any scheme would be designed with significant consideration for the site's context, in particular its location in close proximity to the Conservation Area and the Grade II* Listed Wymondham Windmill. Furthermore, any application for the development of the site would be accompanied by a comprehensive Flood Risk Assessment and Drainage Strategy, which would ensure that the development of the site would not increase the risk of flooding on the site, or elsewhere in the village.
- 4.8. In respect of our client's land at Main Street/Chapel Lane, known locally as the Gollings, we fully support the allocation for 5 dwellings as part of **Policy H2: Housing Allocations**. We consider the site has the capacity to provide 5 newly built dwellings, plus the possibility of converting several of the existing structures on the site which have fallen out of use and into a severe state of disrepair. Any development of the site would have significant consideration for its location at the heart of the Conservation Area and would represent a substantial improvement on the site's current state of disrepair which is an eyesore. Any design scheme would protect the amenity of existing residents and would provide sufficient off-street parking for all dwellings on the site.
- 4.9. With regards to **Policy H3: Reserve site**, we support the inclusion of our client's land at Brickyard Lane as the reserve site, and this recognition of the site's capacity for development. We consider the site has the capacity for development of 60-80 dwellings, and therefore even when taking into account the necessary 10 dwelling increase on the current allocation within Policy H2, there will still be capacity for the development of a further 30-50 dwellings. We disagree with limiting the development of the site to a maximum of 10 dwellings; we do not consider that this allows for sufficient flexibility within the Neighbourhood Plan to meet any unforeseen housing needs. This is particularly pertinent given the lack of scrutiny that the current housing needs included in the Draft Melton Local Plan, following the publication of the HEDNA report. As such, we believe that the policy should be revised to state that development of the site should be for a minimum of 10 dwellings.

- 4.10. We fully support the inclusion of **Policy H4: Housing Mix** in the Neighbourhood Plan, in line with Policy C2 of the Draft Melton Local Plan and Paragraphs 47 and 50 of the NPPF. All of our client's proposed development sites could provide a range of housing opportunities including a mix of bungalows, starter homes and family homes.
- 4.11. In respect of **Policy H6: Affordable Housing**, we support the inclusion of this policy in the submission version of Wymondham and Edmondthorpe Neighbourhood Plan, in line with Policy C4 of the Draft Melton Local Plan. Any development of our client's land at Brickyard Lane and Station Yard would seek to provide a proportion of affordable housing subject to viability.
- 4.12. We fully support the design principles advocated by **Policy H7: Building Design Principles**, in line with Policy D1 of the Draft Melton Local Plan. We consider that good planning and good design go hand in hand, and therefore all proposed development sites will seek to achieve the highest standards of design. All schemes would have significant regard for the context in which they take place, and will respect the amenity of all existing residents.
- 4.13. With regards to **Policy ENV7: Protection of Important Views**, we fully appreciate the importance of views to and from Wymondham Windmill, as identified in this policy. We can confirm that the development of our client's land at Brickyard Lane and Station Yard would have substantial regard for their location in close proximity to the Windmill and would be designed to retain these important views.
- 4.14. We fully support the inclusion of **Policy ENV8: Rivers and Flooding** within the submission version of the Wymodham and Edmondthorpe Neighbourhood Plan, in line with Policy EN11 of the Draft Melton Local Plan and Paragraph 100 of the NPPF. All of our client's proposed development sites are located within Flood Zone 1, and therefore are at low risk of flooding. Any application submitted for the development of the sites would be supported by a comprehensive Flood Risk Assessment and Drainage Strategy which would ensure that the risk of flooding on site, and elsewhere in the village, is not increased a result of development.
- 4.15. In respect of **Policy T2: Transport requirements for new developments**, we support the inclusion of this policy in the submission version of the Wymondham and Edmondthorpe Neighbourhood Plan, in line with Policy IN1 of the Draft Melton Local Plan and Paragraphs 30 and 35 of the NPPF. All of our client's proposed development sites include sufficient space to provide the necessary off-street parking spaces, and safe access can be provided to and from the site. Furthermore, we can confirm that our client is willing to contribute to any traffic mitigation measures that might be deemed necessary as a result of development, through a S106 agreement.

5. Conclusion

- 5.1. We consider the proposed development site at Brickyard Lane has the capacity to accommodate up to 60-80 new dwellings, public open space and associated infrastructure. The site at Station Yard has the capacity to accommodate approximately 30 new dwellings, public open space and associated infrastructure. The site at Main Street/Chapel Lane, known locally as 'The Gollings', has the capacity to accommodate 5 newly built dwellings as well as the conversion of a number of the existing redundant buildings on the site.
- 5.2. Any proposed development scheme for each of the development sites could provide a range of dwelling types and sizes, including starter homes, family homes and bungalows; with the proportion of these properties determined by viability.
- 5.3. We fully support many of the objectives and policies contained within the submission version of the Wymondham and Edmondthorpe Neighbourhood Plan. However, we would advise some minor changes to some of the policies included within the plan, to ensure that the plan has sufficient flexibility to enable it to meet the future development needs of the Parish.
- 5.4. In particular, we would encourage amending the allocation of Land at Brickyard Lane as part of Policy H2, from 20 dwellings to 30 dwellings, to ensure that the Neighbourhood Plan is compliant with the policies included within the Draft Melton Local Plan. We would also advise that Policy H3 for the reserve site should be amended to state the development of the site is for a minimum of 10 dwellings, this will ensure that the plan has flexibility in order to meet any future development needs for the Parish.
- 5.5. This is particularly important given that the housing requirements included in the submission version of the Neighbourhood Plan are based on those included in the Draft Melton Local Plan; these figures have not been scrutinised in relation to the recent publication of the HEDNA report and as such may be subject to change.
- 5.6. Andrew Granger & Co. would like to remain involved throughout the Wymondham and Edmondthorpe Neighbourhood Plan preparation process and therefore request to be informed when the document is put forward for examination.