

Representor Terence Joyce (Somerby)

ID :- ANON-13H4-7Y42-P

Matter 5: Other housing allocations (Policy C1(A) and Appendix 1) and reserve sites (Policy C1(B) and Appendix 1)

The following Statement encompasses questions 5.1 through to 5.6

Synopsis

With regard to contents of matter 5. I can only relate my comments to Somerby as I have lived in village for over 25 years.

Contents

Pages 2 and 3 Questions soundness of matter 5

Page 4 Suggestions to make matter 5 sound.

APPENDICES

APPENDIX 1 :- Map showing Green Infrastructure Enhancement Areas

APPENDIX 2:- Interactive Policies Map showing Green Infrastructure going through SOM2.

APPENDIX 3:- Local Green Space Study Somerby

APPENDIX 4:- Farrow Walsh Consulting

Question Soundness Matter 5.

- 1) I question soundness , with regard to Somerby being classed as a service centre, at most it could be classed as a limited service centre. Melton borough council appear to have disregarded valuable local knowledge and experience borne out in comments made in Chapter 5 – focused changes ,under heading 'Settlement schedule of representation' ([Somerby](#)) especially regarding SOM2. and impact on our very rural village. In fact the school has limited places due to size and being adjacent to congested high street which gives it limited scope for growth .The shop has limited goods with no supermarket status therefore residents have to travel further afield. The doctors surgery will come under even more pressure . With regard to public transport , it is expensive and unreliable therefore not suitable for public needing to travel to place of employment etc.
 - 1a) Also I question soundness of focused change no 4 - Somerby as MBC state in their responses “As it stands, both SOM1 and SOM2 are needed as Somerby's contribution to meeting the overall housing requirement of the Borough” This clearly suggests there are too many houses forecast for the borough if villages have to take their share, whether they need houses or not. This makes no sense. Building houses has should be more than just a numbers game. Somerby is on the whole a very rural community set in 'High Leicestershire'. linked by typical narrow country roads with extensive equestrian activity and limited access to local jobs etc.
 - 1b) It is also worth mentioning that Philip Hammond (Chancellor) did state and made it very clear in the [Autumn statement 2017](#) “We will focus on the urban areas where people want to live and where most jobs are created making best use of our urban land, and continuing the strong protection of our green belt. In particular, building high quality, high density homes in city centres and around transport hubs”
- 2) With regard to individual site allocations in Somerby, assuming we need the build I vehemently object to SOM2 being allocated for the following reasons, taking each site in numerical order
- 3) SOM1, **status allocated**, this inactive green field site is on the Oakham road and well outside the conservation area of the village. It has access to Oakham(A1), Leicester, Melton, Nottingham without the need to go through already congested high street. I question flood risk as some people suggest, please see APPENDIX 4
- 4) SOM2, **status allocated** this active site should be taken out of allocation altogether for the following reasons. Firstly to build on this active site will require the destruction of a well established , well maintained, well used public amenity. Also this site is well within the “Primary Green Infrastructure “ Corridor known as Jubilee Way. (See Appendix 1 and Appendix 2 showing “Jubilee Way” in yellow going directly through SOM2) and therefore within NPPF (National Planning Policy Framework) Annex2:Glossary, “[Green infrastructure](#) is a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities”

4A) Environmentally :- This green field site combats climate change by allowing the all important natural free dispersement of rain fall.

4B) Quality of Life Benefits:- This well maintained well established active site fulfils quality of life benefits through its play area and soccer field and contributes to the tranquil environment for walkers and their dogs, the nearby riding school uses this site for essential grazing and welfare of their horses which in turn provide excellent equestrian facilities for riders of all ages and skill levels including disabled riders. Therefore along with Borough hill attracts the public not only within but from outside the village providing ideal settings and quality of life for people who want to escape their bustling urban environments albeit for a short time.

4C) Also worth noting this site has historical earth works.

4D) Regardless of above The NPPF (National Planning Policy Framework) also makes it clear in section 11. [Conserving and enhancing the natural environment](#) (para.110), 'Plans should allocate land with the least environmental or amenity value' Subsequently in September 2015 Melton Borough Areas of Separation,Settlement Fringe Sensitivity and Local Green Space Study .See APPENDIX 3, confirmed the following. Site reference15 (part of SOM2) “Important community / recreational resource”.

4E) More importantly than all of the above if build is permitted on this site, not only will it increase congestion on the high street but access to the high street will be via a dangerous bend putting public safety at risk especially young people . Duty of care comes to to mind.

5) SOM3, **status reserved** , although this inactive site along with SOM2 has some heritage assets and will also put public safety at risk by increasing traffic on the high street, it does not hold the same status as SOM2 in relation to Primary Green Infrastructure and amenity value Again referring to APPENDIX 3, MBC Green Space Study confirmed the following. Site reference 17(SOM3) “Weak community value” and “Limited functionality and value”.

To make plan work Re Somerby :

- 1) Take Somerby out of service centre status
- 2) Take SOM2 out of allocation altogether thus satisfying NPPF Guide lines and green space study findings in APPENDIX 3.
- 3) Identify real need for building large developments in Somerby as this village over time has increased housing capacity through infill, conversions and social housing as and when needed.
- 4) Acknowledge Philip Hammond's comments in Autumn statement as set out in paragraph 1b.



APPENDIX 1

- Priority**
1. Burrough Hill Country Park
 2. River Wreake and River Eye Strategic River Corridor
 3. Newark to Market Harborough Dismantled Railway
 4. Melton Mowbray Network
SUE Green Corridor
Melton Mowbray Country Park
- Secondary**
5. Grantham Canal
 6. Jubilee Way
 7. Wolds Escarpment
 8. Gaddesby Brook
 9. Scaford Brook Network
 10. Sproxtan to Scaford
 11. Edmondthorpe to Thistleton
 12. Bottesford and Muston
 13. Buckminster Woodlands
 14. Watercourse Buffering (Borough-wide)
 15. Woodland Enhancement (Borough-wide)

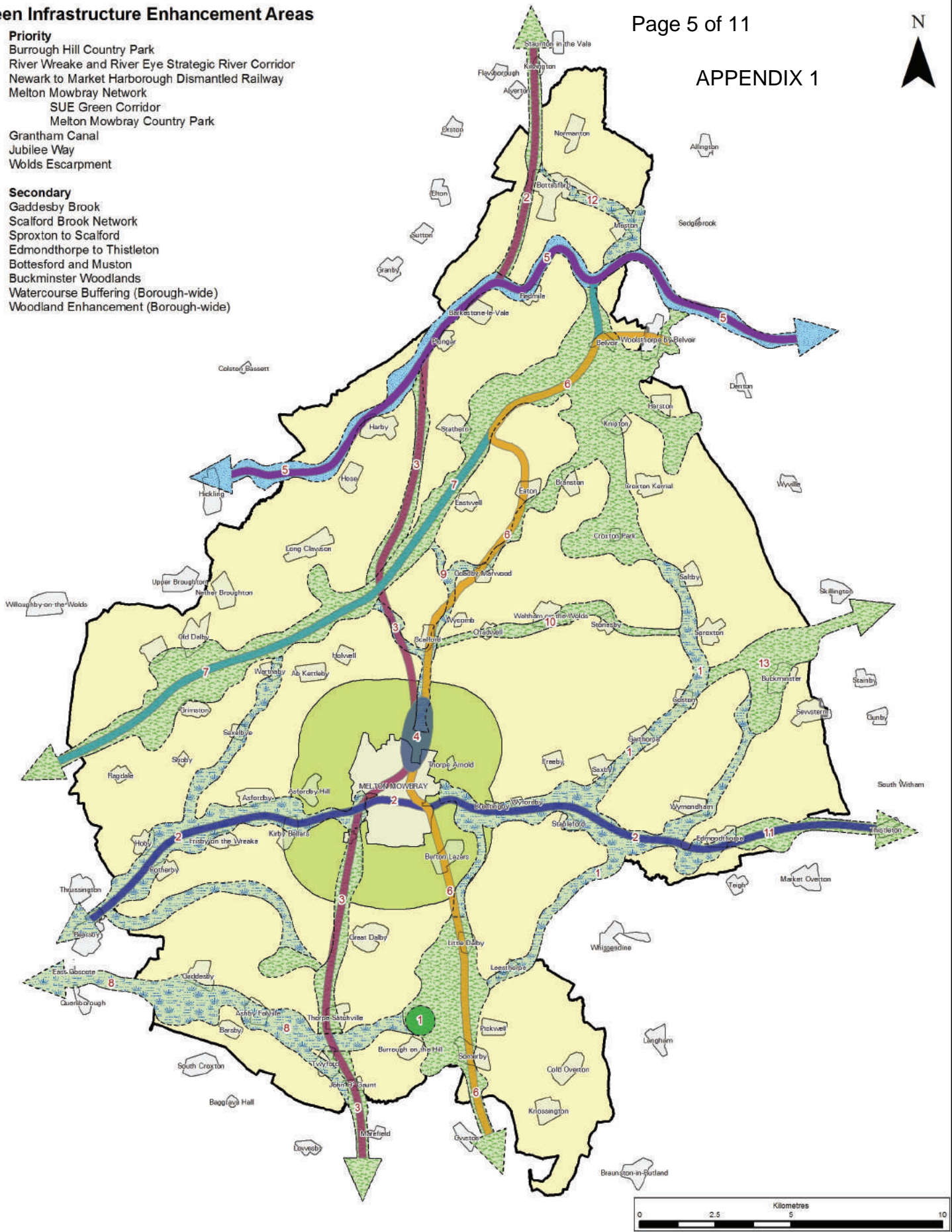
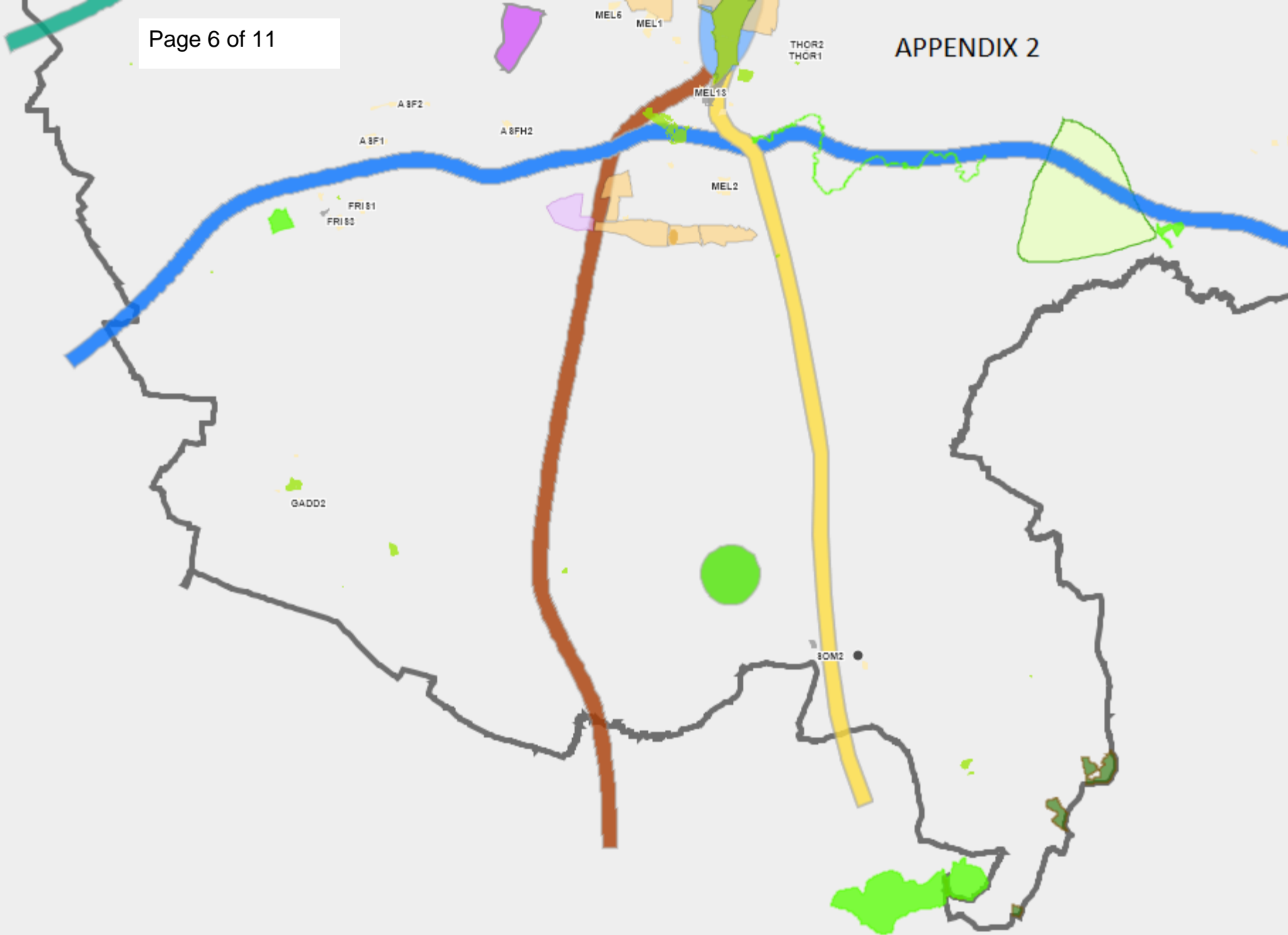


Figure 5.1 Melton Borough Strategic Green Infrastructure

<p>Priority Green Infrastructure Enhancement Areas</p> <ul style="list-style-type: none"> Burrough Hill Country Park Grantham Canal Jubilee Way Melton Mowbray Country Park & SUE Green Corridor (See Figure 5.2) Newark to Market Harborough Dismantled Railway Wolds Escarpment River Wreake/River Eye Strategic River Corridor 		<p>Ecological Network</p> <ul style="list-style-type: none"> Canal Corridor River Corridor Buffering, Wet Meadows, Floodplain Restoration, Washlands Woodland, Lowland Meadows Melton Urban Fringe Enhancement Area Settlements Melton Borough Boundary 	<p>Logos: TEP, Melton Borough Council</p> <p><small>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Melton Borough Council Licence No. 100019651 (2011)</small></p> <p>G2711.045 February 2011</p>
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**Melton Borough
Areas of Separation,
Settlement Fringe
Sensitivity and Local
Green Space Study**

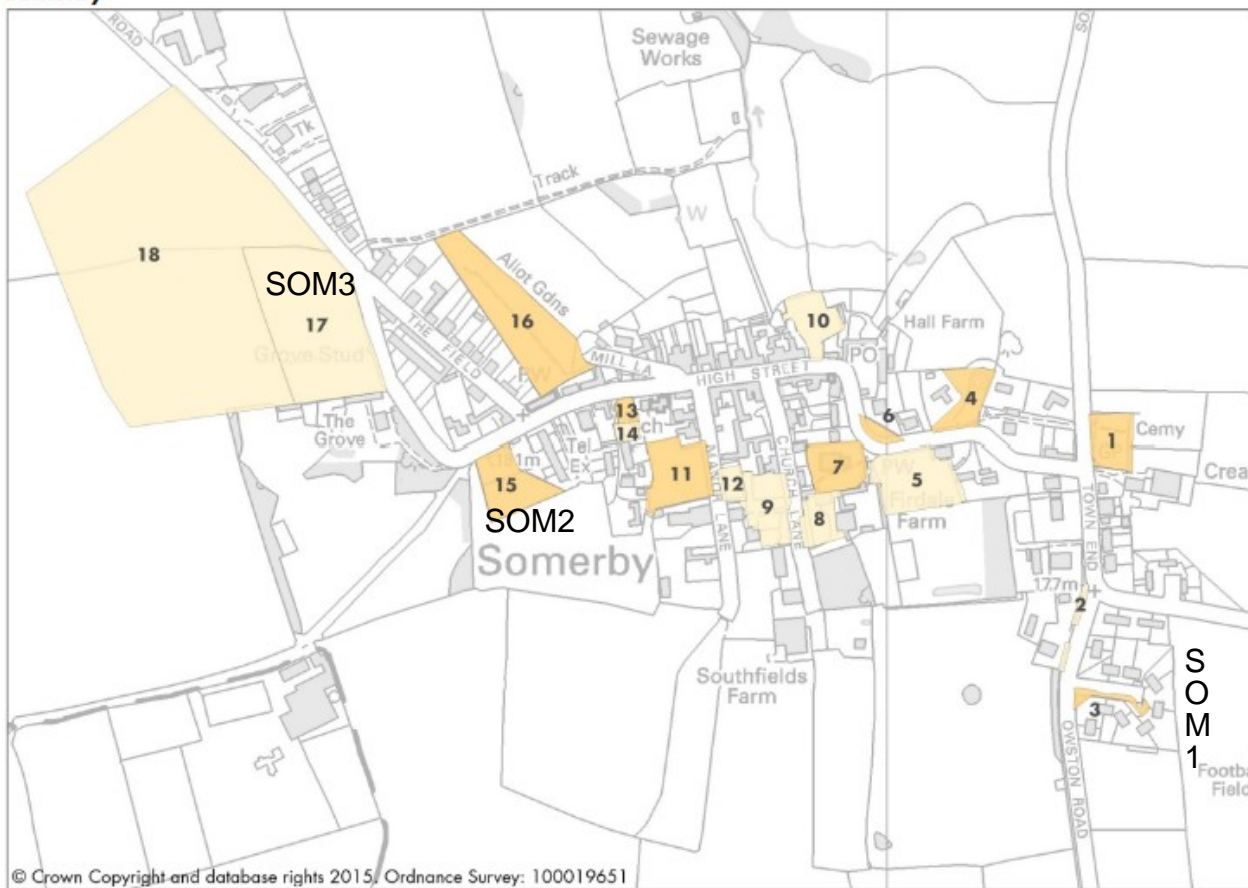
Final Annexe 1

**Date: September 2015
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APPENDIX 3 Continued

Somerby



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Site Reference	Community						Character			Functionality & Value		Rating (1-3) and summary	Proposed Strategy
	Proximity and accessibility			Value - Signs of positive use and management			Relationship to settlement /focus for settlement and quality			Range of green infrastructure/greenspace functions (social/envt)			
	Strong	Moderate	Weak	Yes	Some	No	Strong	Partial	Poor	Strong (3 functions+)	Potential to improve		
												interest. Limited functionality.	
14 Private garden			✓		✓						✓	3 Enclosed private space with restricted visibility. Weak functionality	Manage
15 Recreation ground & field		✓			✓						✓	2 Out of village centre - moderate accessibility - could improve footpath links to site. Public footpath through site connects to wider countryside. Not integral to character but important community / recreation resource. Opportunity to enhance ecological and community functionality.	Reinforce
16 Allotments		✓			✓				✓		✓	2 Set back behind properties on	Reinforce

Site Reference	Community						Character			Functionality & Value		Rating (1-3) and summary	Proposed Strategy
	Proximity and accessibility			Value - Signs of positive use and management			Relationship to settlement /focus for settlement and quality			Range of green infrastructure/greenspace functions (social/envt)			
	Strong	Moderate	Weak	Yes	Some	No	Strong	Partial	Poor	Strong (3 functions+)	Potential to improve		
												slope north of village – glimpsed through gaps from High Street. Moderate accessibility. Well used. Limited functionality – community resource, informal recreation, low biodiversity value.	
17			✓			✓			✓		✓	3 Enclosed paddocks on Burrough Road relate to Grove Stud buildings – heritage setting. Provide transition between settlement area and wider countryside. Weak community value and limited accessibility and visibility. Limited functionality and value.	Reinforce
18												3 Detached from	Manage

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Site Reference	Community						Character			Functionality & Value		Rating (1-3) and summary	Proposed Strategy
	Proximity and accessibility			Value - Signs of positive use and management			Relationship to settlement /focus for settlement and quality			Range of green infrastructure/greenspace functions (social/envt)			
	Strong	Moderate	Weak	Yes	Some	No	Strong	Partial	Poor	Strong (3 functions+)	Potential to improve		
Burrough Road fields			✓		✓				✓		✓	main settlement – tract of land which relates to wider landscape. Public footpath access across the site to wider area – some amenity value. Relatively tranquil, large scale site. Weak functionality.	



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 Civil / Structural / Highway / Infrastructure

Jim Worley

Head of Regulatory Services
 Melton Borough Council
 Burton Street
 Melton Mowbray LE13 1GH

Our reference: FW1091 CF JW 2017 11 06 - 001

Date: 06 November 2017

Dear Mr Worley

OAKHAM ROAD SOMERBY LE14 2QF – RIGHT TO RESPOND

This letter has been prepared in response to the Pick Everard report dated 27 October 2017 received by Farrow Walsh on 30 October 2017.

The Pick Everard report identifies that the existing ditch situated to the western boundary, which is proposed to be cleared of vegetation and regraded in alignment and capacity, is not actually in existence anymore. At some point in the past the open ditch, which receives flow from the Severn Trent Water sewers from Firdale to the West, has been lost due to poor maintenance. The proposals seek to clean out the ditch and provide a betterment for the existing properties by ensuring flows from Firdale can drain North away from the properties therefore providing betterment.

The drainage strategy identifies that floor levels should be raised such that the external levels do not fall towards the existing properties as requested as part of the dialogue with the Lead Local Flood Authority (LLFA) during the consultation process. It should be noted that only rear gardens will be set to drain toward the existing ditches with gradients proposed to be shallow to match the existing ground levels within the site. It is not the intention to drain the development towards existing properties.

The topography of the site falls naturally to the front of the site in a South to North direction accommodating overland flows from the higher land, this was historically drained using field drains and an open ditch network. It is the intention of the current strategy not to alter this but instead to introduce measures to stop any localised surface ponding and runoff draining toward the existing households.

Pick Everard have questioned the feasibility of the drainage system by suggesting that the storage cannot be attained within the voided stone below permeable paving. The Controflow control system is an example product which allows a reduced discharge rate for a control chamber and provides protection against blockages, this system would allow the permeable paving to utilise the full storage within the voided stone below.



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The storage volumes shown on FW1091 SK001d have been taken from the industry recognised Autodesk Storm and Sanitary Analysis and provide a more accurate view of storage than other software. For the purposes of discussions with the LLFA and second analysis was undertaken using MicroDrainage which indicates a range of storage volumes. The volume of storage provided for the site is more than adequate, and the final storage figures would be confirmed during the detailed design of the surface water system.

Should during detailed design it prove that a gravity connection would not be viable into the existing surface water ditch the scheme would seek to utilise a surface water pump which would be restricted to greenfield runoff rates.

The sequential test outlined in the NPPF Technical Document clearly illustrates the requirement for Flood Zones to establish the requirement and this is done based on river and sea flooding not surface water flooding which is a different source to be considered.

Surface water flooding is illustrated based on the EA indicative mapping to affect the front corner of the site. However, detailed review of the topographical survey had identified that this depression indicated by the Environment Agency does not exist and that flows are directed towards the existing ditches to the northern and eastern boundaries. Plans showing the existing contours are attached to this letter.

Both the Environment Agency and Melton Borough Council Strategic Flood Risk Assessment (2015), and Melton Brough Council Addendum (2016) show the surface water flooding to occur within the highway while the site itself is not deemed to be at risk from overland surface water flows. On this basis there is no requirement for a sequential test under the terms of the NPPF Technical Document.

The site is confirmed as having a negligible risk due to groundwater flooding by the Melton Borough County Council Strategic Flood Risk Assessment (2016) and the site is not identified as being located within a critical drainage area by either Melton Borough Council or the Environment Agency. On this basis there is no requirement for a sequential test under the terms of the NPPF Technical Document.

Applying the sequential test, the site lies within Flood Zone 1, the site is not within a critical drainage area for surface water, the site is not at risk from groundwater flooding, the site has been identified within the Local Plan as an area for development which has already considered and removed other sites within the village as being of higher risk than the site in question. Based on the above the sequential test would pass and development would be appropriate.

Yours sincerely

Chris Farrow Director for and on behalf of Farrow Walsh Consulting Limited