

Appendix A : Consultation replies summary

Parish Council:

The meeting resolved to object.

The application plan of 24 house is not consistent with the made W&E Neighbourhood Plan. The application does nothing to address the Parish Council's long held concerns about surface water flooding and sewerage in this location. There are concerns with regard to the design. An important element of the made Wymondham and Edmonthorpe Neighbourhood Plan: - New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated..... and proposals should clearly show how the general character, scale, mass, density and layout of the site, of the building or extension fits in with the aspect of the surrounding area - New buildings should follow a consistent design approach in the use of materials, fenestration, and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding environment and of the Conservation Areas. (Policy H7: Building Design Principles)

Ward Member

this planning application is very controversial in the Village of Wymondham, not least because it is against the Neighbourhood Plan

Housing Policy Officer:

These housing policy comments are to be read in conjunction with the comments dated 03/06/21.

The application is now for 24 dwellings (15 x open market; 8 affordable housing for rent and 1 x affordable home ownership – all houses).

Melton Local Plan Policy C2: Housing Mix

The amended site location plan does not include an accommodation schedule and so there is nothing in regard to housing mix that I can comment on.

The planning statement for the original application of 34 dwellings proposed an indicative housing mix: 7 x 2 beds; 17 x 3 beds; 10 x 4 beds. The 2 and 3 beds made up 70% of the overall number of dwellings, which aligns with the Optimum Housing Mix required in the LP policy C2 and policy H4 of the Wymondham and Edmonthorpe Neighbourhood Plan, which encourages the provision of 2 and 3 bedroom properties. I recommend for the housing mix for this application to predominantly provide 2 and 3 bedroom properties.

The detail on the size of the properties is not offered. I recommend for the properties to align with the National Space Standard. The type of properties, e.g. houses or bungalows is not offered either at this stage. It is recommended that a minimum 2 of the properties are bungalows, including within the market housing.

A section 106 agreement would need to require for the housing mix to align with the Local Plan C2 policy, including table 8.

Melton Local Plan Policy C4: Affordable Housing

The planning application statement proposes 9 affordable dwellings (37.5%), however, this is not in line with the requirement of policy C4 for value area 4, which instead is 40%. This equates to 9.6, which rounded up (in line with the Housing Mix and Affordable Housing SPD, 2019), is 10 dwellings.

The application is for 8 affordable housing for rent and 1 x affordable home ownership. As the requirement is for 10 affordable dwellings, the requirement is 8 x affordable housing for rent and 2 x affordable home ownership (in line with the Leicestershire and Leicester HEDNA (2017) evidence of need and the Housing Mix and Affordable Housing SPD approach to tenure). I recommend for the 2 x affordable home ownership are First Homes (with the Government criteria for these homes attached). Further advice on these can be given and also further information can be found at: [First Homes - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

The application does not offer any further detail on the affordable housing at this outline application stage. It is recommended that the affordable housing is aligned with policy C2 on the housing mix of the affordable housing, policy C3 on the internal space standards and policy C4.

The layout of the affordable housing is to be determined and the design of the affordable housing should be indistinguishable to the open market housing.

A local connection cascade will need to be applied to the affordable housing and conditions on the let and sale of them, secured via the s.106 agreement.

LCC Archaeology:

Having reviewed the submitted trial trenching report I can confirm that no additional archaeological involvement will be required. I note the report includes a commitment to OASIS reporting with the Archaeological Data Service (ADS) and an accession number for the Leicestershire Museums Service (LMS).

These provisions are in accordance with the planning requirements and the approved Written Scheme of Investigation. We therefore do not believe the proposal will result in a significant direct or indirect impact upon the archaeological interest or setting of any known or potential heritage assets. We would therefore advise that the application warrants no further archaeological action (NPPF Section 16, para. 194-195).

LCC Lead Local Flood Authority:

Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (LPA) that the proposals are considered acceptable to the LLFA and we advise the following planning conditions be attached to any permission granted. Advised Conditions

1. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

2. No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase.

3. No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development.

Severn Trent

With reference to the above planning application the Company's observations regarding sewerage are as follows. Foul is proposed to connect into the public combined water sewer, which will be subject to a formal section 106 sewer connection approval. Surface water is proposed to discharge into a watercourse, which we have no comment.

Please note that It is advised to discuss surface water proposals with the Lead Local Flood Authority for their requirements or recommendations regarding acceptable disposal methods or flow rates. For the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Developer Services Team (Tel: 0800 707 6600).

Suggested Informative Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

Environment Agency

We have reviewed the submitted documents and on this occasion the Environment Agency will not be making any formal comment on the submission for the following reason: - The development falls within flood zone 1 and therefore we have no fluvial flood risk concerns associated with the site.

There are no other environmental constraints associated with the application site which fall within the remit of the Environment Agency. If, however, the proposal subsequently changes such that you feel that it may pose a significant environmental risk then please do not hesitate to contact us and we will be pleased to review our response

LCC Highways:

The Local Highway Authority Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information

provided, the development therefore does not conflict with paragraph 111 of the National Planning Policy Framework (2021), subject to the conditions and/or planning obligations outlined in this report.

LCC Developer Contributions

Summary of Infrastructure Requirements

Infrastructure Category Location Amount

Libraries Melton Mowbray Library £1,029.38

Waste Melton Mowbray RHWS £2,810.44

Primary Education No contribution required £0.00

Secondary/Post 16/SENS Village Roof Tariff for

Secondary/Post 16/SENS

£209,668.82

Total £213,508.64

Leicester, Leicestershire and Rutland ICS

Following liaison with Leicester, Leicestershire and Rutland ICS, I can confirm that NHS Lincolnshire Integrated Care Board will not be submitting a bid for this application.

LCC Ecologist:

No objection raised.

Following receipt of the additional BNG calculation and Biodiversity Impact Assessment, the following comments were received;

These changes have addressed my comments (and B+G have done a good job on the metric, which is pleasant to see!)

There should be a planning condition referring to the BNG metric and to the Biodiversity Impact Assessment – e.g. ‘biodiversity net gains of [x] to be achieved on site as set out in metric [ref] and the BIA, unless otherwise agreed with LPA, to be implemented prior to occupation. Detailed LEMP to be approved at reserved matters covering 30 years maintenance of the onsite biodiversity gains, in accordance with the objectives in the BIA and to achieve the projected habitat conditions set out in the metric [ref]. Monitoring report on habitat condition to be provided at 2, 5, 10 and 20 years intervals after implementation.

LCC Forestry

Whilst areas of the site have been allocated within the local plan it appears that Phases 3 and 4 sit outside of the allocated sites. At this time no environmental or Ecological Appraisal has been submitted in support of the application. Therefore It cannot be assessed as to whether the site would yield a Biodiversity NetGain or not. The site should have a design code to ensure that the proposed phases work to meet the same design requirements (including greenspace allocation) In terms of greenspace and canopy cover for the site, there is adequate space to contribute to an increase in the overall canopy cover of the parish.

No Arboricultural Appraisal has been submitted at this point, An Arboricultural Impact Assessment should be undertaken to highlight existing constraints prior to the design of the site.

The majority of the trees are on the peripheries of the site and therefore the constraints will be minimal to the central development. The hedgerows bounding areas of the site should be retained and improved to provide high quality green corridors throughout the development and to maintain the site's relationship with the rural landscape and historic land use.

Given the location it would be suitable for the developer to work with the local community to provide some public green and Arboricultural assets (Community Orchard, Community Allotment Plots etc....) Therefore subject to consideration of the above at Full Planning Application stage LCC Forestry do not object to the Outline proposal

Designing Out Crime Officer:

Leicestershire Police have no formal objections in principle to the application however we would like to make the following observations.

General Recommendations

All door and window sets will be to PAS24 (2016) which is now included in building regulations. There are other considerations such as BS 6375 Security Locking and Fire Security and BS EN 50486 in relation to Audio and Video door entry systems. Consideration should be made to identify the most appropriate option for this site. Dwellings are recommended to have an Alarm System to BS7958, but there are other options on the Secured by Design portal which include BS6799 in relation to wire free alarm systems. Also BS EN 50131 and PD 6662 in relation to wired systems.

1. Street lighting columns to BS 5489 are recommended.
2. Appropriate fencing should be used to enclose the perimeter and is recommended to be 1.8m in height. This can be via planting or manufactured fencing.
3. Key access points leading into the development should be considered for CCTV coverage supported by lighting to allow identification during day and night. This would allow vehicle and facial recognition in key areas. Appropriate signage should be in place to be compliant with the Data Protection Act.
4. Natural surveillance should be possible via ground level foliage being trimmed to 1m high and trees to have no foliage lower than 2m from the ground to allow a clear field of vision.
5. Vehicular parking is recommended to be in curtilage as part of the dwellings where possible. Communal parking should be supported by natural observation, lighting and be set in clearly defined areas to deter unauthorised access.
6. Consideration of Secured by Design principles is recommended and information in respect to the different standards is available on request.
7. Opportunities to explore the potential for S106/CIL funding should be undertaken with relevant parties if appropriate.
8. Dwellings are recommended to have an Alarm System to BS7958 with coverage of garages included where applicable.
9. Commercial sites may benefit from smoke cloaking devices to deter access and reduce potential loss.

10. An electrical spur is recommended under a section 38 agreement at each vehicular entry point leading into the development.

11. Consideration of Park Mark accreditation should be considered in the event of appropriate communal parking within the application.

12. Consideration of safe routes through open space and parks is recommended for consideration in respect to vulnerable groups including girls and women.

Network Rail

No observations to make.