



Wymondham and Edmondthorpe Neighbourhood Plan



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Contents

Introduction from the Chair	4
1. Why Neighbourhood Plans Are Important	5
2. Why We Need a Neighbourhood Plan in Wymondham and Edmondthorpe	6
3. How the Plan was prepared	7
4. Our Neighbourhood	9
5. What we Want the Neighbourhood Plan to Achieve	11
6. Meeting the Requirement for Sustainable Development	12
7. Neighbourhood Plan Policies for the Built Environment	14
7.1 Framework Policies	14
Sustainability	14
Limits to Development	14
7.2 Housing and the Built Environment	18
Housing Provision	18
Housing Allocations	18
Reserve Site	25
Housing Mix	25
Windfall Sites	27
Affordable Housing	27
Design	29
Conservation Areas and Important Buildings of Special Architectural or Historic Interest	31
Light Quality	32
8. Neighbourhood Plan Policies for the Natural and Historical Environment	33
8.1 Local Green Spaces	34
8.2 Other Sites of Environmental Significance	36
8.3 Ridge and Furrow	38
8.4 Woodland, Trees and Hedgerows	40
8.5 Biodiversity	42
8.6 Footpaths and Footways	44
8.7 Protection of Views of Local Importance	44
8.8 Flooding	46
9. Neighbourhood Plan Policies for Community Facilities and Amenities	48
9.1 Protecting Existing Community Facilities	49
9.2 Promoting Additional Community Facilities and Amenities	51
10. Neighbourhood Plan Policies for Employment	52
10.1 Support for the Existing Local Economy	52
11.2 Support for New Employment Opportunities	54
11.3 Farm Diversification	55
10.4 Broadband Infrastructure	56
10.5 Homeworking	57
11. Neighbourhood Plan Policies for Transport	58
11.1 Transport Requirements for New Development	58
12. Developer Contributions	61
13. Monitoring and Review	62
Appendix 1 – Sites	63
Appendix 2	65
Inventory of sites of environmental significance	65
Appendix 3	79
Environmental Inventory	79

Appendix 4.....	80
Community Actions	80
Other Open Space Designations	80
New footpaths.....	82
Flooding.....	84
Traffic Management.....	84
Habitat Management and Creation	86
Appendix 5.....	87
Neighbourhood Plan Policies	87

Introduction from the Chair

Neighbourhood Planning was introduced by the Localism Act 2011 and provides communities with the opportunity to shape the future development of their Town or Parish by putting in place a Neighbourhood Plan.

In April 2015, Wymondham and Edmondthorpe Parish Council applied to Melton Borough Council for the designation of the Wymondham and Edmondthorpe parish boundary as the Neighbourhood Plan Area. This designation was made on 28th May, 2015 and work on the Wymondham and Edmondthorpe Parish Neighbourhood Plan began.

The Neighbourhood Plan has been produced by a Neighbourhood Plan Group Committee, appointed by and reporting to the Parish Council, following careful consideration of numerous consultation exercises and responses from the community and a wide variety of local stakeholders. Detailed consideration has also been given to other sources including local survey information and higher level planning policies and guidance.

The Neighbourhood Plan reflects community-wide observations, comments, concerns and aspirations about planning, development and related issues for the period up until 2036.

Once 'made', the Neighbourhood Plan will form part of the statutory development plan alongside the borough-wide Local Plan being produced by Melton Borough Council. We are grateful to Officers at Melton Borough Council and to the wider community for their involvement in the development of this Plan. Wymondham and Edmondthorpe is an attractive and popular place in which to live and the contribution from people who care about their community and want to make it better for generations to come is greatly appreciated.

Howard Gresham

Chair, Wymondham and Edmondthorpe Neighbourhood Plan Group Committee
20 December, 2016

1. Why Neighbourhood Plans Are Important

A Neighbourhood Plan is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live or work in the area – or visit it.

The right for communities to prepare Neighbourhood Plans was established by the Localism Act 2011 and the rules governing their preparation were published in 2012. The National Planning Policy Framework (NPPF) states that a Neighbourhood Plan gives the community “direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need” (NPPF para 183). A Neighbourhood Plan must be consistent with the relevant Local Plan, which sets out housing needs and related policies. Within this context the Wymondham and Edmondthorpe Neighbourhood Plan is intended to ensure the Parish gets the right type of development, in the right locations. Also within this context it establishes planning policies in areas related to housing, the environment, community facilities, the local economy and transport that will be used in determining decisions on planning applications across Wymondham and Edmondthorpe. Aspects requiring community action to be progressed further are included in Appendix 4.

A Neighbourhood Plan is part of the statutory Development Plan for the area and this statutory status gives it far more weight than other local documents such as parish plans or village design statements. However, a Neighbourhood Plan must also be compatible with European legislation, have regard for national policies and be in general conformity with existing local strategic planning policy. Whilst every effort has been made to make the main body of this Neighbourhood Plan easy to read and understand, the wording of the actual policies is necessarily more formal so that it follows these statutory requirements, known as ‘basic conditions’.

Robust evidence is the foundation on which a Neighbourhood Plan has to be based. This includes evidence of community engagement and consultation and how the views, aspirations, wants and needs of local people have been taken into account alongside stakeholder comment and statistical information to justify the policies contained within the Plan. A detailed Statement of Consultation and a comprehensive Evidence Pack have been produced to support this Neighbourhood Plan.

2. Why We Need a Neighbourhood Plan in Wymondham and Edmondthorpe

The Parish Council sees it as part of its role to promote Wymondham and Edmondthorpe and to take or strongly influence local decisions that will serve the best interests of the community in the years to come.

There is recognition that sustainable development is not only necessary but desirable, as without it our community may stagnate. However, we want to influence and direct the shape and nature of the development and where within our Community it takes place. In this our overall aim is to maintain and enhance the character and setting of the Parish, which are defined by an easily accessible rural environment, open views into and out of both Wymondham and Edmondthorpe, extensive Conservation areas in both villages and diverse, vibrant communities. Local residents of all ages have told us that it is these characteristics, and the amenity value and wellbeing benefits that go with them, that they value most highly.

A Neighbourhood Plan cannot be used to prevent development and we have been very clear from the outset that Wymondham and Edmondthorpe embraces new development but wishes to control and channel it in the interests of the local community. Having a Neighbourhood Plan gives us the opportunity to identify the best ways to deliver development, directing it towards what the local community needs and wants, while protecting our natural environment and cultural assets and ensuring a more sustainable future for ourselves and future generations.

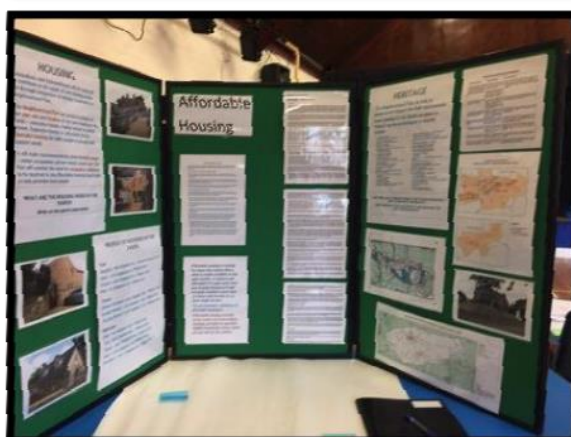
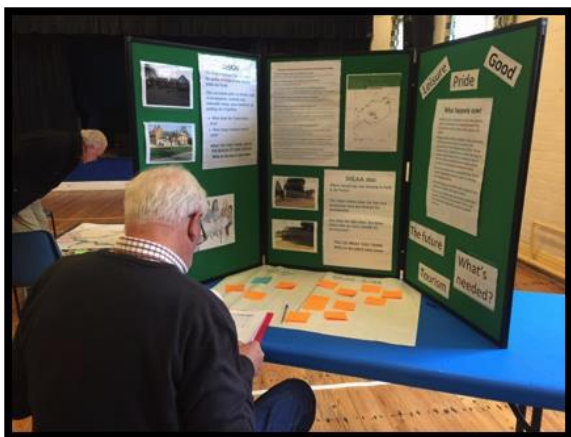
This Plan has been prepared, following extensive consultation, by members of the community alongside the Parish Council with these goals in mind. We have embraced the NPPF's core principle of "a presumption in favour of sustainable development" and have approached our task as a "creative exercise in finding ways to enhance and improve the places in which we live our lives" (NPPF para 17).

3. How the Plan was prepared

The Parish Council took the decision to form a Neighbourhood Plan Group Committee (“NPGC”) to take the process forward in 2014. Its mandate was to define and drive the process, consult with the local community and deliver the Plan.

Designation as a Neighbourhood Plan area was applied for on 7 April 2015. Designation was approved by Melton Borough Council on 28 May 2015.

An Open Event at the Village Hall on 18 August 2015 attracted a turnout of over 50 people. These and other community consultation exercises are recorded in the Consultation statement accompanying this Neighbourhood Plan. Letters to a range of statutory and local stakeholders advising them of the decision to undertake a Neighbourhood Plan were sent out in September 2015.



The NPGC began regular monthly meetings, commencing in early 2015 and continuing until the end of the process. Specific ‘Theme Groups’ were established in late 2015 to drill down into the detail of the Neighbourhood Plan in the subject areas of housing/built environment and the natural environment. The NPGC itself looked in detail at issues affecting transport, community facilities and employment. These groups met regularly through the remainder of 2015 and into 2016 reporting their findings at the end of March 2016. Meetings were also organised with community organisations, landowners, specialist professionals and the business community to gather further evidence and perspectives.

A questionnaire was developed and distributed to households across the Parish in late January 2016 and attracted 272 responses, nearly 60% of all households. The results were analysed in a report in March 2016 and feedback given to the Community through two open events in April. Specific consultation events including an open event and a questionnaire (February 2016) were held with young people from the Parish and a survey undertaken with pupils of the local Primary School.

A further Open Event was held in early June 2016 to report to the local community on progress and to enable the stakeholders to comment on the policy themes being developed.

Throughout the Plan's development we have also liaised with Officers from Melton Borough Council to ensure not only that our policies are in general conformity with the existing Local Plan but are also unlikely to conflict with policies being progressed in the draft Local Plan which is scheduled to be Adopted in 2017.

On July 5th 2016 the Parish Council reviewed The Neighbourhood Plan and asked the NPGC to implement the Regulation 14 consultation process, as required. The comments subsequently received from statutory and other key stakeholders are recorded in the Consultation Statement and incorporated into this document where appropriate; where the NPGC felt this was not appropriate clear reasons have been set out in the Consultation Statement and consultees have been informed.

In August 2016 Melton Borough Council gave outline planning permission for 12 dwellings to be built on a site off Glebe Road; in September 2016 Melton Borough Council reviewed its Draft Local Plan, leading to higher housing allocations for the Parish; in October 2016 a developer put forward a brownfield site in the very middle of Wymondham village for development. The Neighbourhood Plan has been updated in response to this, an exercise that proved relatively straightforward as one third of the increased allocation was met by the Glebe Road site and other effected sites had been covered in earlier consultations and assessments; while with regard to the new brownfield site focused consultations were organised and a site assessment carried out using the methodology already adopted for such exercises.

This Neighbourhood Plan has been developed from these discussions, from all the other consultations and interviews conducted by members of the Neighbourhood Plan group and from research and evidence collected.



4. Our Neighbourhood

The Plan area comprises the whole of the Parish of Wymondham and Edmondthorpe in the Melton Borough within Leicestershire. This is a rural area and the two villages of Wymondham and Edmondthorpe are surrounded by open countryside. Both have extensive Conservation Areas and contain fine examples – grand and humble - of the local stone, brick and slate building vernacular. Through surveys conducted with all age groups we know that residents, whether 70 or 7, value most highly the peaceful rural location, access to the Countryside, its attractive buildings, the safe environment and the overall sense of Community.

The scope of the Neighbourhood Plan includes the Parish boundary as shown in figure 1.

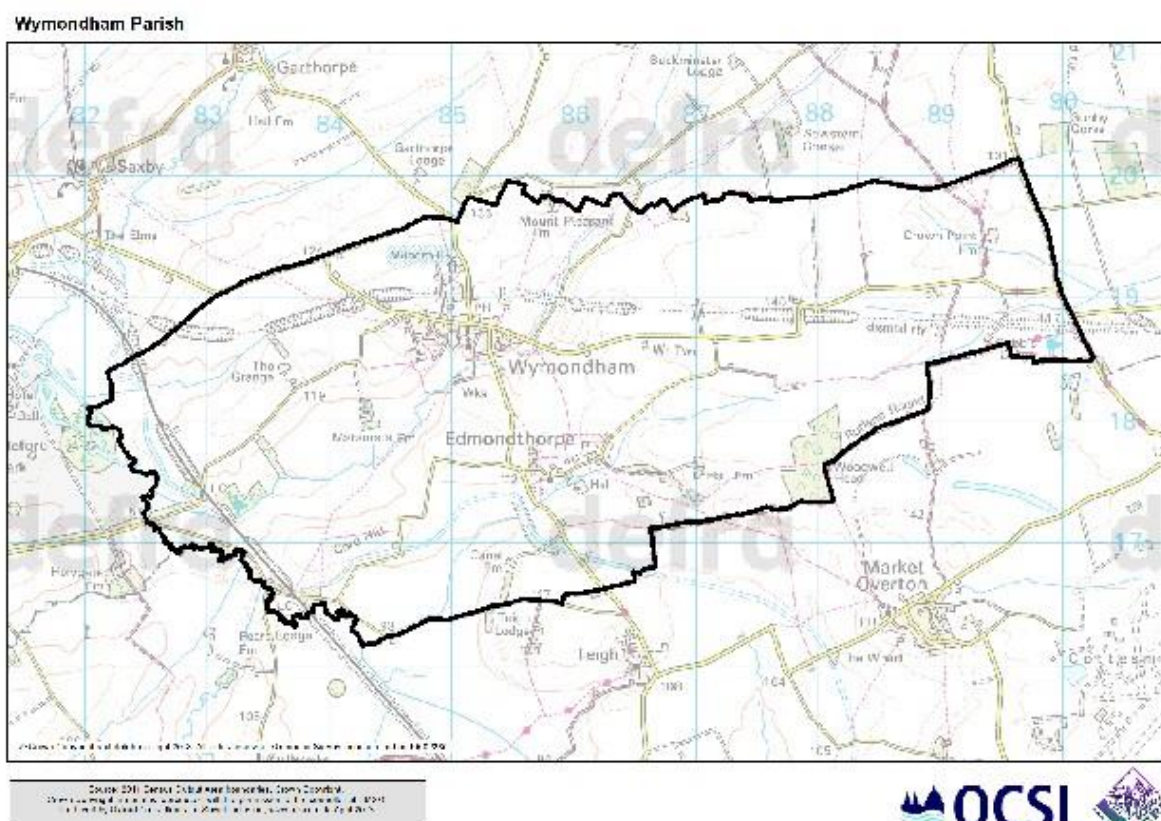


Figure 1: Parish of Wymondham and Edmondthorpe (area designated on 28th May, 2015)

Wymondham is identified as a Service Centre in the draft Melton Local Plan currently in consultation. This means that it has all four “essential criteria” identified by Melton Borough Council for inclusion in this category: a primary school, access to employment opportunities (through a bus service that operates a two-hourly service between Melton Mowbray and Oakham), faster broadband and a community building (the Village Hall).

Ultimately housing allocations have not been determined by Wymondham’s inclusion in this category but by the relative size of its population and also the fact that Wymondham has a number of deliverable sites, whereas other rural Service Centres have none. The upshot of this is that Wymondham has to deliver 63 homes on allocated sites, as reflected in MBC’s draft Local Plan: this has been confirmed by MBC.

Edmondthorpe is classified as a ‘Rural Settlement’ alongside 55 other similarly sized settlements. Rural Settlements might be expected to take 6-7 dwellings on unallocated sites of 3 dwellings or less.

Census data from 2011 confirms that over the past 10 years the population of the Parish has only increased from 623 to 632. In 2011 52% of the population was male and 48% female. The number of households has increased by 7.7% from 261 to 281; this is in line with the national trend.

The proportion of owned properties (either owned outright or with a mortgage) at 62.6% is lower than the proportion in Melton District (72.1%) and in the East Midlands (67.2%). Levels of social rented accommodation are also lower than the district, regional and national levels. This is balanced out by a higher than average number of households in the private rented sector at 26.7% - primarily in Edmondthorpe. The level of private rented accommodation in Melton is 14.2%, in the East Midlands it is 14.9% and in England 16.8%. Moreover, the creation of 8 new households in the social rented sector over the past 10 years has led to a 50% increase in provision.

The proportion of children aged 0-15 is lower than average at 16%, compared with 18.1% in Melton, 18.5% in the East Midlands and 18.9% in England. The below average figures are across all ages of children. There is also a slightly lower than average proportion of people aged 65+ with 17.6% of the population in that age bracket, compared with 18.4% across the wider Melton district. However, this may not continue as across all age groups from 45 to 65 the proportion of residents is above average. This is most noticeable in the 45 to 59 age group, with 28.5% of residents in this age group, compared with 22.4% in Melton, 20% in the East Midlands and 19.4% in England. The overall proportion of those aged 16-64 is higher than average at 66.5%; for Melton the figure is 63.5%.

There are more detached and terraced houses than on average, but less semi-detached dwellings and flats/apartments than in the wider Melton district or across the East Midlands.

The proportion of residents in higher professional occupations, lower managerial, administrative professions, small employers and self-employed is higher than in the District, Region or England. 37.3% of the usual residents aged over 16 have level 4 qualifications or above, this compares with 26.2% in Melton, 23.6% in the East Midlands and 27.4% in England.

Car ownership is above average and 50.7% of residents drive their car to work, which is above the rates in the District (47.8%), East Midlands (42.2%) and England (36.9%). There are 55 more cars in the area than in 2001.

17.5% of residents are retired. This is higher than average; in Melton the figure is 15.8%, in England it is 13.7%. The figure for those who are self-employed at 16.5% is also higher than in other areas. Levels of deprivation are low and ill health is lower than average.

The implications of these statistics for local needs and therefore the Neighbourhood Plan policies are explored, where appropriate, in more detail below.

5. What we Want the Neighbourhood Plan to Achieve

Should the Neighbourhood Plan be ‘made’, it would become part of the Development Plan for the Borough of Melton. The policies in the Plan must support the NPPF’s “presumption in favour of sustainable development” and also be in general conformity with the saved policies in the Local Plan Adopted in 1999, whilst being consistent with and reflecting the evidence and emerging strategies within the draft Local Plan, particularly in relation to housing requirements, but also including the Melton Borough Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015.

However, if there is a conflict with existing non-strategic policies in the Local Plan, the Neighbourhood Plan policies will take precedence. This is the first time that communities have had the opportunity to create planning policies with this degree of statutory weight.

Once the Neighbourhood Plan has been ‘Made’, when a planning application is submitted to Melton Borough Council, the Planning Officers, and ultimately the Planning Committee, will be required to refer to the Neighbourhood Plan (alongside the Borough’s own Local Plan) and check whether the proposed development is in keeping with the policies the community has developed.

There are some restrictions on what Neighbourhood Plans can achieve. For example:

- They cannot promote less development than is set out in the Local Plan;
- They deal essentially with land use issues: they cannot address enforcement issues

However, while issues such as the provision of community services do not directly relate to land use issues, Neighbourhood Plans can encourage funding for these through developer contributions.

It is the aim of the Wymondham and Edmondthorpe Neighbourhood Plan to set out policies for the years up to 2036 (in line with the timescale for the draft Local Plan) that will ensure that our area develops and grows in a way that is sustainable economically, socially and environmentally, and which enhances and improves the community in which we live.

The main aims of our Neighbourhood Plan were considered by the NPGC at the commencement of the neighbourhood planning process taking into account the views expressed by the community at the Open Event in August 2015 and are as follows:

1. Retains in scale, setting, overall environment and access to the countryside its essentially rural, village character
2. Has a diverse community which is attractive and accessible to younger families as well as older generations
3. Delivers the housing the community needs
4. Attracts development that is sited in sustainable locations contiguous to existing buildings and infrastructure and which encourage new arrivals to feel part of the Village community and contribute positively to it,
5. Attracts development that is landscaped and designed so as to complement and enhance the Conservation Areas in the Parish
6. Mitigates and minimises the impact of increased volumes of traffic associated with new development
7. Has a healthy and diverse local economy based on the fact that the Parish is a pleasant place to visit and to live in
8. Has thriving Village amenities for all ages
9. Is able to protect its heritage while moving forward with the times

6. Meeting the Requirement for Sustainable Development

The NPPF states that there are three dimensions to sustainable development: economic, social and environmental, all of which are important and interrelated. The Wymondham and Edmondthorpe Neighbourhood Plan seeks to contribute towards achieving sustainable development in a number of ways:

- Social

In evaluating locations that are most suitable for housing development, we have given preference to those that are:

- Deliverable;
- Prioritised by the community;
- On a scale appropriate to the character of the Parish;
- On roads or streets that allow safe road access or where safe road access can be achieved through improvements;
- Within easy access to community facilities and accessible green open space
- Complementary to the existing settlement pattern and compatible with a sustainable pattern for growth beyond 2036

We are also seeking to deliver a mix of housing types so that we can meet the needs of present and future generations and ensure we support the community's needs and its health, social and cultural well-being.

In addition, we are seeking to preserve and develop the community facilities within the Parish based on the outcomes of an extensive range of community consultation events in order to enhance the sustainability of the Parish and to promote community cohesion.

- Environment

In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that:

- Housing development is of the right type in the right location, so that it does not harm but instead positively reflects the existing and historic character of the area;
- The most special open spaces within our village are protected from development, to protect the village identity and retain the rural nature of its surroundings;
- Development complements the existing settlement pattern and is compatible with a sustainable pattern for growth beyond 2036
- Development preserves and contributes to the attractive local countryside;
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats;
- Provision is made for improved pedestrian and cycling facilities

- Economy

Whilst the community is largely residential, there is a strong desire in the community to safeguard its retail and employment outlets, including the farming community. We therefore wish to retain at least the current level of employment, and develop it further where possible, in our area by:

- Retaining our existing sites which provide jobs for continued use and where possible improving them, unless it can be clearly proven that they are not viable;
- Supporting diversification of existing businesses where necessary;
- Encouraging service based start-up businesses and home working

We also wish to ensure the future viability and vitality of Wymondham and Edmondthorpe by retaining and enhancing the range of community facilities available within the Parish to the extent that additional housing would be of benefit to them.

This document sets out local considerations for delivering sustainable development across Wymondham and Edmondthorpe. Development proposals should meet the requirements of all relevant policies in this Neighbourhood Plan and be in line with Melton Borough and national policies.

7. Neighbourhood Plan Policies for the Built Environment

7.1 Framework Policies

Sustainability

The purpose of the UK Planning System as set out in the NPPF is to achieve sustainable development. Sustainable means ensuring that providing for the needs of the current generation does not make life worse for future generations. Development means growth.

This Neighbourhood Plan has the need to secure sustainable development at its heart. This includes how much new development is required to meet the needs of the local community, where it would be best placed and how it should be designed, both for now and in the future. This encompasses all proposals for development which require planning approval from the very smallest, such as an extension to a house, to larger housing developments and employment proposals.

The Parish Council will take a positive approach to the consideration of development proposals that contribute to sustainable development. This includes working with Melton Borough Council, Leicestershire County Council, the local community, developers and other partners to encourage the formulation of development proposals which clearly demonstrate how sustainable development has been considered and addressed, and can be approved without delay.

Policy SD 1

PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals, the Plan will take a positive approach that reflects the presumption in favour of sustainable development contained in national and District-wide plans and policies.

This Plan is not intended to replace the policies contained in the Melton Local Plan and the NPPF. It sits alongside these documents, to add more detailed Wymondham and Edmondthorpe-specific policies and to help achieve the community's vision. Where suitable policies already exist in the Melton Local Plan or NPPF, they are not duplicated in the Neighbourhood Plan.

Policy SD 2

GENERAL POLICY PRINCIPLE

Where there are no policies in this Plan relevant to a planning application or development proposal, the provisions of relevant national and District-wide plans and policies apply.

Limits to Development

The purpose of Limits to Development is to ensure that sufficient sites for new homes and economic activity are available in appropriate locations that will avoid impinging into the local countryside.

Limits to Development have been defined by Melton Borough Council in the Old Local Plan (1999) for Villages such as Wymondham which are seen as suitable settlements for development. The Old Local Plan (1999) makes it clear that such a measure is important to clarify where new development activity is best located and defines the extent of a built-up part of a settlement and distinguishes between areas where, in planning terms, development is acceptable in principle, such as in the built-up area of the village, and where it would not be acceptable, generally in the least sustainable locations such as in the open countryside. Such growth would risk ribbon development and the merging of hamlets to the detriment of the community and visual amenity of the Plan area's surroundings.

The Neighbourhood Plan proposes to designate Limits to Development for the village of Wymondham. The small amount of housing required in Edmondthorpe means that it is inappropriate to establish a Limit to Development for this settlement.

Within the defined Limits to Development an appropriate amount of suitably designed and located development will be acceptable in principle, although some sites within this area are protected from development.

Focusing development within the agreed Limits to Development will help to support existing services within the village centre; will help to protect the countryside; and will protect the remainder of the Neighbourhood Plan area from inappropriate development.

Figure 2 sets out the Limits to Development.

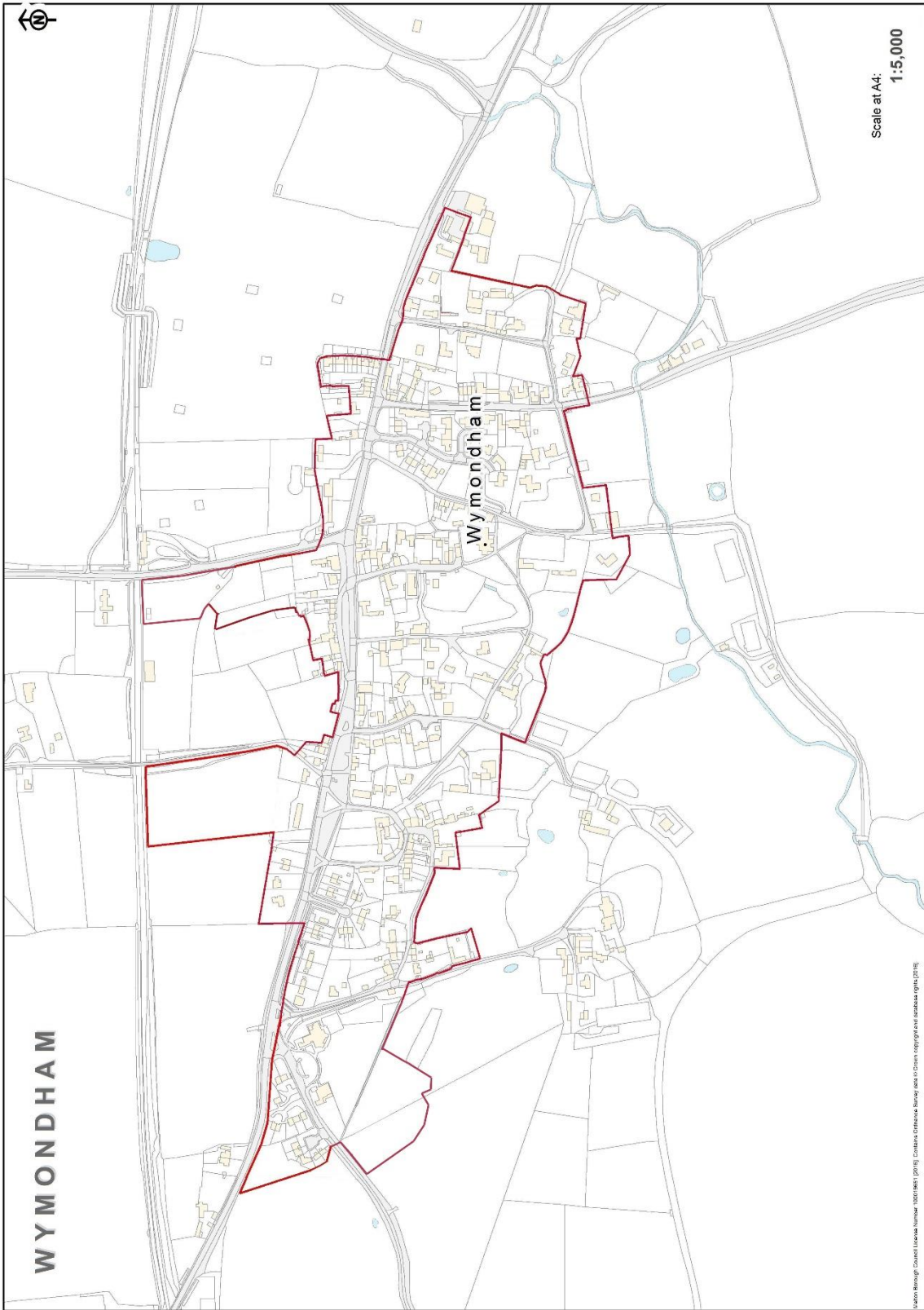


Figure 2: Limits of Permitted Development

The Limits to Development have been defined by reference to the following criteria:

- To incorporate within the limits existing commitments by virtue of an extant planning permission granted for residential or employment development on the fringes of settlement;
- To incorporate within the limits site allocations established by the Neighbourhood Plan
- To follow clearly defined physical features such as wall, fences, hedgerows and roads wherever possible;
- To take into account the existing settlement pattern and ensure compatibility with a sustainable pattern for growth beyond 2036
- The inclusion of buildings which stand in extensive grounds to depend on their relationship to the overall fabric of the settlement

Policy SD 3

LIMITS TO DEVELOPMENT

Development proposals within Wymondham will be supported on sites within the Limits to Development as identified in Figure 2 where it complies with the policies of this Neighbourhood Plan and subject to design and amenity considerations.

7.2 Housing and the Built Environment

Housing Provision

It is recognised that the provision of new housing helps to support existing community facilities such as St Peter's Primary School and Wymondham Village Hall, that it can add to the vitality of the Parish and that it can help to achieve a more balanced and sustainable community.

The draft Local Plan sets the agenda for housing numbers and growth within the Parish and calls for a minimum of 63 new homes to be built on allocated sites over the life of the Plan. Wymondham has a strong history of windfall development: several such developments have been approved by Melton Borough Council since 31/3/16 and are therefore additional to this number.

Edmondthorpe is classed as a Rural Settlement with delivery on small unallocated sites of 3 dwellings or less.

The numbers of houses allocated for Wymondham and Edmondthorpe, together with the mix, have been identified through the Housing Needs survey, Melton Borough Council's draft Local Plan and the availability of potential sites, taking into account permissions and commitments arising after the initiation of the Neighbourhood Plan process.

There are currently 281 dwellings in the Parish of Wymondham and Edmondthorpe.

Consultation has shown that residents are not opposed to development in principle. In the parish questionnaire 47% of respondents were in favour of 26-40 new houses being built over the life of the Local Plan; however, a significant minority of 28% would prefer the number of houses to be below 25 while 15% of respondents felt that 41-50 houses should be built.

Residents are concerned that house building should not be disproportionate and that where it takes place it does not have an adverse impact on the character of the Parish or exacerbate existing problems with traffic, parking or localised flooding. 67% of respondents to the Parish questionnaire are in favour of new housing being built on several smaller developments rather than on one large estate – a view consistent with the policy set out in the draft Local Plan.

While recognising that local consultations indicate the allocation of 63 new dwellings is higher than that that would be supported by the majority of residents Wymondham and Edmondthorpe is looking to plan positively to meet its identified local housing requirement and will work in conjunction with the Borough Council in accommodating these new homes up to 2036.

Policy H1

HOUSING PROVISION

This Neighbourhood Plan provides for the construction of a minimum of 63 new dwellings at Wymondham over the period 2015 to 2036 on allocated sites. This will be met by the allocation of housing sites in Policy H2. In the case of Edmondthorpe housing needs will be met by windfall sites in accordance with Policy H5 of the Wymondham and Edmondthorpe Neighbourhood Plan.

Housing Allocations

During 2015 Melton Borough Council, along with all other districts in the Leicester and Leicestershire Housing Market Area, undertook a Strategic Housing Land Availability Assessment (SHLAA). Following a call for landowners to identify sites with potential for house building, land in and around

Wymondham and Edmondthorpe was put forward that could accommodate some 858 new houses, although most of these sites were deemed undeliverable by Melton Borough Council.

In developing the Neighbourhood Plan and looking out for suitable land to allocate for development, all land owners holding sites in and around the village were identified, through the SHLAA information and local knowledge. This included SHLAA sites that had been submitted as part of the “call for sites” but rejected by Melton Borough Council as they were below the threshold of 10 that the Council had introduced as part of their SHLAA sifting exercise. The reasons for this were firstly that in a small settlement like Wymondham it is considered to be necessary to capture all available housing sites to maximise the range of opportunities available; secondly to recognise that a site of 5 or more dwellings is material in the context of a Neighbourhood Plan; thirdly as local consultation had shown a preference for smaller sites to be developed rather than all development being focused on just one or two sites; and finally as Incorporating small sites in this way leads to greater certainty of delivery.

All land owners with potentially suitable sites were notified of the Plan process and invited to enter into dialogue with the NPGC developing the Plan and all took up the invitation. Meetings were subsequently held with the owners and developers of each one in order to determine their suitability, deliverability and compatibility with local needs and Melton Borough Council policies.

At the same time all the identified potential sites have been assessed using objective criteria and the ‘Red, Amber, Green’ scoring System. Detailed scores from these assessments and a summary of the results are available in Appendix 1 for reference. A detailed paper setting out the criteria, methodology and results in some detail, and also how these were evaluated in the context of other relevant evidence, is on the web-site we-planit.org.

Finally, consideration has been taken of local views as expressed in the Parish Questionnaire and at Open Meetings and related Consultations with regard to site preferences.

The conclusion of this process, taking into account all available evidence, is that there are in practical terms six deliverable sites available for development. These sites are considered deliverable, achievable and suitable for development and are presented here in order to meet the housing requirement for the Parish. The sites indicated below will yield a total of 63 homes.

A significant consideration has been to take into account the most beneficial pattern for the long-term growth of the Village of Wymondham beyond 2036, so that any further development that may be required in the long term will take place to the North of Main Street Wymondham and/or on brownfield sites with adequate access situated close to the Centre of the Village.

Development Site 1

Lower Butt Lane, SHLAA site ref MBC/018/13 – ref WYM2 in the Draft Local Plan

Owned by Fairyhill Ltd of which Mr Robert Fionda is the controlling shareholder; Fairyhill is fully registered NHBC and has a successful track record of undertaking smaller scale developments in village settings. It has cash resources and no debt and its intention is to develop the site itself, seeing the whole project through. Access will be onto Butt Lane which has good visibility in both directions. No issues are anticipated with connecting to utilities due to the central location of the site and connections should not disrupt access up and down Butt Lane, an important consideration for businesses at Wymondham Windmill. There is no historic drainage or flooding issue associated with the site. The impact of the site on views from Wymondham Windmill was not felt to be materially adverse. This site scored highly on both the questionnaire and the site assessment conducted and is incorporated in the Draft Local Plan.

Development Site 2

Station Yard, SHLAA SITE ref MBC/072/13 – ref WYM2 in the Draft Local Plan

A brownfield site owned by the Hill Family and contiguous with the Lower Butt Lane site mentioned above. The broad approach proposed will be similar to that for Lower Brickyard Lane (see below). There is adequate access onto Butt Lane and no issues are anticipated with connecting to utilities due to the location of the site and the proposed development of the Lower Butt Lane site. Care will need to be taken to ensure that access up and down Butt Lane is not disrupted during development, an important consideration for the businesses at Wymondham Windmill, and that the view from Wymondham Windmill into the centre of the Village is not adversely effected by development. While there are no historic drainage or flooding issues extra care will need to be taken to ensure that surface water drainage is carefully considered, as this development is on a slope that drains to the South and is adjacent to the proposed Lower Butt Lane development. This site scored highly on both the questionnaire and the site assessment conducted and is incorporated in the Draft Local Plan.

Development Site 3

Central Site on Main Street and bordered by Chapel Lane, known as “the Gollings”

A brownfield site owned by the Hill Family occupying a central and highly visible location in the middle of the Conservation Area of Wymondham Village. This site has been put forward for development after the SHLAA exercise referenced elsewhere in this document was completed by Melton Borough Council. The intention of the owners to develop over the next five year period, subject to planning permission being granted, has been confirmed and a meeting confirmed the deliverability of the site with regard to access, utilities etc. Development must be sensitive to the central position of the site within the Conservation Area; to the treatment of older buildings with heritage value on it; and to ensuring densities and design are compatible with the immediate local area and the amenity value of neighbouring properties. This site scored highly in the site assessment conducted. Although it was put forward after the questionnaire was completed special open meetings and consultations were held to communicate this development and these confirmed very strong levels of local support for this development. The site is not included in the Draft Local Plan as it has been put forward by the owners since the last draft of that document. It is in any event below the ten dwelling threshold adopted by Melton Borough Council for inclusions.

Development Site 4

Glebe Road, on the Northern Part of SHLAA site MBC/056/13 – ref WYM1 in the Draft Local Plan

With access onto Glebe Road a greenfield site to the West of the Village. Following the submission of a detailed Design and Access statement, a survey addressing technical concerns regarding flood risks/potential run off issues and an assessment from LCC Highways of access/road suitability/traffic safety MBC has granted outline planning permission for 12 dwellings in the area marked WYM1 in the Draft Local Plan.

Development Site 5

Lower Brickyard Lane, on the southern part of SHLAA site MBC/070/13 – ref WYM3 in the Draft Local Plan

With access onto Main Street Wymondham; Owned by the Hill Family who intend to seek detailed planning permission before contracting with a developer; outline proposals are to follow the design, density and overall housing mix adopted for the successful development at Old Manor Gardens in Wymondham as a template; a new access will be constructed from Main Street onto the development and Brick Yard Lane. The intention is to ensure a developer contracts not to build on any land included within the curtilage of the development. This site has a history of flash floods (caused by a combination of surface water run-off, inadequate drainage from an existing drainage ditch, inadequate drainage of the surrounding environment and inadequate drainage beneath Main Street) which extend over Main Street and effect residences on Main Street, Spring Lane and Sycamore Lane: the landowner is investigating root causes with a view to mitigating the problem. Leicester Highways are also involved. The landowner has indicated a willingness to contribute to re-siting the Village Hall in view of the pressures that will be created on this highly valued Village amenity by the new development and/or to mitigating traffic related issues experienced by Wymondham Village. This site scored adequately in the site assessment conducted and attracted luke-warm support in the questionnaire but is the only deliverable option available locally that will allow the housing allocation to be met. It is included in the Draft Local Plan.

Development Site 6

Strawberry Farm, SHLAA site reference MBC/165/15

With access onto Melton Road/Main Street Wymondham and good visibility in both directions. The existing land use is agricultural being the eastern extremity of a field. This small site fits neatly onto the West end of the existing developments of West Well Gate and Gretton Gardens. It offers the opportunity for a small development at the Western end of the existing Village footprint, with footpath/footway access to the School and Village. The land has no history of drainage/flooding problems and no technical issues are anticipated with regard to utilities connections. It is owned by the Glenn family, who intend to seek and obtain detailed planning permission before engaging with a developer. Their outline plans are for bungalows and chalet bungalows with low roof lines designed on sustainable principles to ensure future proofing for climate change. This site scored highly in both the questionnaire and the site assessment. It is not currently included in the Draft Local Plan as it is below the 10 dwelling threshold adopted by MBC for inclusion.

Policy H2

HOUSING ALLOCATIONS

Land is allocated for housing development at 6 locations as shown above and on the proposals map (Figure 3). Development will be permitted subject to the following criteria:

Lower Butt Lane

- The development should provide for approximately 9 dwellings;
- There should be a mix of housing types in accordance with Policy H4 of the Neighbourhood Development Plan and other evidence including the Housing and Economic Needs Assessment;
- A footway should be provided between the access and the village to the South and to the boundary of the development North along Butt Lane
- Design and materials should reflect the close proximity and contiguity of the development to the Conservation Area
- Design, landscaping and materials should reflect the objective of mitigating any impact on the view from Wymondham Windmill into the village
- Drainage issues should be carefully assessed and addressed, taking into account inter alia Policy Env8 of the Neighbourhood Plan
- An objective of the development should be to maintain unimpeded access on Butt Lane in order to ensure the businesses at Wymondham Windmill suffer no interruption

Station Yard

- The development should provide for approximately 12 dwellings;
- At least 37% of the dwellings should be affordable;
- The development must not be commenced before the development of Lower Butt Lane (above) with which it is contiguous and which links it to the village has been substantially completed
- There should be a mix of housing types in accordance with Policy H4 of the Neighbourhood Plan and other evidence including the Housing and Economic Needs Assessment
- A footway should be provided between the access and the village to the South and to the boundary of the development North along Butt Lane
- Design and Materials should be complementary with those used in Lower Butt Lane reflecting the contiguity of the two sites to the Conservation Area and the proximity of Grade II* Wymondham Windmill to the North and of Grade II Navvie's Cottages Number 2 to the North.
- Design, landscaping and materials should reflect the objective of mitigating any impact on the view from Wymondham Windmill into the village
- Drainage issues should be carefully assessed and addressed, taking into account inter alia Policy Env8 of the Neighbourhood Plan
- An objective of the development should be to maintain unimpeded access on Butt Lane in order to ensure the businesses at Wymondham Windmill suffer no interruption

"The Gollings"

- The development should provide for approximately 5 dwellings;
- There should be a mix of housing types in accordance with Policy H4 of the Neighbourhood Development Plan and other evidence including the Housing and Economic Needs Assessment
- Design and Materials should reflect the location of the development in the heart of the Conservation Area. In particular, Policy H8 of the Neighbourhood Development Plan must be addressed.
- Particular care should be taken to ensure no significant loss of amenity to surrounding properties
- It is a particular concern to ensure adequate off road parking in this location

Glebe Road

- The development should provide for approximately 12 dwellings
- At least 37% of the dwellings should be affordable
- there should be a mix of housing types in accordance with Policy H4 of the Neighbourhood Development Plan and other evidence including the Housing and Economic Needs Assessment
- Landscaping should be carried out with the aim of improving views into the village and to St Peter's School and Roots to Wings day-care centre from the West and South-West
- The Design and Materials should reflect the materials and character of the Conservation Area of the Village and, in particular, the vernacular of bricks, stone and slate
- Recommendations from the detailed technical study assessing surface water run off risks, presented to MBC, to be fully implemented
- LCC Highways recommendations with regards to highway and related safety issues to be implemented in full

Lower Brick Yard Lane

- The development should provide for approximately 20 dwellings;
- At least 37% of the dwellings should be affordable;
- There should be a mix of housing types in accordance with Policy H4 of the Neighbourhood Development Plan and other evidence including the Housing and Economic Needs Assessment;
- Broadly the development should follow the template provided by the Old Manor Gardens development in terms of design, materials and density
- Appropriate flood and drainage assessments for the development should incorporate strategies to prevent flooding across the site and mitigate flooding from the site onto Main Street, taking into account inter alia Policy Env8 of the Neighbourhood Plan;
- In view of the scale of the development support for traffic management measures and/or for relocating or otherwise enhancing the Village Hall should be given so long as it is demonstrated that any financial contribution sought is necessary to make the development acceptable in planning terms, is directly related to the development and is fairly and reasonably related in scale and kind to the development;
- Landscaping to the North of the development to include the planting of woodland habitat to aid water retention and add to local biodiversity;
- Access should be via Main Street, over land that is under the developer's control, and not via Brickyard Lane

Strawberry Farm

- The development should provide for approximately 5 dwellings;
 - There should be a mix of housing types in accordance with Policy H4 of the Neighbourhood Development Plan and other evidence including the Housing and Economic Needs Assessment;
 - A central goal of the development in terms of positioning of new dwellings and landscaping should be to mitigate the impact of the development on existing properties in West Well Gate and Gretton Gardens;
 - An area of land to the north-west of the site alongside Melton Road to be set aside to encourage biodiversity;
 - A footpath should be provided along the Western boundary of the development giving access from Glebe Road to the development and continuing onto Melton Road
-

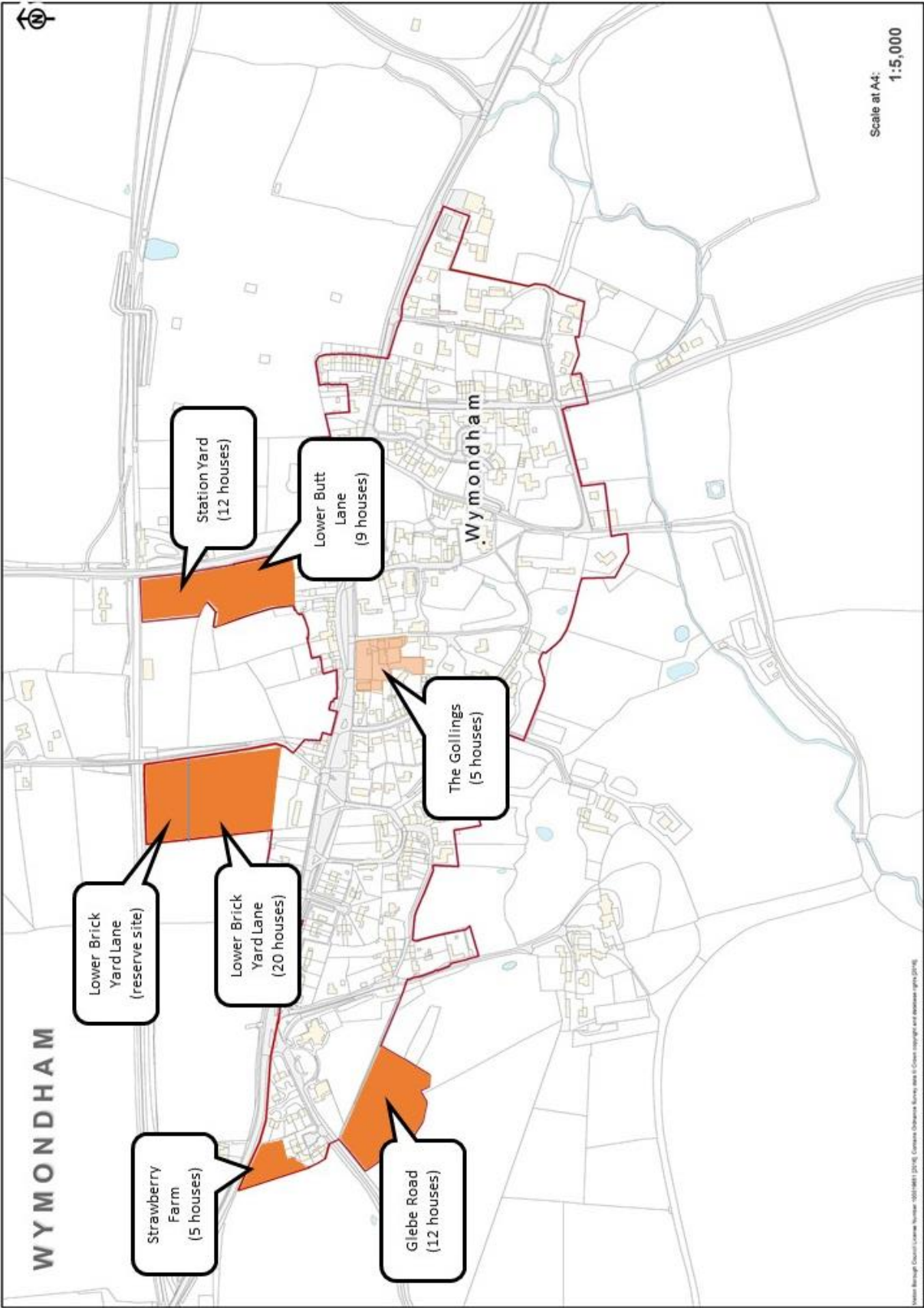


Figure 3: Proposals Map

Reserve Site

Further development of Lower Brickyard Lane. This site, SHLAA Site MC/070/13, described in more detail above has the capacity to be extended and is therefore designated as a reserve site, subject to the following stipulations:

Policy H3

RESERVE SITE

An allocation for further houses on the site at Brickyard Lane, as shown on the Proposals Map, will be considered for housing development up to a maximum of 10 dwellings if:

- It is required to remediate a substantial shortfall in the supply of housing land due to the failure of existing housing sites in Wymondham and Edmondthorpe to deliver the anticipated scale of development required; or
 - It becomes necessary to provide for additional homes in the Parish in accordance with any new development plan document that replaces the Melton Local Plan; and
 - If Lower Brickyard Lane has been developed as envisaged in Policy H2
-

Housing Mix

Delivering a wide choice of high quality homes is essential to support sustainable, diverse and vibrant communities. In Wymondham and Edmondthorpe, this will underpin a demographically well-balanced population in a community that embraces the housing needs of ageing residents as well as of young or growing families. This is vital to the on-going viability of local services and to the vitality of the Parish if it is to achieve the social critical mass needed to avoid becoming no more than a dormitory for affluent commuters and a home to the retired or semi-retired.

In terms of existing housing mix, the most distinctive feature of the Parish is that the proportion of owned properties in the Parish (either owned outright or with a mortgage) at 62.6% is lower than the proportion in Melton District (72.1%) and in the East Midlands (67.2%). Levels of social rented accommodation are also lower than the district, regional and national levels - although the creation of 8 new households in the social rented sector over the past 10 years has led to a 50% increase in provision in this category. The relative shortage of properties that can be bought or rented in the social sector is balanced out by a much higher than average number of households in the private rented sector at 26.7%, primarily through the high levels of private rented accommodation in Edmondthorpe, although Wymondham also has a healthy supply of rented property. The level of private rented accommodation in Melton is 14.2%, in the East Midlands it is 14.9% and in England 16.8%.

There is therefore a shortage of property available for owner occupation, possibly contributing to high house prices.

In terms of house type and size, the Parish has significantly more 2 bedroom houses than Melton Borough (28.5% v 21.7%) but a matching deficit in 3 bedroom dwellings (36.3% v 46.3%). Its stock of houses with 4 or more beds is relatively high by comparison with Melton Borough (31.3% v 6%) while 1 bedroom houses are in short supply. There are more detached and terraced houses than on average across the Borough, but fewer semi-detached dwellings and flats/apartments than in the wider Melton Borough or across the East Midlands.

In terms of demographics the most noticeable feature of the Parish according to the 2011 Census is that it is slightly top heavy. 16% of residents were in the 0-15 age groups in 2011, against 18.1% in Melton and 18.5% in the East Midlands. In contrast 28.5% of residents were in the 45 to 59 age group, compared with 22.4% in Melton, 20% in the East Midlands and 19.4% in England. Although there was also a slightly lower than average proportion of people aged 65+ at 17.6%, there had been a 19.4% increase in residents in this age group between 2001-11.

These statistics need to be interpreted carefully. Treating national or regional comparators as normative for an “appropriate” housing mix in a small rural community, incorporating as they do large urban areas with high levels of housing density, highly developed service infrastructures and large masses of population, has obvious difficulties.

Furthermore, things are as they are for a reason. It is no surprise that there is a relatively large representation of the 45-59 age group, a demographic that might well be in a position to choose to live in a rural area somewhat remote from their place of work, with the higher travel costs involved, and whose interest in living in a rural location might well push up house prices. It is as likely that this age group will sell in turn to others like them and downsize to some other part of the County, or Country, as it is that they will remain in the Parish into old age.

Having said this, the Census data suggests that if the market alone is left to decide on Wymondham’s housing mix its fate as an affluent commuter and retirement base chosen for lifestyle rather than out of commitment to the locality may be sealed and it may be hard to maintain the sense of community within the Parish.

The community were asked their views through the Parish-wide questionnaire. The results showed a clear preference (80%) for medium family homes – defined as having three bedrooms. Some 60% of respondents also favoured starter homes (1-2 bedrooms) and Bungalows, with the next most popular category being large family homes (35%). All other categories – luxury dwellings, maisonettes, flats – attracted more opposition than support.

Interestingly the results of the Youth Survey for 11-17 year olds endorsed this view. 50% of respondents indicated that they wish to live in the Parish when they grow up but only 22% believed that new houses should be suitable for young people wanting to leave home while 94% felt new houses should be suitable for families.

With regard to types of housing 71.7% of respondents to the Questionnaire would prefer detached dwellings to be built, with 70.6% also supporting semi-detached dwellings. Terraced Housing attracts less support at 51.7%. Furthermore 67% of respondents would wish any new development to have medium size gardens.

Therefore, the community prioritises a housing mix that will encourage young families to settle in the Parish and remain, if they wish, through their life stages. The most obvious structural need according to the data is for three bed family homes and this is recognised by the local community.

Policy H4

HOUSING MIX

New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Wymondham and Edmondthorpe, having regard to market conditions, housing needs in the Parish and economic viability. This will include provision of dwellings of 2 or 3 bedrooms and bungalows.

Windfall Sites

Windfall sites are small infill or redevelopment sites that come forward unexpectedly and which have not been specifically identified for new housing in a planning document. These sites often comprise redundant or vacant buildings including barns, or a gap between existing properties in a built-up area.

Such sites have made a regular contribution towards the housing supply in the Parish at an average of 4 dwellings a year (46 new dwellings within the Parish between 2004 and 2015, equivalent to a significant portion of the Parish's entire allocation to 2036). As there remain opportunities for windfall development, and it is clear from consultation that some landowners will be looking to develop these over the life of the plan, there is strong evidence that this will continue to make a contribution to housing provision in the Parish over the lifetime of the Plan.

Policy H5

HOUSING PROVISION WINDFALL SITES

Small residential development proposals on infill and redevelopment sites will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and the Borough-wide planning policies and where such development:

- Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Wymondham and Edmondthorpe where the site is closely surrounded by buildings;
 - Will not involve the outward extension of the built-up area of Wymondham and Edmondthorpe as defined in Policy SD3 of the Neighbourhood Plan;
 - Does not reduce garden space or open space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling
-

Affordable Housing

Affordability is a key housing issue for the Parish, with average house prices too high for those on average incomes. Land Registry figures indicate that the average house price in 2015 in the Parish stood at about £326,900 which is significantly higher than the national average (£187,080).

Nevertheless, local support for social housing is at best luke-warm. Some 85% of respondents to the questionnaire supported new houses being owner occupied, while just over 40% supported rented or shared ownership models. Social housing is the only ownership model which attracted more opposition than support. This reflects concern that affordable housing will not meet the needs of local residents and may be inappropriate to a rural location where there are inevitably high commuting costs to reach places of employment with full-time job opportunities.

However, the draft Local Plan contains a requirement to provide 37% affordable units on-site for all developments with 11 or more dwellings.

Changes to affordable housing being introduced through the Housing Bill include the promotion of a Starter Homes initiative, which aims to help young first-time buyers (below 40 years) purchase a home with a minimum 20% discount off the market price. Shared ownership remains an important element of affordable housing provision. Furthermore, shared ownership schemes are provided through registered providers. Individuals buy a share of their home (25% to 75% of the home's value) and pay rent on the remaining share. Purchasers will need to take out a mortgage to pay for their share of the home's purchase price.

There is support demonstrated through consultation for the provision of affordable units that embrace the concept of Starter Homes and Shared Ownership to increase levels of home ownership locally. If affordable units are provided for those individuals in housing need who have a local connection so that local needs are met this too would be supported.

Policy H6

AFFORDABLE HOUSING

To meet identified needs within the community at least 37% of all new housing developments of 11 units or more will be high quality affordable housing. The provision of affordable housing through Shared Ownership schemes will be particularly supported as there is an under provision of owner occupied housing in the Parish.

The affordable housing stock should be made available as an integral part of the development, should be visually indistinguishable from the equivalent market housing on the site and should be provided as individual units dispersed throughout the development, subject to a registered provider being prepared to take the dwellings on if applicable.

Design

The Parish of Wymondham and Edmondthorpe has a long and interesting history, resulting in a wide array of heritage assets, attractive landscapes and a distinctive local character. This is reflected in the fact that both villages sit within Conservation Areas – entirely in the case of Edmondthorpe and substantively in the case of Wymondham.

The biggest challenge facing the future of Wymondham and Edmondthorpe is to balance the desire to protect the character of each village with the need for them to grow and evolve in a sensitive and proportionate manner in order to sustain the community and its facilities.

The policies in this section seek to reflect the design principles which the community believes will help to achieve this aim. They reflect the outcome of consultations of all age groups, of community organisations and of the Housing Theme Group which specifically focused on relevant issues – all of which showed broad unanimity of views. The overall aim is to protect Wymondham and Edmondthorpe so that they retain their character within a unique and distinctive Parish. This can be achieved by the use of the planning system to respond sensitively to the wide range of historic buildings, structures, landscapes and archaeology situated within the Parish. These assets form many of the key characteristics of the Parish, and future development should seek to enhance, reinforce and preserve this distinctive historic environment.

In this section therefore, the Neighbourhood Plan sets out planning policies which seek to identify and protect the distinctive elements which together provide the special qualities of the landscape setting and built heritage of Wymondham and Edmondthorpe Parish.

New development proposals should be designed sensitively to sit within the distinctive settlement patterns of the villages of Wymondham and Edmondthorpe. Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials. This traditional rural character should be enhanced by new development and schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern, and are respectful of their surroundings.

The community consider it to be important that new residential development is of the highest standard to ensure that it is in keeping with the majority of residential properties in the village. It is not considered necessary to have a uniform series of properties that all look the same, rather to ensure that new developments respect the features of buildings which make the villages of Wymondham and Edmondthorpe desirable places in which to live.

New development proposals should be designed sensitively to ensure that the high quality built environment of the Parish is maintained and enhanced, particularly where schemes are located within or in close proximity to the Conservation Areas. New designs should respond in a positive way to the local character through careful and appropriate use of high quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area.

Policy H7

BUILDING DESIGN PRINCIPLES

All new development proposals of one or more houses, replacement dwellings and extensions will need to satisfy the following building design principles:

- New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, particularly within the Conservation Areas, 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. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views;
 - 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;
 - Adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more, in line with Highways Authority requirements;
 - All new housing should reflect the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;
 - Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form;
 - Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient;
 - Development should be enhanced by biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible;
 - Where possible, enclosure of plots should be of native hedging, wooden fencing, or stone/brick wall of rural design. Any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original;
 - Development of schemes of 10 dwellings or over should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change; all residential developments should ensure appropriate provision for the storage of waste and recyclable materials; and
 - Development should be of a similar density to properties in the immediate surrounding area.
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Conservation Areas and Important Buildings of Special Architectural or Historic Interest

Wymondham's and Edmondthorpe's historic characters are one of their most important assets, and the community wishes to see this protected and enhanced.

The Neighbourhood Plan recognises the importance of the Conservation Areas and their importance in protecting the character of the Parish. It supports proposals that preserve and enhance the unique character of these areas.

In addition to the Conservation Areas, there is a rich built heritage within the Parish. This heritage is not only important to the Parish, because of its contribution to its history, but also because of the contribution it makes to the distinct and special character of Wymondham and Edmondthorpe.

There are 25 buildings/structures that have been granted national 'Listed Building' Status, in recognition of their special historical or architectural interest. These comprise:

- 3, Spring Lane, Grade II, Spring Lane, Wymondham, Leicestershire
- Apple Tree Cottage, Grade II, Main Street, Wymondham, Leicestershire
- Bryan's Lodge, Grade II, Wymondham, Leicestershire
- Carriage Store, Workshop and Adjoining Loose Box at Edmondthorpe Hall, Grade II, Edmondthorpe Leicestershire
- Church of St Michael and All Angels, Grade I, Edmondthorpe, Leicestershire
- Church of St Peter, Grade I, Nurses Lane, Wymondham, Leicestershire
- Former Cross 1 Metre South of South Aisle of Church of St Peter, Grade II, Nurses Lane, Wymondham, Leicestershire
- Former Grammar School, Grade II, Wymondham, Leicestershire
- Former West Lodge at Edmondthorpe Hall, Grade II, Edmondthorpe, Leicestershire
- Groom's Quarters and Service Wing at Edmondthorpe Hall, Grade II, Edmondthorpe, Leicestershire
- Holly Cottage, Grade II, Edmondthorpe, Leicestershire
- Japonica Cottage and Adjoining Bakehouse, Grade II, 57 Main Street, Wymondham, Leicestershire
- Lychgate and Side Gate and Walls 70 Metres North West of Church of St Peter, Grade II, 27 Church Lane, Wymondham, Leicestershire
- Milepost Half a Mile East of Whissendine Station, Grade II, Cordhill Lane, Edmondthorpe, Leicestershire
- Navvies Cottages Number 2, Grade II, Butt Lane, Wymondham, Leicestershire
- New Farmhouse, Grade II, Edmondthorpe, Leicestershire
- Stable Range and Lodgings at Edmondthorpe Hall, Grade II, Edmondthorpe, Leicestershire
- The Hunters Arms Hotel (Now a private residence), Grade II, Edmondthorpe Road, Wymondham, Leicestershire
- The Manor House, Grade II, Main Street, Wymondham, Leicestershire
- The Priory, Grade II, Chapel Lane, Wymondham, Leicestershire
- The Thatches, Grade II, Rookery Lane, Wymondham, Leicestershire
- Water Pump 10 Metres West of the Old School, Grade II, Wymondham, Leicestershire
- Wymondham House, Grade II, Wymondham, Leicestershire
- Wymondham Windmill, Grade II Star, Butt Lane, Wymondham, Leicestershire

Their designation as Listed Buildings gives them special legal protection and it is important that the Neighbourhood Plan highlights them, especially to ensure that all parties are aware of their local importance and merit, and the need to protect and enhance these structures.

In addition to these nationally recognised 'Listed' buildings and the special protection this brings, there are other buildings and structures that are locally important to the architectural and historic heritage of Wymondham and Edmondthorpe and need to be preserved and enhanced.

These non-designated heritage assets will be identified over time.

Policy H8

NATIONALLY DESIGNATED HERITAGE ASSETS OF LOCAL HISTORICAL AND ARCHITECTURAL INTEREST

Development proposals will be required to describe the significance of any heritage assets affected and the impact of the proposal on that significance in accordance with NPPF Section 128 and to include proposals to conserve and where appropriate enhance the structure and setting of such structures or buildings, proportionate to the asset's importance.

Light Quality

The Parish Council has been concerned to reduce the number of street lights where possible and to install night time sensors to minimise light pollution in the Parish. This is driven by the environmental benefits of reducing street and security lighting; the amenity benefits to households of limiting intrusive security lighting on adjacent properties and the economic benefits of reducing the cost of lighting.

The work undertaken by the Parish Council is supported by the NPPF. Paragraph 125 states that planning policies "should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation".

NPPF paragraphs 95 & 97 support low carbon emission and a reduction in energy consumption. The draft Local Plan policy EN9 promotes the use of natural light and energy efficient measures in development. Accordingly, this Neighbourhood Plan will require that any developments within the Parish should only feature on-street and external wall mounted lighting that is appropriate and sympathetic to the context, and consistent with the density and output of the lighting used in the surrounding area and that light timing regimes should be in conformity with the policy of the Parish Council and remain consistent in this regard. Consideration should be made to maximise energy efficiency and minimise light pollution, all light being directed ground-ward.

Policy H9

USE OF STREET LIGHTING

Development must limit the impact of light pollution, including from security lights and from artificial externally visible light sources.

The use of on-street lighting will be appropriate and sympathetic to the context and consistent with the density and output of the lighting used in the surrounding area.

8. Neighbourhood Plan Policies for the Natural and Historical Environment

Although now linked socially and administratively as components of a single Civil Parish and Neighbourhood Plan Area, Wymondham and Edmondthorpe are historically and geographically separate settlements with different characteristics.

People were living here in prehistoric and Roman times, as shown by archaeological evidence, but both modern settlements have their origins in the so-called 'Dark Ages' after the Roman occupation. Place names give clues to their dates of foundation: Wymondham ('Wygmond's place') was home to a group of Saxon people in the 700s, while Edmondthorpe (*Edmersthorp* in Domesday: 'Eadmear's outlying place', or possibly 'east mound place') appeared, perhaps a hundred years later, as a satellite settlement of Wymondham during a time of Danish rule in the region. They became two parishes – Wymondham to the north, Edmondthorpe to the south – with two churches, at least two landlords, and two areas of farmland extending east to west across almost the whole of the modern Parish. Over a millennium of independent manorial, social, agricultural and industrial histories has resulted in modern settlements that are still distinctive.

Edmondthorpe is the smaller, as it always has been. Indeed, it is smaller now than it was in the early medieval period before bubonic plague and climate change reduced the population; earthworks in surrounding fields, and spaces between modern dwellings, are the traces of abandoned cottages and crofts. Since the 17th century, when the manor house was rebuilt on a new site, Edmondthorpe has been a planned estate settlement with a small population, an arrangement that still determines the layout of the hamlet with its widely-spaced houses, greens, gardens, trees and limestone walls.

Wymondham grew into a large village with a mixed economy, supported in part by its location on an important cattle-droving route between the Midlands and southeast England. It also had building stone and brick-clay resources to support local crafts, in addition to agriculture. Although, like Edmondthorpe, earthworks just outside the modern village show that it shrank in the 13th century, its 17th century population was already growing, it received a boost from the introduction of a Rail link, supported by a local station which also served Edmondthorpe (closed in 1959), and continued to increase through to the 20th century, and as it continues to do today. The result is a village with particular characteristics: historically a long, narrow, roadside settlement with side lanes; a wide main street (from cattle droving) with broad verges and set-back buildings, and a variety of vernacular building sizes, functions, styles and ages (beginning in the 12th century).

Both historic parishes were initially farmed on the open field system. From before the Norman conquest they had arable-based mixed economies, with a rather small area of permanent grassland and very little woodland. From a 17th century start, and entirely after Enclosure, this agricultural crop-based economy changed to one based on livestock, with permanent grazing fields bounded by hedges, and relatively little arable land. Finally, in the later 20th century there was a reversion across more than half the parish's area to large-scale arable farming, with further loss of woodland and other natural habitats balanced, to some extent, by designation of two SSSIs and the active management of areas of farmland for the benefit of wildlife.

The natural and historical environment of the Plan Area is the direct result of these separate and shared histories. Local people wish to preserve the distinctive characters of the two settlements, and to preserve and enhance what remains of the natural environment and its connections with the lives of residents.

8.1 Local Green Spaces

An environmental inventory (Appendices 2 and 3) of all undeveloped land in the parish, including Protected Open Areas (POAs), was carried out between September 2015 and March 2016. Information was compiled from existing sources (national and local designations, records and mapping) and fieldwork, together with the results of consultation (open events and questionnaire) with residents.

95 sites in the two settlements and across the open countryside were identified as having significant environmental features (biodiversity, history, landscape, etc.). These sites were assessed and scored for both their community and environmental value, using the nine Local Green Space criteria in the NPPF. The resulting list of high scoring sites is proposed as those best representing the Plan Area's most important, characteristic and valued open spaces. Their protection is regarded as essential for this reason, and is fully compatible both with the NPPF aims of sustainable development in the Plan Area and with the Melton Borough *Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study (2015)* (currently (April 2016) a consultation document).

Although not scoring highly enough, using NPPF criteria as applied in this Plan, for Local Green Space designation, there are seven further sites that are in the inventory because they are a vital part of the special character of the settlements of Wymondham and Edmondthorpe and merit consideration for protection and enhancement. These are the subject of a Community Action set out – with a map showing their locations – in Appendix 4.

Policy ENV1

PROTECTION OF LOCAL GREEN SPACES

The following sites are proposed for designation as Local Green Spaces (LGS). Within the area of LGS identified on Figure 4 and below development is ruled out, other than in very special circumstances.

- Gill's Field, Wymondham (ref 332)
 - Village Allotments, Wymondham (ref 904) (also included in Melton BC Areas of Separation, Settlement Fringe and Local Green Space Study, (ASSFSLGS) 2015)
 - Green Spaces (two sites) Old Manor Gardens Estate (905a and 905b)
 - Edmondthorpe and Wymondham Railway Station Site (ref 900)
-

See Figure 4

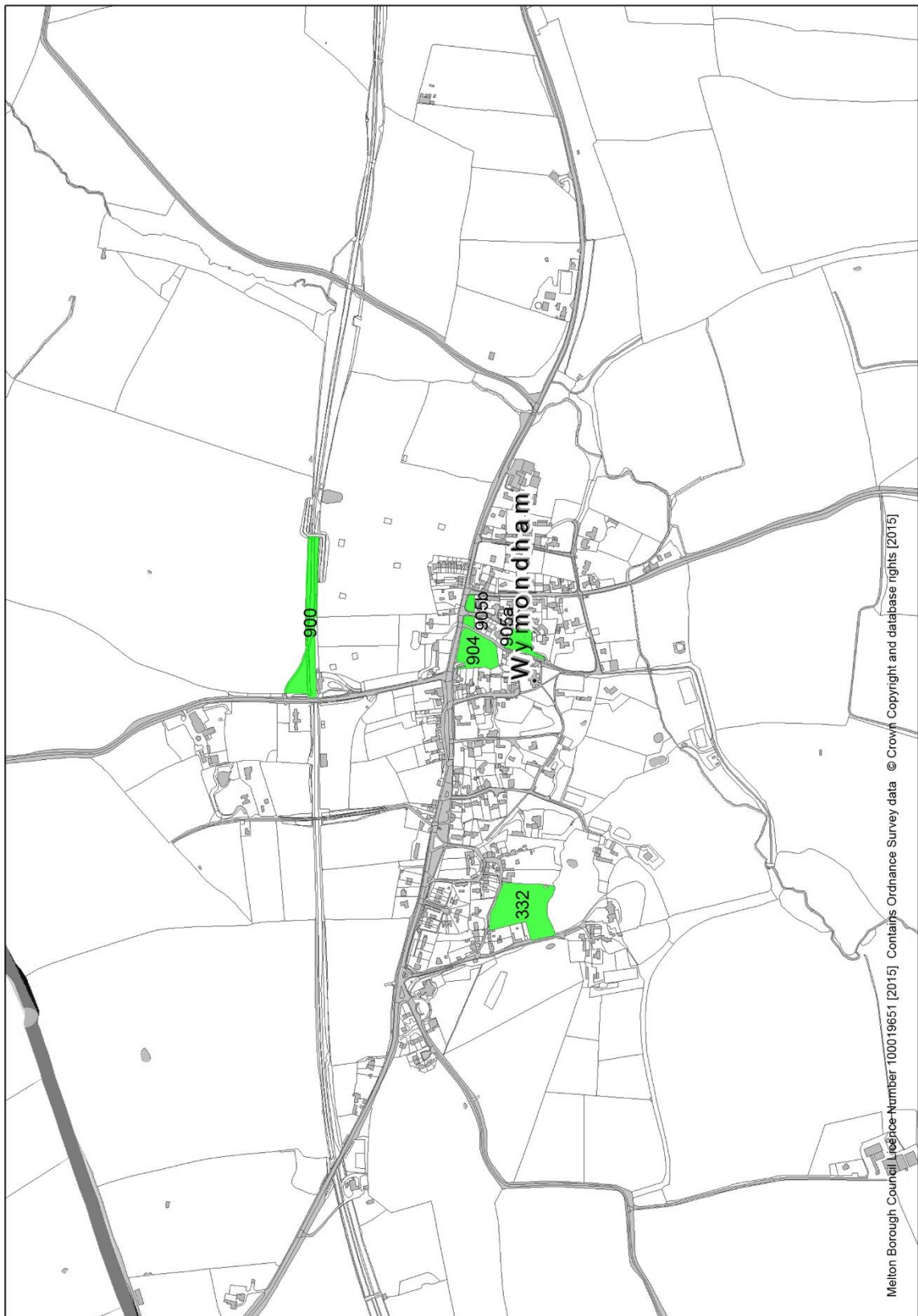


Figure 4: Proposed Local Green Space Designations

8.2 Other Sites of Environmental Significance

A further 83 sites have significant natural or historical environment features but do not score as highly, particularly under the NPPF community and amenity criteria: they may be, for example, not publicly accessible, or distant from the settlement areas. While their combined area is less than 10% of the total area of the Parish, these are the only sites in the Plan Area where significant, extant, natural and historical heritage still survives. Some are Local Wildlife Sites (LWS) or are proposed or candidate sites for this status. Others are designated in the Leicestershire & Rutland Historic Environment Record (HER) or by Historic England. They are important for preserving the characteristic environment and landscapes of Wymondham and Edmondthorpe. Every effort should be made to resist development which threatens or damages them.

Policy ENV2

OTHER SITES OF ENVIRONMENTAL SIGNIFICANCE

The protection and enhancement of the identified significant features of sites shown on the Map on Figure 5 as “other sites of environmental significance” and detailed in the Environmental Inventory (Appendices 2 and 3) will be supported unless the need for, or the benefits of, the development in that location clearly outweigh the loss

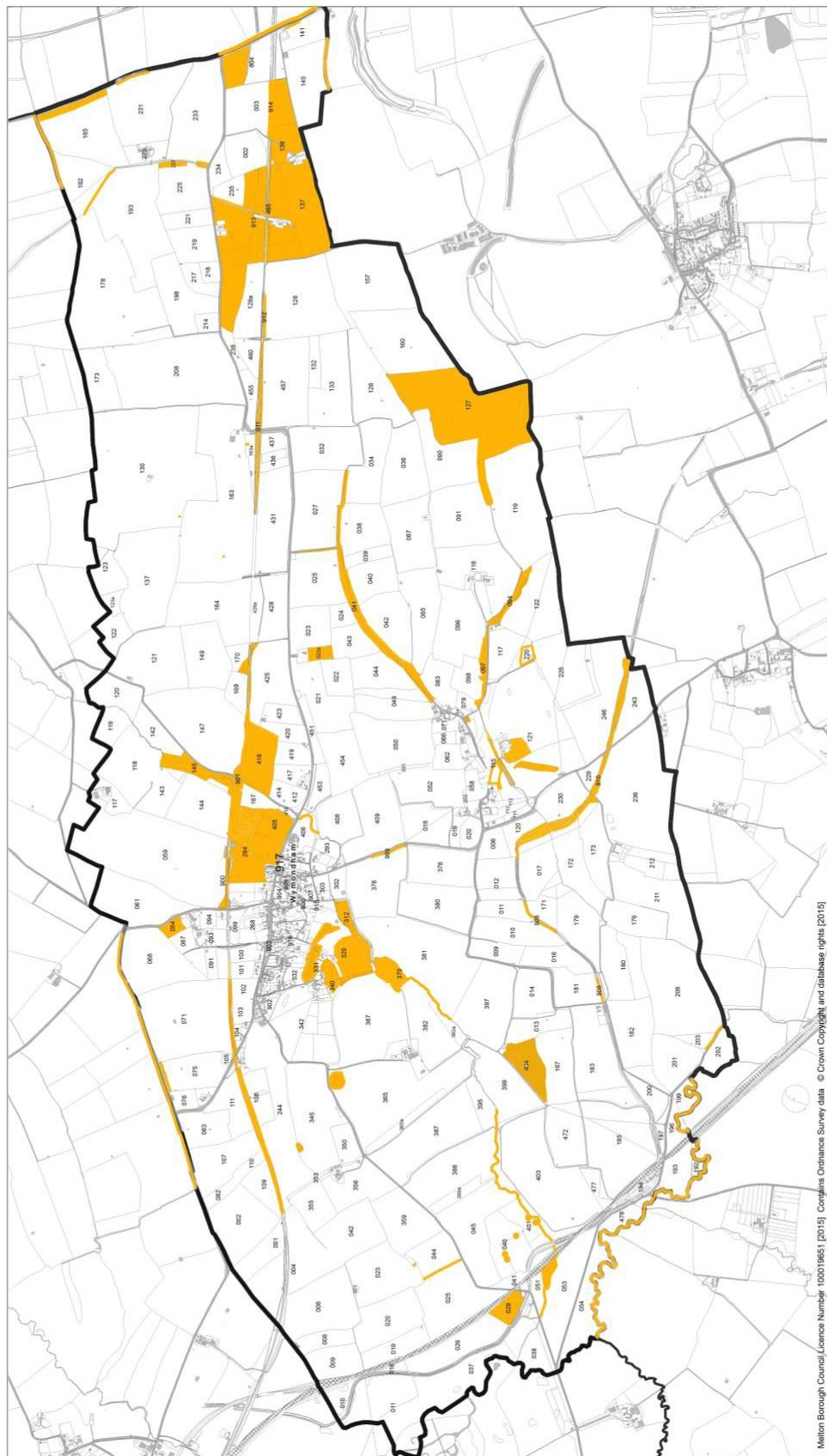


Figure 5: Other Sites of Environmental Significance

8.3 Ridge and Furrow

Like almost all other rural settlements in the Midlands (and across lowland northwest Europe) the open land of the townships of Edmondthorpe and Wymondham was almost entirely arable from the time of Saxon and Viking settlement until *enclosure*, which began in the 17th century and was largely completed with the Enclosure Awards of the 18th century. After Enclosure the Plan Area became largely permanent pasture, beneath which the ridges and furrows of the medieval plough-lands survived as earthworks.

In the second half of the 20th century, however, farming became more intensive and most of the Parish was ploughed to create either arable or improved grassland. Reflecting the national trend (loss of between 95% and 100% per parish, mostly since 1940), Wymondham and Edmondthorpe has lost most of its ridge and furrow fields. Only 18 of the c.250 fields (7.2% by number, 2% by area) in the parish retain well-preserved examples (see Figure 6).

In English legislation, except for the few that are also Scheduled Monuments, ridge and furrow fields are not protected, despite a recognition that “as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance” (English Heritage, 2012).

While individual fields in the Plan Area are not claimed to be of international importance, they are an important part of the distinctive character of the parish. They are valued by the local community and any further, avoidable, loss of ridge and furrow in Wymondham and Edmondthorpe would be irreversibly detrimental. Melton BC *Areas of Separation, Settlement Fringe and Local Green Space Study*, 2015 recommends avoidance of residential development on ridge and furrow, and its conservation, enhancement and interpretation for [its] historic legacy or as part of the green infrastructure network.

This policy not only seeks to protect the remaining ridge and furrow fields from development, but highlights their importance to the community, especially bearing in mind that many of the threats to ridge and furrow fields often involve types of development and practices that do not require planning approval.

Policy ENV3

RIDGE AND FURROW FIELDS

Development proposals that adversely affect or damage an identified surviving area of ridge and furrow earthworks will not be supported.

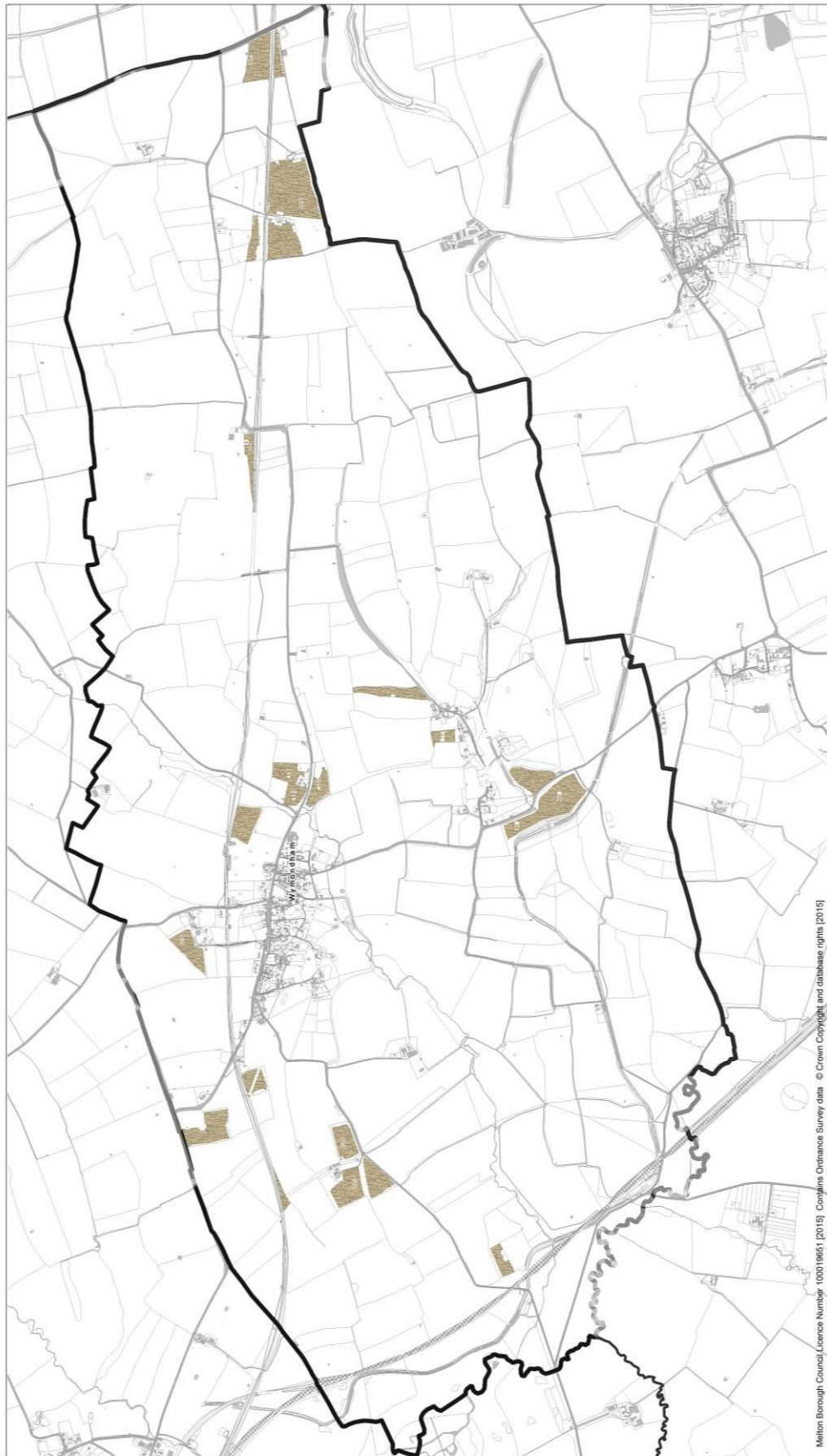


Figure 6: Areas of Well-Preserved Ridge and Furrow Proposed for Protection

8.4 Woodland, Trees and Hedgerows

Community consultation reveals that woodland, individual trees of landscape value, and mature and managed hedgerows are highly valued in Wymondham and Edmondthorpe. This is despite, or perhaps because of, their relative paucity. There is no ancient woodland in the Plan Area (for land use history reasons); the few woodland areas are mostly 19th and 20th century plantings – coverts or plantations – or are the result of fairly recent colonisation, by scrub and trees, of land previously in other uses.

There are also a number of ornamental trees of landscape and amenity value in the two settlements, mainly of 19th and 20th century age but with some older specimens in Edmondthorpe.

Finally, although there are probably some 90 kms of field hedges in the Parish, only about 4 kms are species-rich or old (pre-Enclosure) and thus of biodiversity or landscape importance.

The map below (see Figure 7) shows all known woodland, landscape trees and important hedges in the Plan Area, as surveyed for the Plan, mapped as Priority Habitat by Natural England, or designated/proposed as Local Wildlife Sites by Leicestershire County Council and/or Leicestershire & Rutland Wildlife Trust. Hedges have some protection under current legislation (Hedgerows Regulations, 1997). Larger trees within the two village Conservation Areas have some protection under the 1990 legislation but, generally, trees and woods in the parish are currently vulnerable to development and changes of land use.

Including linear features (canal and railway land) and wooded gardens but excluding field hedges, there is about 50ha of woodland in the Plan Area. This is only slightly more than 2% of the total area, demonstrating the ecological and landscape importance of the protection of as much as possible of what remains.

The community's aspiration for new habitat to redress the paucity of woodland in the Plan Area is addressed by a Community Action, Env 4, Appendix 4.

Policy ENV4

WOODLAND, TREES AND HEDGES

Trees and hedgerows of good arboricultural, biodiversity and amenity value should be protected from loss or damage as a result of development. Wherever possible they should be integrated into the design of development proposals.

Development proposals that seek to enhance the biodiversity of the Parish by creating woodland habitat sites as part of landscaping proposals will be supported.



8.5 Biodiversity

Ecologically, the Plan area is a fairly extreme example of the common pattern in Leicestershire; it has large areas of low biodiversity with a few small pockets of good quality. The environmental inventory for this Plan mapped all sites of known ecological significance at only 8% (approximately) of the total area of the Parish.

Wymondham and Edmondthorpe has two sites of national importance (Wymondham Rough: SSSI for neutral clay grassland; LRWT Reserve; and Cribbs Meadow: National Nature Reserve and SSSI for calcareous lowland grassland; LRWT Reserve). All other sites of biodiversity value (bounded and linear) are noted in the inventory list and are the subject of Policies in the Plan.

This situation increases the community's responsibility for and interest in protecting the natural environment and enhancing its biodiversity, both on the known and designated sites but also across the Parish, in particular in respect of the protection of species known to be declining or at risk and of the creation of new habitat areas. In a wider context, biodiversity enhancement (species and habitats) is supported by the NPPF, which is itself compliant with the European Habitats Directive 1992 (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora) and the UK Conservation of Species and Habitats Regulations 2010, Amended 2012.

Three wildlife corridors will be designated to connect known sites of wildlife importance and make it possible for populations of animals and plants to interact and spread without hindrance from intervening development barriers. This approach is recognised both as an example of good practice for biodiversity enhancement and habitat protection, and as an effective way of bringing wildlife into closer contact with people.

Policy ENV5

BIODIVERSITY

- Development proposals will be expected to take a three-step approach designed in descending order of priority (a) to avoid impacts (b) to minimise impacts and (c) to provide offsets for any unavoidable impacts
 - Development proposals will be required, where feasible, to contribute to the protection and enhancement of the biodiversity of the Parish, through for example the incorporation of native plants;
 - The Plan will designate three wildlife corridors as shown (see Figure 8): (1) riparian corridor along the brook from north of the railway line through Wymondham to Wymondham Roughs nature reserve; (2) the River Eye for its whole length on the Parish boundary; and (3) along the ancient track between Wymondham and Edmondthorpe
-

Proposed Wildlife corridors

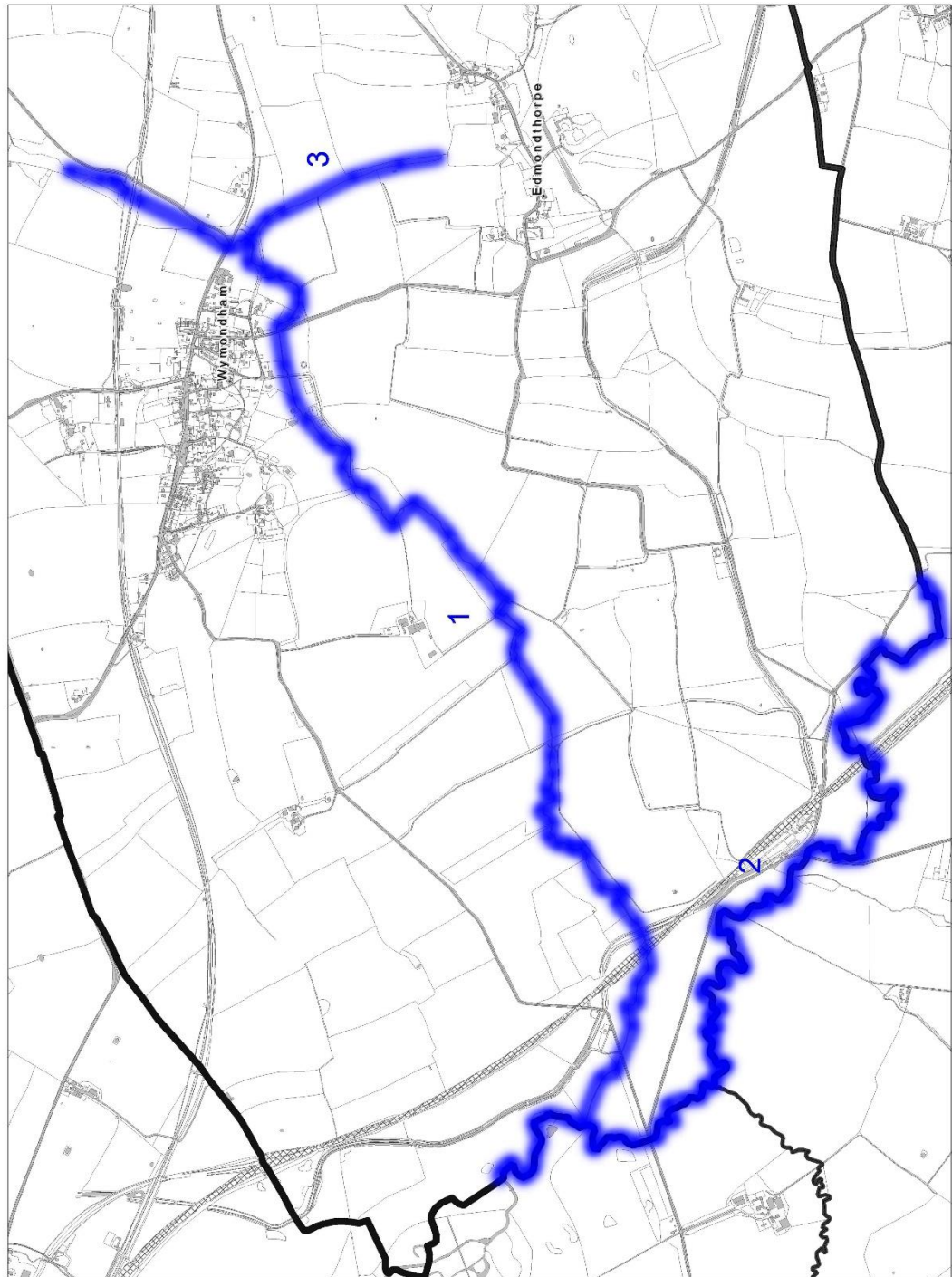


Figure 8: Proposed Wildlife Corridors

8.6 Footpaths and Footways

The villages of Wymondham and Edmondthorpe enjoy a very good network of footpaths both within and outside the village limits. Footways, for example between the two villages or to Wymondham Windmill, are however largely limited to the Main Streets and residential streets radiating off them. Edmondthorpe already has a good choice of circular walks of various distances and interests. Wymondham would benefit from more circular walking routes for the enjoyment and wellbeing of residents and visitors. Better footpath/footway links between the two villages would improve cohesion between the residents of these twinned parishes. This aspiration is the subject of proposed Community Action ENV 2 (Appendix 4).

Policy ENV6

FOOTPATHS

Development proposals will be supported wherein they do not result in the loss of, or have a significant adverse effect on, the existing network of footpaths.

Development proposals that connect into the existing network of footpaths and footways through the provision of new rights of way will be supported.

8.7 Protection of Views of Local Importance

Consultation during the Plan's preparation identified a widely held wish to protect the rural settings of the settlements of Wymondham and Edmondthorpe, in particular their relationship with one another and with the surrounding farmland and the wider landscape. Maintaining Wymondham's geographic, but not social, separation from its medieval sister settlement of Edmondthorpe is regarded as important.

One of the main ways in which residents expressed this wish was by describing a number of important views within, between, away from and toward the two settlements. These consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental significance also confirmed the sight-lines of the suggested views.

Policy ENV7

PROTECTION OF IMPORTANT VIEWS

In this regard applications will be supported unless they impact materially and adversely on the following locally important and valued views (see Figure 9):

- a. northeast from open countryside toward the church and settlement of Wymondham
 - b. north from Cordhill Lane toward the church and settlement of Wymondham
 - c. north from Edmondthorpe Road toward the church and settlement of Wymondham
 - d. northwest across Nurses Lane to the parish church and into the historic built environment of Wymondham
 - e. south from Wymondham windmill toward the parish church and into the historic built environment of Wymondham
 - f. north from Main Street, opposite Spring Lane, towards Wymondham Windmill
 - g. southeast from The Banks down The Waddlings (ancient drovers' track) toward Edmondthorpe
 - h. west from Edmondthorpe Drift toward the historic core of Edmondthorpe
 - i. south from Edmondthorpe Social Club across parkland of the Hall to open countryside
 - j. east from Stapleford/Glebe Road into the village
-

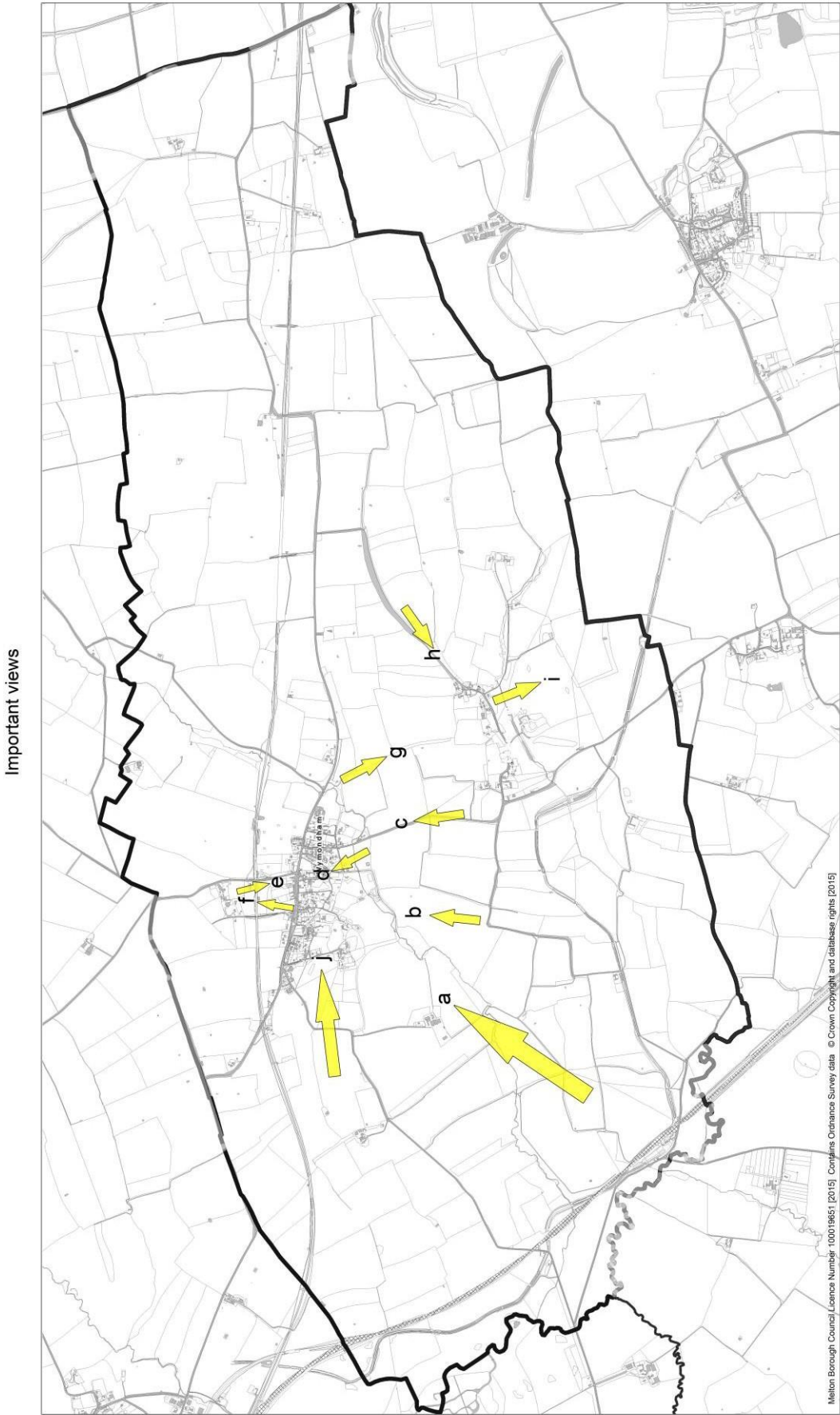


Figure 9: Important Views

8.8 Flooding

The Plan Area is underlain, geologically, by a series of Jurassic rocks of which over half are relatively impermeable clays and mudstones. In addition, although Wymondham is situated on a small area of sand and gravel, further areas of the Parish – those which have limestone at depth – have impermeable glacial till ('boulder clay') at the surface. Local watercourses therefore rise on and flow over mostly impermeable clay rocks.

There is an important watershed east of the settlements, between west-flowing tributaries of the River Eye (which flows into the Trent) and east-flowing headwaters of the Witham (flowing to the Wash).

The Eye tributaries drain over 1700 ha of intensive arable fields (in the west) and grassland (in the east), both land uses which, in combination with the geology, produce rapid run-off and increase the risk of flooding in built-up areas downstream. Wymondham experiences flooding in several locations (circles on Figure 10), while Edmondthorpe has one problematic site. Further details can be obtained from the online flood map for planning: <https://flood-map-for-planning.service.gov.uk/>

The original settlements were located close to streams because they needed a supply of water, but this historical rationale is compromised by the need to reduce the effects of flooding on modern infrastructure and the economy. Four flood-related issues are of concern to residents:

- i. Although flooding has occurred historically, modern domestic building/decorative materials, heating, lighting and technology are far more susceptible to water damage than in the past
- ii. Building standards and the location of new development during the 20th century took minimal cognisance of the risks of flooding, while woodland clearance and intensive agricultural practices have increased the speed of rain- and surface-water runoff
- iii. Climate change appears to be increasing the intensity and volume of rainwater runoff and the frequency of storm events
- iv. At least five locations within the settlements are known to flood regularly

This Plan therefore supports initiatives for mitigating the effects of flooding now and for the sustainable management of rivers and surface water, including flood risk, in the future. It takes paragraphs 94 and 100-104 in the NPPF, Planning Policy Statement 25, and relevant policies in Melton Borough Council's Draft Local Plan as the basis for the following policy.

Policy ENV8

RIVERS AND FLOODING

Development proposals will be required to demonstrate that:

- a sequential approach in respect of flood risk has been taken into account when determining the Proposal's location
 - the design includes, as appropriate, sustainable drainage systems (SuDS), surface water management measures and permeable surfaces;
 - there will be no resulting increase in the risk of flooding downstream.
-

A Community Action is also proposed (Env 3, Appendix 4) to express the community's aspiration for a proactive, collaborative approach among the relevant Agencies, landowners, farmers and other residents to apply new and evolving techniques to sustainable hydrological management.

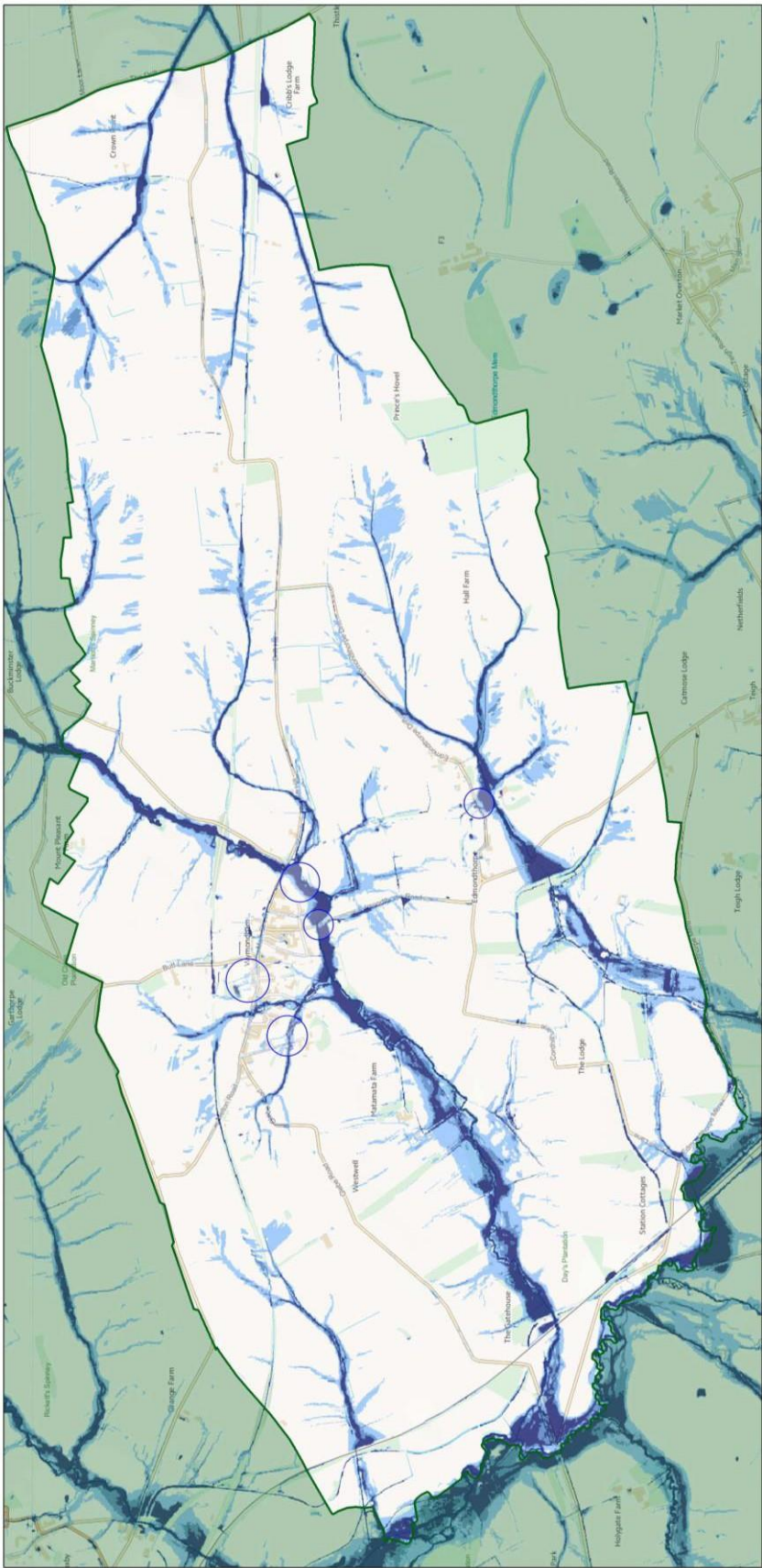


Figure 10: Risk of Flooding

9. Neighbourhood Plan Policies for Community Facilities and Amenities

The presence of community facilities and diverse amenities make a significant contribution to the vitality, community spirit and overall viability of Wymondham and Edmondthorpe. They have a positive impact on the sustainability of the Parish, enhancing quality of life and providing an important focal point for social interaction. They also provide locals with employment opportunities, reduce the need to travel and offer valued services, not only for those who do not have access to a car.

However, the loss and threatened closure of facilities and services is a common feature of village life. An increase in car ownership has opened up access to a wide range of shopping alternatives and leisure activities, other than those that are available locally, a trend that is also encouraged by frequent commuting to work, whether to places of employment or to deliver products or services. While village communities have become more mobile some rural service providers have decided, as they seek to become more efficient, that it is not viable to maintain service levels. These trends taken together threaten the viability of many rural services and amenities and neither Wymondham nor Edmondthorpe have been immune from this.

This situation is most apparent in Edmondthorpe which in recent years has lost a Post Office (in 2011) and a Convenience Store (2011), its School being long gone (1966). Its Church is redundant and under the care of the Churches Conservation Trust. Its infrequent bus service is on the edge of the village well away from the majority of the houses. The one remaining Community amenity is Edmondthorpe Social Club.

In Wymondham itself there is a wider range of facilities. These include a Pub; a Village Hall; a Church; a Primary School, St Peter's; A Day Care Centre for pre-school and Primary School age children, Roots to Wings; at the site of a Grade II star listed Windmill, several boutique shops and a tea room; the Old Bakery Antiques, a specialist retailer; allotments and a play area with equipment.

However, the last decade or so has seen the closure of a local store and newsagent; the termination of the provision of a doctor's surgery twice a week; the closure of a pub; and in 2016 closure of the village's General Stores and Post Office. None of these have been replaced, although there is a mobile Post Office Service for a couple of hours two days a week.

9.1 Protecting Existing Community Facilities

The main community facilities of Wymondham and Edmondthorpe are as follows:

Village Hall

The Village Hall is a well-used local resource which offers a main hall marked out and used for badminton, a curtained stage, a shuttered bar licensed for 120 people and toilet facilities for all abilities. The Village Hall is well used. It provides a venue for sporting activities like Badminton and Circuit Training. It hosts annual productions by the local amateur dramatics society. Audio-visual equipment allows the screening of films, major sporting events and major national occasions such as the Last Night at the Proms. There are regular quiz nights and occasional concerts. It provides the venue for the well-attended annual Harvest Supper, an important event in a rural community.

The importance of the Village Hall to community life is perhaps best illustrated by the fact that of 27 Children in Class 2 and Class 3 of St Peter's Primary School 22 identified the Village Hall as a "like".

School

St Peter's Church of England Primary School converted to Academy status on June 1st 2014 as part of the Diocese of Leicester Academies Trust. The school was established in Wymondham in the 1860s and moved to its present building, on the edge of the village, in 1966. There is a strong community spirit within the village and the school plays a significant part in this. Approximately 75% of its pupils come from within the Parish.

The school has capacity for expansion from its current pupil numbers. It has three large, well-equipped classrooms together with a school hall, library, staff room, office accommodation and very attractive school grounds. Outside there is an enclosed play area for the Foundation Class children, a large hard play area with equipment, an expansive sports field and Quiet Garden.

Church

Wymondham's church is a Grade I listed building dating to the C13th. Regular attendance is low but the Church is kept going by voluntary donations drawn from a wide circle of parishioners – many more than come to Church, indicating its value to the Community. The Church fills up at Easter, for Carol Services on Christmas Eve, for weddings and for funerals. It is also a popular wedding venue with couples from outside the Parish attracted by its charm and interest. The Church is also home to an active group of Bell Ringers and Hand Bell ringers. The Church Yard is in a central location in the village and is bisected by well used criss-crossing paths leading north, south, east and west.

Pub

The Berkeley Arms is Wymondham's only remaining pub. The pub has been close to closure in the past but is at present highly successful as a result of the skill and energy of its current tenants, which has led to a Michelin Bib Gourmand award and inclusion in the Michelin pub guide. As well as being a popular spot locally and providing a meeting place for the Wymondham and Edmondthorpe Civic Society the Berkeley Arms attracts clientele from a wide catchment area, having established a regional reputation.

Allotments

Wymondham has a large allotment site that is actively used by local residents. They are owned by Buckminster Estate which leases them to the Parish Council. Allotments offer an improved quality of life, an enjoyable hobby, low-cost food (some of the produce is served at the Berkeley Arms), a sociable form of relaxation and contact with nature for all age groups and abilities.

Sedley Field

The Sedley Field, opposite St Peter's School and on the other side of the main road leading into the village from Melton Mowbray, is owned by the Sir John Sedley Educational Foundation. This is a trust set up to provide grants for educational purposes to the under 25's in the parish of Wymondham and Edmondthorpe, and surrounding parishes of Buckminster, Whissendine, South Witham, Stapleford, Saxby, Freeby, Brentingby, Garthorpe, Coston, Sewstern, Thistleton, Market Overton and Teigh.

The Trust own the Sedley Recreational Field in Wymondham, currently rented to a local Wymondham organisation WASSP on a 30-year lease, of which 22 years are outstanding, for the purposes of sports and recreational activities. In the past the Field has also been the site for an annual May festival. The festival is no more and WASSP is largely inactive: in a small village such things are dependent on the relative energies and priorities of succeeding generations of residents.

Roots to Wings

Roots to Wings is a privately owned full day care facility. Founded in 2010 it now has 60 children enrolled in all age groups up to 11, of whom 20 are from the Parish. It is a popular and vibrant facility attracting parents from outside as well as from within the Parish.

Edmondthorpe Social Club

The 'glue' keeping Edmondthorpe village together as a community, rather than a cluster of houses is the Social Club. It runs on voluntary support, receiving no financial contributions from any external agency. It has a licence for 90 people and maintains a varied programme of concerts and performances throughout the year as well as hosting local quiz nights and other local events.

The loss of the Social Club would have a devastating impact on the community of Edmondthorpe.

Other Amenities

As well as these community facilities, the Parish also boasts a diverse array of small retail shops, including Old Bakery Antiques, a specialist retailer with an extraordinary collection of antique hardware; a Gallery showing work by a local artist; and several shops at the Windmill complex at Wymondham which also includes a tearoom, accommodation and a small caravan site. Most of these successful retailers have succeeded by establishing regional or national reputations in order to achieve the levels of demand necessary to thrive.

To promote the sense of community and of social cohesion that is so much part of Wymondham's heritage and to maintain the appeal and viability of the Parish as a place to live it is essential that Wymondham and Edmondthorpe retain their remaining community facilities and amenities.

The importance of the existing facilities and amenities were highlighted in the consultation events that have taken place across the Parish through the preparation of this Neighbourhood Plan.

The Open Event in September 2015 at the outset of the Neighbourhood Plan process identified the value placed on retaining existing Parish facilities by local residents. This was reinforced by the results of the Parish-wide questionnaire in February 2016; by the consultation with young people aged 11-17 living in the Parish carried out in January/February 2016; and by the survey of the children at St Peter's Primary School.

Both the NPPF and the draft Melton Local Plan indicate that valued community facilities should be retained. Policy CF1 explains how the Plan will contribute towards the objective of maintaining the existing level and range of facilities.

Policy CF1

THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES

Development leading to the loss of an existing community facility or which detrimentally impacts on an existing community facility in such a way that it loses amenity value (including the primary school, village hall in Wymondham and social club in Edmondthorpe, allotments and Berkeley Arms Pub) will not be supported unless it can be demonstrated that:

- There is no longer any need or demand for the existing community facility; or
 - The existing community facility is no longer economically viable; or
 - The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.
-

9.2 Promoting Additional Community Facilities and Amenities

Community consultations have confirmed the value of enhancing the range of community facilities and amenities in the Parish, recognising their benefits to the local community.

The gradual loss of facilities at Edmondthorpe gives added importance to the need to encourage additional community services and amenities into the settlement. The recent loss of the Post Office and General Store at Wymondham has been significant for individuals, local businesses and the community at large – as reflected in consultations with all age groups and with local residents. For example, 86 respondents to the questionnaire used to obtain local views identified themselves as working from home and of these 86.7% identified postal services as a significant need. Through community consultation the need for additional play activities for children was identified and weight was added to this by the youth consultation that specifically identified the need for a skate park and a youth club and the survey of the older children at the local Primary School where many suggestions were put forward for extra-curricular facilities.

However, this needs to be evaluated in the context of concerns expressed amongst the community about the impact of parking at the Village Hall, the School and the Church and the impact of increased traffic flows on road safety.

Policy CF2

NEW OR IMPROVED COMMUNITY FACILITIES

Proposals that improve the quality and/or range of community facilities, particularly those for young people, will be supported provided that the development:

- Meets the design criteria stated in policy H7;
 - Will not result in unacceptable traffic movements or other impairments to residential properties;
 - Will provide adequate onsite parking to meet the generated need
- Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle
-

10. Neighbourhood Plan Policies for Employment

10.1 Support for the Existing Local Economy

Supporting a healthy and diverse local economy is an important theme of the Neighbourhood Plan. This support recognises the constraints imposed by the fact that Wymondham and Edmondthorpe is a rural parish and thus relatively remote from the major employment centres and by the fact that its residents place a high value on its rural character in all its aspects. However, increased opportunities for home working and the highly mobile local economy – in terms both of demand and of labour – offer opportunities for niche businesses to flourish and for individuals to base themselves from the Parish while working elsewhere. Both these trends benefit the overall sustainability and diversity of the Parish.

There is an increasing number of residents who are home workers (7.2% of people living in the Parish who are aged 16-74 and in employment compared to 5.3% in Melton District) choosing or needing to work from home. The majority of other workers commute to their place of employment. 50.7% of residents drive their car to work, above the rates for the District (47.8%) and England (36.9%). Local bus services are insufficiently frequent at peak commuting times to facilitate working even a 9-5 day in Oakham or Melton Mowbray, the local employment centres, let alone to support shift working or flexi-time working with its inherent requirements for flexibility.

In order to help get a clear picture of that part of the local economy built around local businesses offering employment opportunities, one on one meetings were held with 16 businesses, using a standard format. 2 more businesses emailed their responses to the standard format so 18 businesses in total were covered.

The businesses were diverse, including several retail businesses, two builders, the pub, agricultural services, and a full day care facility for children up to the age of 11.

In total the businesses consulted have 41 full time employees, a majority of whom are owners or members of their families, and 40 part-time or seasonal employees. Of the 81 employees, and excluding owners, 19 are local to the Parish and 15 of these are part-time.

In response to the question “how dependent is the business on local (i.e. from the Parish) demand?” 7 saw it as vital, of which two have since closed. This means that 5 of 16 businesses (18 less the two that have closed) do not see local demand as vital though it may form a valued part of their business. It is striking how most businesses thrive precisely because they have reputations that extend well beyond the Parish. The Windmill complex, with its tea-room and retailers has become a popular destination and all of its retailers report customer bases that extend for many miles around, in some cases nationally. Old Bakery Antiques, operating from the village for some 20 years, has thrived for similar reasons.

In response to the question “how dependent are you on local (i.e. from the Parish) labour?” 12 answered “not at all” and only 1, the Pub, rated this as “vital” reflecting the fact that 6 of its 14 part-time employees are local. Of the businesses that rated this as important 2 have since closed and 1 plans to expand its activities to create 3 more full time and 1 more part-time job, with the owner confident that these vacancies can be filled from outside the Parish if no local employees are forthcoming.

The picture that emerges is of businesses that successfully tap into regional rather than local labour markets for both part and full time labour, with many positions filled by employees from outside the Parish. Only two businesses responded positively when asked if any of their employees would prefer to live in Wymondham should more affordable housing be available, the rest recording that their out of Parish employees were established in their various home bases and happy with their commute to work.

Overall while there are relatively few dedicated employment opportunities within the Parish there is nevertheless a surprisingly diverse spread of businesses either servicing the local agricultural market, occupying retail niches or as with the Pub or the Windmill Tea Room attracting its clientele from far and wide as well as the Parish. These provide valued employment opportunities to local people, many of them part-time, contribute to the quality of life of the community and have the effect taken together of making Wymondham something of a destination for cyclists, gourmets, craft lovers and people looking for a good day out.

It is proposed that such facilities are protected against being lost to other uses. To do so, it is necessary to restrict the demolition or conversion of existing commercial premises (B-class uses) for non-commercial purposes. Only if it is clearly demonstrated that there is little prospect of the existing building or land being used for employment-generating purposes can this be permitted.

In order therefore to demonstrate that commercial land or property can be redeveloped for non-commercial uses, the land or buildings must not have been in active use for at least twelve months and it must be clear that there is little or no prospect of the premises or land being reoccupied by an employment-generating user in the future. This must be demonstrated by a sustained marketing campaign lasting at least six months, undertaken through an appropriate commercial agent. This must show that all reasonable steps have been taken to market the property and that there has been no interest from a credible party.

Policy E1

SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES

There will be a strong presumption against the loss of commercial and retail premises or land (A and B-class) which provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will be supported if it can be demonstrated that:

- The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.
-

11.2 Support for New Employment Opportunities

Community consultations have identified broad support for a healthy local economy providing amenities such as a general store and local employment opportunities. The Open Event from August 2015 recognised the value of supporting local businesses whilst the youth consultation identified “shops and businesses” as the top two issues of importance facing the Parish. The questionnaire identified improvements to help support businesses – specifically faster broadband (now partially introduced to Wymondham) and Post Office Services (now greatly reduced) – while the one on one business consultations identified, in addition, the opportunity to improve awareness of local businesses both between each other and within the local community.

It is clear from the examples of such very different businesses as Old Bakery Antiques, Roots to Wings and Windmill Wheels that the Parish can provide a viable base for small entrepreneurial businesses, just as it can provide a base for those who have to commute and those whose employment embraces home-working.

Consequently, opportunities for business start-ups should be accommodated wherever possible and existing businesses should be encouraged to remain within the community and to grow. The Parish also needs to attract appropriate new enterprises in the right locations to boost and diversify the local economy and to provide more local employment opportunities.

However, employment proposals should only be seen as acceptable if they avoid harmful impacts on other matters agreed to be locally important such as increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment.

The draft Local Plan supports the rural economy by allowing for the expansion of existing enterprises or the creation of small-scale new businesses to contribute to a vibrant and diverse local economy and improve the overall amenity value of living in the Parish.

Policy E2

SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES

In supporting additional employment opportunities, new development will be required to:

- Be sited in existing buildings, on areas of previously developed land or within the boundary of planned limits of development for the villages of Wymondham and Edmondthorpe; and
- Be of a size and scale not adversely affecting the character, infrastructure and environment of the villages themselves and the neighbourhood plan area, including the countryside; and
- Not involve the loss of dwellings; and
- Not increase noise levels to an extent that they would unacceptably disturb occupants of nearby residential property; and
- Not generate severe levels of traffic movement

The following types of employment development will be supported:

- The small-scale expansion of existing employment premises across the Parish;
 - Small-scale new build development on brownfield sites within Wymondham and Edmondthorpe villages.
-

11.3 Farm Diversification

There are 8 working farms remaining in the Parish. To help maintain the rural economy and protect the open countryside from inappropriate development, the Plan supports the sustainable growth and expansion of business and enterprise through the conversion of existing buildings in the countryside. Specifically, this is intended to:

- Promote a viable and sustainable farming and rural economy in Wymondham and Edmondthorpe Parish;
- Promote the diversification of rural businesses;
- Encourage new businesses to provide a wider range of local produce, services and leisure facilities, to provide local employment and attract visitors to the Parish;
- Maintain and enhance the local environment of rural and agricultural lands.

The change of use of some rural buildings to new uses is already permitted under the General Permitted Development Orders. The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 allows, under certain circumstances, the change of use of agricultural buildings to residential use and change of use of agricultural buildings to registered nurseries providing childcare or state-funded schools, under the prior approval system.

Policy E3

RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS

The re-use, conversion and adaptation of rural buildings for recreation, or tourism purposes will be supported where:

- The use proposed is appropriate to the rural location;
 - The conversion/adaptation works respect the local character of the surrounding area
 - The development will not have an adverse impact on any archaeological, architectural, historic or environmental features
 - The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site.
 - There is no significant adverse impact on neighbours through noise, light pollution, increased traffic levels or increased flood risk.
-

10.4 Broadband Infrastructure

The modern economy is changing and increasingly requires a good communications infrastructure as a basic requirement for commonly adopted and effective working practices. The internet is driving business innovation and growth, helping people access services, opening up new opportunities for learning and defining the way businesses interact with and between their employees, with their customers and with their suppliers. This is particularly important in small rural settings where better broadband will enable home-working, reducing dependence on the car; will enable small businesses to operate efficiently and compete effectively in their markets; and where improved access to an increasing number of on-line applications and services provided by the public and private sector can help to reduce social exclusion.

The 2011 Census highlights how people are working differently to a generation ago – in Wymondham and Edmondthorpe Parish 7.2% of people work from home (above the Melton-wide total of 5.3% and over double the regional and national percentages) and 16.5% are self-employed, again significantly higher than district, regional or national levels.

The need for high speed broadband to serve Wymondham and Edmondthorpe is therefore very important. Broadband speeds are reported by the majority of residents to be poor and it is therefore a fundamental constraint to the continuing expansion of self-employed activity for those working from home or from a small office. In the community questionnaire, 95.3% of respondents referenced high quality broadband as being necessary.

Policy E4

BROADBAND INFRASTRUCTURE

All new developments should have the necessary ducting and infrastructure within the site and buildings so as to be able to connect to super-fast broadband.

Proposals to provide access to a super-fast broadband service and improve the mobile telecommunication network that will serve businesses and other properties within the Parish will be supported. This may require aboveground network installations, which must be sympathetically located and designed to integrate into the landscape.

10.5 Homeworking

Many current businesses are sole traders and microbusinesses, and many operate from a home office or workshop. 86 respondents to the community questionnaire said they worked from home. 35 people said they ran a business and there were 22 sole traders.

In rural areas such as Wymondham and Edmondthorpe with limited full-time employment opportunities the benefit of supporting home working is that it helps to promote business activities, encouraging local employment and reducing the dependency of the car for long journeys to employment sites outside the Parish.

There was evidence of support for home working from the Open Event held in August 2015. The intention of Policy E5 is to recognise that people may not have a suitable space within their home from which to run a business, or they may wish to distinctly and deliberately separate their work and living space. Policy E5 supports the construction of extensions, the conversion of outbuildings, and the development of new free-standing buildings in gardens from which businesses can operate. This is intended to maximise the opportunity for home run enterprises to be created and supported in the long term in Wymondham and Edmondthorpe Parish, recognising the reality of employment patterns and work habits in a rural location.

Policy E5 would apply where a material change of use occurs, such that planning permission is required. It reflects positive support for entrepreneurial activity

Policy E5

WORKING FROM HOME

Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- Other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling; and
 - No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance associated with the work activity; and
 - Any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.
-

11. Neighbourhood Plan Policies for Transport

11.1 Transport Requirements for New Development

It has been noted that car parking in areas of Wymondham (along parts of Main Street; on Church Lane and on Glebe Road outside the Primary School) is an area of concern for the Parish. It is important that development does not make this situation worse.

It is recognised that car parking can have a significant impact on the form and quality of residential development. Excessive off-street parking provision can result in the inefficient use of land while housing developments dominated by areas of hard-standing and on-street parking can bring beneficial social activity to the street and help to calm traffic speeds. However, it is also the case that inadequate off-street parking can result in the visual aspect of the built environment being dominated by cars, in restricted traffic movements and in indiscriminate parking and unsafe conditions for other road users, including pedestrians and cyclists. For example, on Main Street in Wymondham just after (heading East) the turn for Edmondthorpe where Victorian (or earlier) houses have limited provision for off road parking. Consequently, these roads are often congested with parked vehicles which detract from the character and quality of the local environment and interrupt the free flow of traffic. Providing an appropriate balance between the amount, type and form of car parking is therefore a key factor in designing a quality development.

Addressing issues of car parking within new development is therefore essential. The impact on traffic flows has been taken into account in determining the most appropriate housing sites within Wymondham.

Policy T1

TRANSPORT REQUIREMENTS FOR NEW DEVELOPMENTS

Subject to compliance with other policies, proposals for development will be supported where it can be demonstrated that:

- The cumulative impact on traffic flows on the local highway network, including the roads within and leading to Wymondham village centre, will not be severe;
 - Improvements to pedestrian and cycle routes are incorporated to serve the development, where appropriate, and to provide safe, convenient and attractive routes to the village centre and community amenities;
 - Existing rights of way are maintained or acceptable modifications are provided; and
 - Adequate parking is provided in line with Policy H7 and sufficient manoeuvring space is provided within the development
-

12. Developer Contributions

New development can bring significant benefits to the local community, including new homes and jobs. It can also have negative impacts, for example, where additional demand is placed on facilities and services which are already at or near capacity or where new traffic demands are created.

Planning obligations (also known as Section 106 agreements) may be used to secure infrastructure or funding from a developer. For example, a planning obligation might be used to secure a financial contribution towards improving existing recreational facilities or affordable housing. However, planning obligations can only be sought where they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

A new system is also being introduced alongside the use of planning obligations. This is known as the Community Infrastructure Levy (CIL) and it will require developers to make a payment to the Borough Council based on the size and type of development that is proposed. The proceeds of the levy will then be used to provide the infrastructure necessary to support growth across the District. A proportion of these CIL receipts will automatically be devolved to the relevant Parish Council for allocation to neighbourhood priorities. This proportion is set at 25% in areas where there is a Neighbourhood Plan in force. At this time Melton Borough Council is still considering whether to replace Section 106 agreements with CIL.

Through the preparation of the Neighbourhood Plan, the Parish Council in conjunction with the community and other stakeholders has identified a small number of priority projects they wish to secure funding (either in whole or in part) through the use of planning obligations:

- a. Traffic management solutions as identified in Policy T1 and Policy T2
- b. New or improved community facilities in line with Policy CF2
- c. Connecting the network of footpaths and footways described in Policy ENV6
- d. Enhancements to footpaths as indicated in Community Action ENV2

13. Monitoring and Review

The Neighbourhood Plan will last for a period of 20 years. During this time, it is likely that the circumstances which the Plan seeks to address will change.

Wymondham and Edmondthorpe Parish Council will monitor the Plan on an annual basis. The policies and measures contained in the Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Plan on a five-year cycle or to coincide with the review of the Melton Borough Local Plan if this cycle is different. An earlier review may be necessary if there is a change in the strategic housing allocations for the Borough.

Appendix 1 – Sites

	Red	Amber	Green	Total
MBC/069/13 1 Adcocks	5	3	13	21
	7	9	10	26
	8	7	10	25
	20	19	33	72
MBC/165/15 2 Strawberry Farm	0	6	20	26
	1	11	14	26
	3	9	14	26
	4	26	48	78
MBC/056/13 3 Glebe Rd	0	7	15	22
	1	14	11	26
	2	7	17	26
	3	28	43	74
MBC/068/13 4 Gills Field, Rookery Ln	2	7	14	23
	2	11	13	26
	0	13	13	26
	4	31	40	75
MBC/070/13 5 Brickyard Ln 1	2	10	12	24
	0	9	16	25
	1	6	19	26
	3	25	47	75

Wymondham and Edmondthorpe Neighbourhood Plan

	Red	Amber	Green	Total
MBC/071/13	1	11	13	25
6 Brickyard Ln 2	5	8	13	26
	0	7	18	25
	6	26	44	76
MBC/072/13	1	7	14	22
7 Station Yard	0	5	21	26
	1	8	17	26
	2	20	52	74
MBC/018/13	0	6	17	23
8 Lower Butt Lane	0	5	21	26
	1	8	17	26
	1	19	55	75
MBC/067/13	6	3	15	24
9 Gills Field/Doves Close	3	10	13	26
	4	6	14	24
	13	19	42	74
NO SHLAA REF	0	3	23	26
Gollings	0	5	21	26
	0	2	24	26
	0	10	68	78

Appendix 2

Inventory of sites of environmental significance

The approximately 275 open, undeveloped parcels of land in the Plan Area were inventoried and evaluated against nine NPPF LGS criteria between September 2015 and March 2016. This table lists and scores the 95 best sites so identified, for their environmental (natural and historical) significance and community value. Six eligible sites scoring 28/36 (75%) or more are proposed as **Local Green Spaces (LGS)**. The remainder are noted, for consideration as appropriate in other Policies and Community Actions in this Plan and/or in the Planning system (see the Policies and Community Actions in the Environment section of the Plan).

Proposed Local Green Space



Parcel No.	Summary Description	Access /5	Proxim /5	Bound /5	Special /5	Rec/Edu /4	Beauty (inc views) /2	Tranq. /2	History /4	Biodiv. /4	Total Score/36
904	Village allotments. Well-used community asset and green open space in the centre of the settlement. Local level biodiversity significance. <i>Important open space</i> in community consultation, 2015.	4	5	5	5	4	1	2	1	3	30
284/405	The Parks. Large open field, previously subdivided. The northern half has <i>ridge and furrow</i> ; this is separated by an old sinuous boundary from smaller fields with no plough-land – this is probably the medieval settlement boundary between crofts associated with cottages and the open fields. There are historical earthworks in this southern section: recorded <i>HER sites</i> MLE4227 (possible 14 th century deer park) and MLE4226 (medieval village earthworks). Seven specimen trees have been planted here and are protected from livestock. Field pond beside north boundary. All accessed via footpath E36.	3	4	4	3	3	2	2	4	3	29

Wymondham and Edmondthorpe Neighbourhood Plan

Parcel No.	Summary Description	Access /5	Proxim /5	Bound /5	Special /5	Rec/Edu /4	Beauty (inc views) /2	Tranq. /2	History /4	Biodiv. /4	Total Score/36
332	Gill's Field. Open space within the settlement; grazing field with access from footpaths E30 ('Polka Walk') and E51. Valued views to 'The Rookery', 'The Thatches' and other important village buildings. <i>Important open space</i> in community consultation, 2015.	4	5	5	5	3	2	2	1	1	28
900	Edmondthorpe & Wymondham railway station site. Disused railway line and adjacent cutting sides on site of part of the station. The whole course of the old Midland & Great Northern Joint railway (1894) from the Parish boundary (east) to the farm bridge at SK891188 is <i>Historic Environment</i> site MLE16091; the station site itself is <i>HE monument</i> SK81NE29. The site has become a site of local biodiversity and community value, with a well-used unofficial footpath along the old track-bed between Butt Lane, footpath E36 and Sewstern Road. The site is also a <i>Priority Habitat</i> (deciduous woodland; Natural England).	3	4	4	4	3	2	2	3	3	28
905	Old Manor Gardens. Two areas of green open space retained as part of the design of the Old Manor Gardens development. Two at the north end, maintain the characteristic wide appearance of Main Street (see 903), while that to the west, on Nurses Lane, is well-used by local people (children and adults) as a recreation area. These are remaining sections of an open space of medieval origin within the built environment, providing context for and views of the Parish Church and churchyard. <i>Important open space</i> in community consultation, 2015.	5	5	3	5	3	2	1	3	1	28

Wymondham and Edmondthorpe Neighbourhood Plan

Parcel No.	Summary Description	Access /5	Proxim /5	Bound /5	Special /5	Rec/Edu /4	Beauty (inc views) /2	Tranq. /2	History /4	Biodiv. /4	Total Score/36
906	Churchyard and graveyard of St Peter's Church (<i>Listed Grade I</i>). Historical Christian (possibly pre-Christian) religious site (the present church is 13 th century, but is probably on a Saxon church site, which may be on a Celtic one). The churchyard has ornamental trees and planting and includes a medieval cross (<i>Listed Grade II</i>) and a number of 18 th century engraved slate and limestone headstones. The graveyard is a ?20 th century extension. Whole site is locally important for biodiversity. <i>Important open space</i> in community consultation, 2015.	4	5	5	5	3	2	2	4	3	[33] PROTECTED
102/103	John Sedley Foundation Playing field. 2.83 ha, used for sport and recreation, village events, dog walking, etc. No facilities. Disused railway line forming north boundary is a <i>Parish level</i> biodiversity site (2014 survey). A copper beech tree of arboricultural and landscape value stands in grounds of the property adjacent to this site's SE corner. <i>Important open space</i> in community consultation, 2015.	5	4	5	5	5	1	1	1	2	[29] PROTECTED (Covenant)
051	The medieval (or older) track between the villages of Edmondthorpe and Wymondham. It survives as bridleway E44. Now a sunken way with bounding species-rich hedges (themselves on the ancient boundary hedges of the track) and trees. Highly valued by local people as a safe, direct off-road route between the settlements.	5	4	4	5	4	2	2	3	3	[32] NOT LGS CRITERIA

Wymondham and Edmondthorpe Neighbourhood Plan

Parcel No.	Summary Description	Access /5	Proxim /5	Bound /5	Special /5	Rec/Edu /4	Beauty (inc views) /2	Tranq. /2	History /4	Biodiv. /4	Total Score/36
041, 401, 406	Wymondham Rough SSSI (part) and LRWT Reserve. Meadow, scrub, deciduous woodland (Day's Plantation), marsh and stream-sides, abandoned canal, etc. <i>Nationally important</i> grassland site, <i>County level</i> importance for other habitats and species. <i>Ridge and furrow</i> in grassland field, field pond on north boundary, which is a surviving pre-Enclosure and species-rich hedge.	3	0	5	1	3	2	2	2	4	PROTECTED (Statutory and LRWT)
004	Cribb's Meadow. National Nature Reserve, SSSI and LRWT reserve.	4	0	5	4	4	2	2	2	4	PROTECTED (Statutory)
901	Eastward extension of site 900: old railway cutting and associated boundaries and track-bed. Scrub and trees, grassland and other habitats. <i>Parish level</i> biodiversity site (2014 survey). Western part accessed via unofficial footpath along track-bed from E36 to Sewstern Road	3	3	4	3	3	2	2	3	3	26
331	Group of several small fields on the edge of the built-up area. Includes <i>HE record sites</i> MLE4243 (probable Roman villa) and 4244 (medieval village earthworks). Although now largely small open fields and gardens, the whole area is within the medieval <i>historic settlement core</i> of Wymondham (MLE9203), indicating the shrinking of the village at a time of population decrease in the 14 th century). SE corner has an ornamental pond, successor of a historical (18 th century?) group recorded as <i>HE site</i> MLE4245. Within 'highly sensitive' Landscape Characterisation Zone (LCZ) 3 south of Wymondham (Melton BC <i>Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study</i> , 2015). Local importance for biodiversity and history. Access via footpath E52.	3	4	4	3	1	2	2	3	3	25

Wymondham and Edmondthorpe Neighbourhood Plan

Parcel No.	Summary Description	Access /5	Proxim /5	Bound /5	Special /5	Rec/ Edu /4	Beauty (inc views) /2	Tranq. /2	History /4	Biodiv. /4	Total Score/36
121	<p>Grounds of Edmondthorpe Hall (1621, altered c.1700, restored 1860s, destroyed 1942, demolished 1980s). The site of the house is <i>HE site</i> MLE4225. Landscaped grounds mostly 18th century with 19th century improvements and plantings. Includes extensive parkland (meadows, avenues, specimen and landscape trees, etc.). The main avenue is mapped as <i>Priority Habitat</i> (deciduous woodland) by Natural England. Ornamental woodland around the Hall site is a <i>potential Local Wildlife Site</i> (pLWS) in the 2104 LCC survey.</p> <p>Two further areas of ornamental woodland, surrounding an ornamental 'canal' created by damming Edmondthorpe Brook are respectively a <i>Parish level</i> biodiversity site (2014 survey) and a Natural England <i>Priority Habitat</i> (deciduous woodland).</p> <p>A triangular section at the west end of the estate preserves <i>ridge and furrow</i> under pasture that was created in the 17th century and is thus a demonstrably older example of preserved medieval farmland than others in the Parish, which were turned over to grazing land at the time of the Enclosure. Access via bridleway E50b and footpath E53.</p>	3	3	3	3	2	2	2	3	3	24
054	<p>Deciduous woodland spinney to north of windmill. Open space of landscape and community value. <i>Important open space</i> in community consultation, 2015. Access via footpath E43.</p>	2	3	5	5	2	2	1	1	2	23

Wymondham and Edmondthorpe Neighbourhood Plan

Parcel No.	Summary Description	Access /5	Proxim /5	Bound /5	Special /5	Rec/ Edu /4	Beauty (inc views) /2	Tranq. /2	History /4	Biodiv. /4	Total Score/36
903	Roadside greens, Main Street. Three groups of mown grass roadside verges and islands defining the characteristic wide layout of the main village street, the result of Wymondham's late medieval – 18 th century function as a stopping place for cattle-drovers. <i>Important open space</i> in community consultation, 2015.	5	5	2	5	1	2	0	3	0	23
340	Grounds of 'The Rookery'. Ornamental plantings and lawns of local biodiversity significance, including area of mature trees mapped as <i>Priority Habitat</i> (woodland) by Natural England. Access via footpath E34 (which passes through the spinney) and bridleway E50 (at south boundary, views only)	3	4	4	3	2	2	2	1	2	23
910	Sections of Oakham Canal (c.1800) now dry (mostly on embankment) and with locally important woodland, scrub and wetland habitats. <i>Potential Local Wildlife Site</i> (pLWS) in LCC 2014 survey. Contiguous with the canal to its west is a strip of deciduous plantation, of which the southern part has been mapped as <i>Priority Habitat</i> (woodland) by Natural England.	2	4	3	3	2	2	2	2	3	23
145	Riverine meadowland, grazed, beside meandering, largely natural, course of brook. Assessed and validated <i>Local Wildlife Site</i> (LWS) by Natural England. District level biodiversity and geomorphology interest, high local value as open space and landscape feature. Public access via footpaths E39 and 38.	4	3	4	2	2	2	2	1	2	22

Wymondham and Edmondthorpe Neighbourhood Plan

Parcel No.	Summary Description	Access /5	Proxim /5	Bound /5	Special /5	Rec/Edu /4	Beauty (inc views) /2	Tranq. /2	History /4	Biodiv. /4	Total Score/36
370	Small streamside field with hedged boundaries to SW and N. Clear earthworks (<i>HE site</i> MLE4248) are the site of a medieval watermill. The brook is a <i>Parish level</i> biodiversity site (2014 survey). Access via bridleway E50 (views only) and footpath E34.	2	3	4	2	1	2	2	3	3	22
127	Woodwell Head. Deciduous and mixed woodland on high ground, apparently a 19 th century covert plantation. <i>Parish level</i> biodiversity site. Access via bridleways E 50a and E50c.	4	1	4	3	2	2	2	1	3	22
115	Grazing field/parkland within the Hall estate, mature trees and grassland. <i>HE site</i> MLE4219: earthworks, probably representing the medieval Manor House.	1	5	4	2	1	2	2	2	2	21
902	School grounds. Important open space and area for sport and recreation (limited access). <i>Important open space</i> in community consultation, 2015.	3	5	4	5	3	0	0	0	0	20
917	Wright's Lane corner. Important open space; mown grass, large tree etc. on elevated site surrounded by old limestone retaining walls.	2	5	5	4	0	2	1	0	1	20
320	Dark Lane field and spinney. Grazing field to north of the southern loop of Dark Lane (bridleway E50). Includes the track and its grass verges and a spinney of streamside mixed woodland on its SE edge, the latter mapped as <i>Priority Habitat</i> (woodland) by Natural England. <i>Important open space</i> with <i>views</i> in community consultation, 2015.	1	4	4	5	1	2	1	0	2	20
097	Streamside woodland either side of Edmondthorpe Brook. <i>Potential Local Wildlife Site</i> (pLWS) in 2014 LCC survey. Access via bridleway E50C.	3	2	3	3	2	2	2	0	3	20

Wymondham and Edmondthorpe Neighbourhood Plan

Parcel No.	Summary Description	Access /5	Proxim /5	Bound /5	Special /5	Rec/ Edu /4	Beauty (inc views) /2	Tranq. /2	History /4	Biodiv. /4	Total Score/36
094	Streamside woodland either side of Edmondthorpe Brook. Mapped as <i>Priority Habitat</i> (deciduous woodland) by Natural England. Access via bridleway E50C.	3	2	3	3	2	2	2	0	3	20
915	Field of wildflower-rich semi-improved grassland to the north of site 004, mapped as <i>Priority Habitat</i> (semi-improved grassland) by Natural England.	2	0	5	3	2	2	2	1	3	20
915	Tithe Barn Field. Important open space opposite Sid's Paddock currently used for grazing	2	5	5	3	0	2	2	0	1	20
916	Spring Lane. Important open space at the junction of Cragg's Walk and Spring Lane. A much used intersection of footways, footpaths and roads	3	5	5	2	0	2	1	0	1	19
342	Group of semi-improved grass fields, grazed, with internal post and wire fences. Newly-planted copse near northeast corner. Access via footpath E30 on its northern boundary and bridleway E50 on the southern boundary. <i>Important open space</i> in community consultation, 2015 (southern part).	2	4	4	5	1	1	1	0	1	19
907	'Sid's Paddock' small open area of mown grass providing valued view of St Peter's Church from and across Nurse's Lane.	2	5	5	3	0	2	1	0	1	19
418	Arable field with site 901 forming its northern boundary and species-rich hedgerows to west and east. The latter are <i>potential Local Wildlife Sites</i> (pLWS) in the 2014 Habitats survey undertaken by LCC. A small brook (semi-natural watercourse) crosses the field near its eastern end and a strip of uncultivated rough grass has been allowed to remain here.	1	3	4	1	1	2	2	1	3	18
453	Grazing field with <i>ridge and furrow</i> and other earthworks. Species-rich hedge on southern boundary. Access via bridleway E44.	3	3	4	1	1	1	1	2	2	18

Wymondham and Edmondthorpe Neighbourhood Plan

Parcel No.	Summary Description	Access /5	Proxim /5	Bound /5	Special /5	Rec/Edu /4	Beauty (inc views) /2	Tranq. /2	History /4	Biodiv. /4	Total Score/36
908	Two sections of abandoned Oakham Canal, now overgrown as wet woodland. Both are <i>Parish level</i> biodiversity sites (2014 survey).	1	2	3	2	1	2	2	2	3	18
120/230	Two grazing fields with well-preserved <i>ridge and furrow</i> in three furlongs. The plough land strips are complete at their eastern ends, suggesting that the modern Teigh Road follows the course of an old track running between adjacent medieval open fields (see also 121)	2	4	4	1	1	2	1	2	1	18
914	Cribb's Meadow railway embankment. Scrub woodland with flowering plants, birds and mammals. <i>Parish level</i> biodiversity site.	2	0	4	1	2	2	2	2	3	18
083	Grass field with species-rich post-Enclosure hedges with standards and a single ash tree on the line of an old hedge and ditch. Well-preserved <i>ridge and furrow</i> of two furlongs (a small gore in the SW corner has strips at 90° to the rest); the NE hedge appears to be on an earlier open field boundary. Visible from footpath E30 and the public road.	2	2	4	1	1	1	1	3	2	17
412/417	Adjacent grazing fields with well-preserved <i>ridge and furrow</i> , showing two (cross-cutting) sets of ridges of different ages.	1	3	4	1	1	1	1	3	2	17
220	Site of Edmondthorpe brickyard, <i>HE site</i> MLE4218 Area of scrub, trees, rough grass, building foundations, etc. The site is on Jurassic Whitby Mudstone formation. The brickyard was in operation from before 1887 until at least 1959 (OS maps) and (presumably) some 19 th and 20 th century structures in the Parish were constructed using the products.	2	2	4	1	1	1	2	2	2	17

Wymondham and Edmondthorpe Neighbourhood Plan

Parcel No.	Summary Description	Access /5	Proxim /5	Bound /5	Special /5	Rec/Edu /4	Beauty (inc views) /2	Tranq. /2	History /4	Biodiv. /4	Total Score/36
345	Arable field under ELS with wide uncultivated headland at north and east sides; large field pond and other features surrounded by rough grass close to north boundary. An elm tree of arboricultural and landscape significance survives in a small copse on the south boundary with Glebe Road.	2	2	4	2	1	1	1	1	2	16
312	Wymondham sewage treatment works. Mown grass, settlement tanks etc. and part of spinney (site 320). Of local importance for biodiversity, with a specimen tree of landscape significance at its NE corner. Visible from bridleway E50.	2	3	5	1	0	0	2	0	3	16
911	Section of disused railway line in cutting. The line is <i>HE site</i> MLE16091; the cutting sides are mapped as <i>Priority Habitat</i> (deciduous woodland) by Natural England.	1	1	4	1	1	2	2	2	2	16
001	Grass field, previously arable, faint traces of <i>ridge and furrow</i> . Field pond adjacent to south boundary, which is an old railway cutting with scrub and trees.	1	2	4	1	0	2	2	1	2	15
109	18 th century field transected by dismantled railway. North part is arable with hedged boundaries; south section is grass with well-preserved <i>ridge and furrow</i> . The course of the railway from here eastwards to Wymondham (1.3 kms) is a <i>Parish-level</i> biodiversity site (2104 survey).	1	2	3	1	0	1	2	2	3	15
067	Grass field with grounds of house to south. <i>Ridge and furrow</i> . Access via footpath E43.	2	3	4	1	0	1	1	2	1	15
404	Grazing field, currently under Stewardship (HLS), with field pond and wetland area ('snipe bog') and broad margins managed for wildlife. Access (views) from footpath E34.	2	1	4	1	0	1	2	1	3	15
066, 081, 082	Three grazing fields with <i>ridge and furrow</i> , of which 066 is the best-preserved. Visible from footpath E47.	1	3	3	1	1	1	2	2	1	15

Wymondham and Edmondthorpe Neighbourhood Plan

Parcel No.	Summary Description	Access /5	Proxim /5	Bound /5	Special /5	Rec/Edu /4	Beauty (inc views) /2	Tranq. /2	History /4	Biodiv. /4	Total Score/36
913	Ecologically important (probably at District level) group of fields comprising c.15 ha of mesotrophic ('lowland neutral') grassland, some with well-preserved <i>ridge and furrow</i> , other cropmarks and apparent earthworks, and several old field ponds. The site includes four validated <i>Local Wildlife Sites</i> (Natural England designations). The source of the River Witham is on this site.	1	0	3	1	1	2	2	2	3	15
350	Grassland field, <i>ridge and furrow</i> with a headland against the public road (south boundary); the strips disappear beneath the Enclosure hedge to the north. Field pond in NW corner.	2	1	4	1	0	1	1	2	2	14
075	Group of four grass fields with discontinuous internal hedges; faint <i>ridge and furrow</i> . Hedge on north boundary is a <i>Parish level</i> biodiversity site (2014 survey), while the verges of the wide highway (The Mere) here (from the Old Grammar School to the junction with Butt Lane, 1.5 kms) are also a <i>Parish level</i> biodiversity site, previously managed for wild flowers. Visible from the public road.	2	2	3	1	0	1	1	2	2	14
451	Narrow arable field parallel with the modern road. The southern boundary is a species-rich hedge; the field is thought to be a section of a historical (medieval or older) cattle droving road (The Drift), with the hedge forming its southern side.	1	2	4	1	0	1	1	2	2	14
163a	Remnant of larger field isolated by the railway; well-preserved <i>ridge and furrow</i> , with a (post-medieval) field pond near the northern boundary; the latter is a <i>Parish level</i> biodiversity site (2014 survey).	1	1	2	1	1	2	2	2	2	14
185, 231	Arable fields with species-rich hedgerows on their east sides, against the road (which is probably a Dark Ages trackway) and the Parish boundary. <i>Parish level</i> biodiversity sites.	3	0	2	1	1	2	1	2	2	14

Wymondham and Edmondthorpe Neighbourhood Plan

Parcel No.	Summary Description	Access /5	Proxim /5	Bound /5	Special /5	Rec/Edu /4	Beauty (inc views) /2	Tranq. /2	History /4	Biodiv. /4	Total Score/36
011, 037, 038	Areas of parkland, grazing land and rough grass in semi-natural riparian corridor (River Eye and its old courses, oxbows etc.). Surviving and abandoned (largely dry) sections of Oakham Canal (c.1800) form the west boundaries.	1	0	2	1	1	2	2	2	3	13
356	Grassland field, two areas of well-preserved <i>ridge and furrow</i> separated by the course of a track or a baulk. 'The Grange' (farm buildings etc.) post-dates the features. Visible from public road.	2	1	4	1	0	1	1	2	1	13
382a	Strip at southern edge of an otherwise arable field (382). Northeast part is streamside grassland, the remainder a small plantation of deciduous trees. The brook is a <i>Parish level</i> biodiversity site (2014 survey). Access via footpath E34.	2	0	3	1	0	2	2	0	3	13
049	The middle field of a group of three with sinuous (pre-Enclosure) boundaries. The outer fields are now under arable, but this one retains well-preserved <i>ridge and furrow</i> , the strips of which run parallel with the field boundaries. Visible from the public road.	2	2	3	0	1	1	1	2	1	13
137, 139	Two grass fields mapped as <i>Priority Habitat</i> (semi-improved grassland) by Natural England. Access from footpath E50f.	2	0	3	1	1	2	2	0	2	13
399, 403	Arable fields under ELS whose west and north headlands are uncultivated. North boundaries are formed by a small, semi-natural meandering brook which is a <i>Parish level</i> biodiversity site, 2014 survey. Overgrown field pond is now scrub and wetland.	1	1	3	1	0	2	2	0	2	12
054, 192, 193, 478,	Strip of riverside fields (partly arable, partly grassland) to east and south of River Eye. <i>Parish level</i> biodiversity site, 2014 survey. Visible from public road.	2	0	2	1	1	2	2	0	2	12
091	Northern part of two grass fields; grazed by horses. Faint ridge and furrow.	0	3	3	1	0	1	1	2	1	12

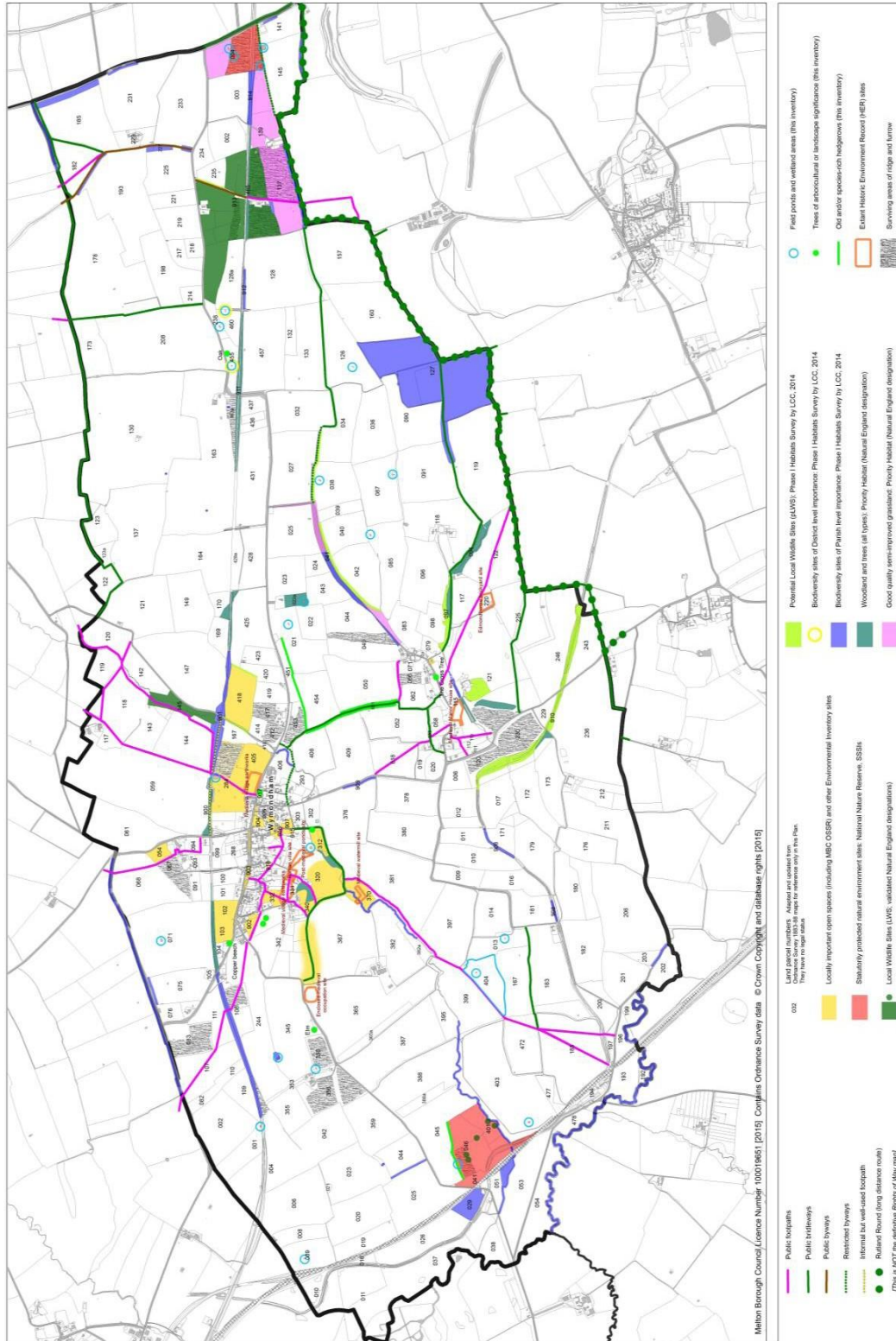
Wymondham and Edmondthorpe Neighbourhood Plan

Parcel No.	Summary Description	Access /5	Proxim /5	Bound /5	Special /5	Rec/Edu /4	Beauty (inc views) /2	Tranq. /2	History /4	Biodiv. /4	Total Score/36
141	Arable field with species-rich hedgerow on its east side, against the road (which is probably a Dark Ages trackway) and the Parish boundary. <i>Parish level</i> biodiversity site.	2	0	2	1	0	2	1	2	2	12
071	Large arable field with large field pond, somewhat overgrown. For north boundary (highway verges) see 075.	1	2	4	1	0	1	1	0	1	11
202	<i>Ridge and furrow</i> in streamside grass field; the plough land is separated from the brook (River Eye headwaters) by a narrow strip of meadow; this site is a small example of preserved medieval farmland.	1	0	3	1	0	2	2	0	2	11
909	Species-rich hedge on west side of Edmondthorpe Road; <i>Parish level</i> biodiversity site (2014 survey).	3	3	1	0	0	1	1	0	2	11
455, 460, 238	Group of three small fields in which three old field ponds survive together with a large (?19 th century planting) oak tree.	1	0	3	1	0	2	2	0	2	11
465	Scrub and trees on disused railway cutting sides. Mapped as <i>Priority Habitat</i> (deciduous woodland) by Natural England.	1	0	3	0	1	2	2	1	2	11
029	Crossing Covert. Mixed woodland, 2.2 ha between railway and canal. Mapped as <i>Priority Habitat</i> (Natural England).	0	0	4	1	0	1	1	1	2	10
013	Grazing field, currently under Stewardship (HLS), with field pond and other areas managed for wildlife. Access (views) from bridleway E48.	1	1	4	0	0	1	1	1	1	10
021	Arable field bounded to the north by Drift Hill, with old field pond. Visible from the public road.	1	2	3	1	0	1	1	0	1	10
022a	Plantation on site behind water tower, with ornamental trees and an old field pond surrounded by trees. Mapped as <i>Priority Habitat</i> (deciduous woodland) by Natural England.	0	1	3	0	0	1	2	1	2	10

Wymondham and Edmondthorpe Neighbourhood Plan

Parcel No.	Summary Description	Access /5	Proxim /5	Bound /5	Special /5	Rec/ Edu /4	Beauty (inc views) /2	Tranq. /2	History /4	Biodiv. /4	Total Score/36
025	Arable field under entry-level Stewardship (ELS), railway land to west (hedged boundary), uncultivated area in south corner. Species-rich hedgerow forms east boundary: <i>Parish level</i> biodiversity site, 2014 survey.	0	0	3	1	0	1	2	0	2	9
227	Two roadside verges and strip of plantation woodland beside farm lane off Drift Hill. All are <i>Parish level</i> biodiversity sites. Access via bridleway E50e.	2	0	2	0	0	1	2	0	2	9
912	Scrub and grass associated with railway land; <i>Parish level</i> biodiversity site for unimproved grassland.	1	0	2	0	0	1	2	0	2	8
203	Species-rich hedge on north side of the road, a <i>Parish level</i> biodiversity site (2014 survey).	2	0	1	0	0	1	1	0	2	7
009	Arable field with working and disused railway land to east. Field pond (intermittent). East boundary adjoins railway cutting with 0.42 ha of scrub, deciduous trees and rough grass. Hedges with standards to other boundaries.	0	0	2	0	0	1	1	0	2	6

Appendix 3 Appendix 3 Environmental Inventory



Appendix 4

Community Actions

In addition to the policies contained within this Neighbourhood Plan, there are a number of community actions that help to support the aims and objectives of the Plan but are not land use issues.

Other Open Space Designations

Although not scoring highly enough, using NPPF criteria as applied in this Plan, for Local Green Space designation, there are seven further sites that are in the inventory because they are a vital part of the special character of the settlements of Wymondham and Edmondthorpe, and merit consideration for protection and enhancement. The Parish Council will pursue designation in the appropriate categories of Melton Borough Council's Open Space, Sport and Recreation (OSSR) sites typology with Melton Borough Council. The list of sites and a larger scale map showing their location are included here.

Community Action ENV1

OTHER IMPORTANT OPEN SPACE

The Parish Council will actively work with Melton Borough Council and other partners to secure the protection of the locations and features of the following sites (map below, detailed in the Environmental Inventory (Appendix 3) through confirmation of existing status or designation as new Open Space Sport & Recreation (OSSR) sites in appropriate typological categories:

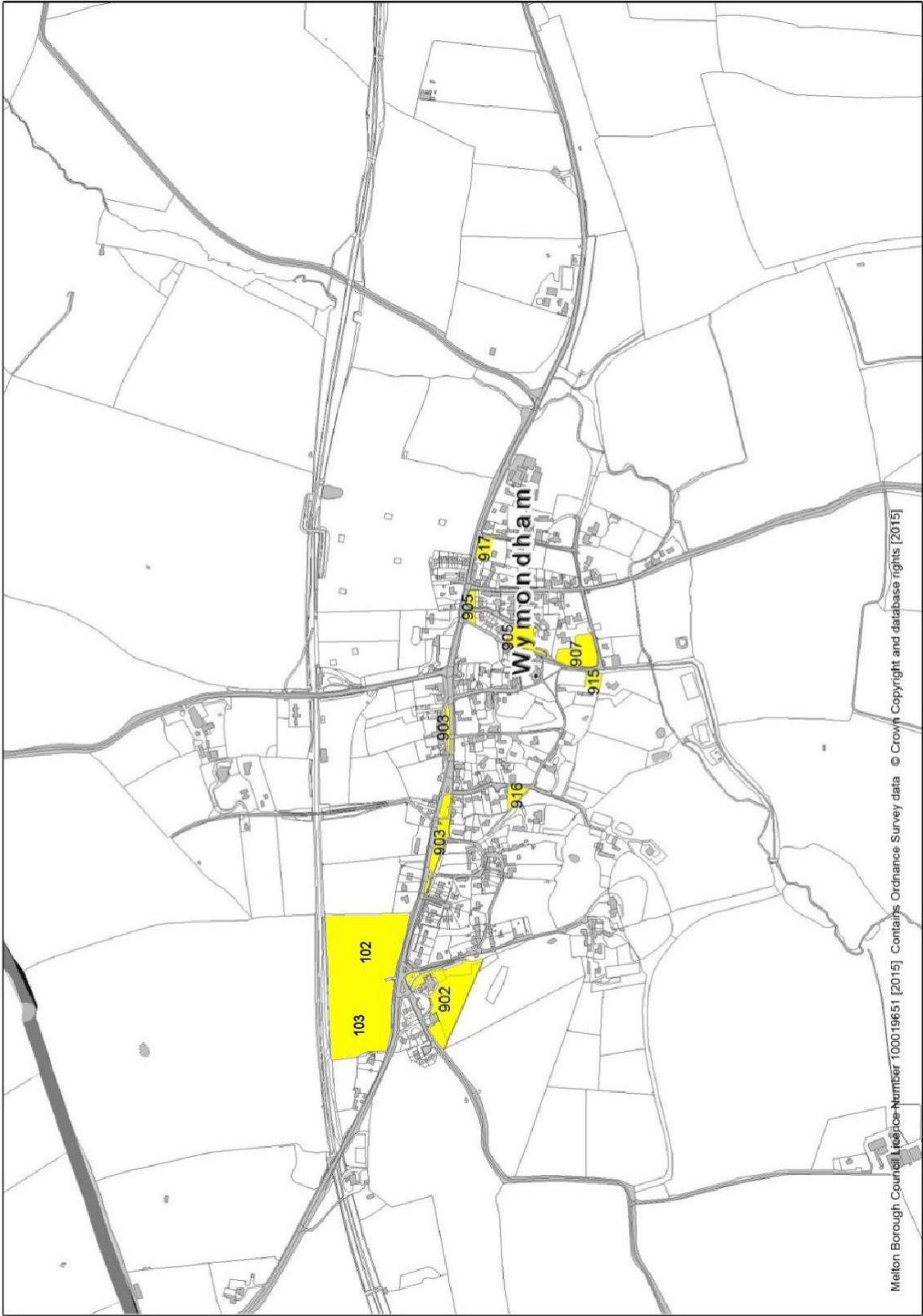
Amenity Greenspace in Wymondham:

- Roadside verges and greens, Main Street (ref 903)
- 'Sid's Paddock', Nurses Lane (ref 907)
- Tithe Barn Field, Nurses Lane (ref 915)
- Green Space at corner of Wright's Lane and Main Street (ref 917)
- Green Space at junction of Spring Lane with Cragg's Walk (ref 916)

Sport & Recreation:

- Grounds of Wymondham Primary School (ref 902)
 - Sir John Sedley Playing Fields (ref 102, 103)
-

Other Important Open Space' proposals



New footpaths

The villages of Wymondham and Edmondthorpe enjoy a very good network of footpaths both within and outside the village limits. Edmondthorpe already has a good choice of circular walks of various distances and interests. Wymondham would benefit from more circular walking routes for the enjoyment and wellbeing of residents and visitors. Better footpath links between the two villages would improve cohesion between the residents of these twinned parishes. This aspiration is the subject of proposed Community Action ENV 2.

Three new routes would deliver these objectives:

1. Circular route north of Wymondham: Brickyard Lane to become a footpath, with new link to footpath E43 to join Butt Lane, thence via informal path along course of railway to join footpath E36
2. Circular route west of Wymondham: link between footpath E34 south of Matamata farm and Wymondham Rough LRWT nature reserve. Return via Glebe Road verges, thence via bridleway E50 to the centre of the village
3. Circular off-road route between Wymondham and Edmondthorpe: New footpath link from footpath E45 to the edge of Wymondham

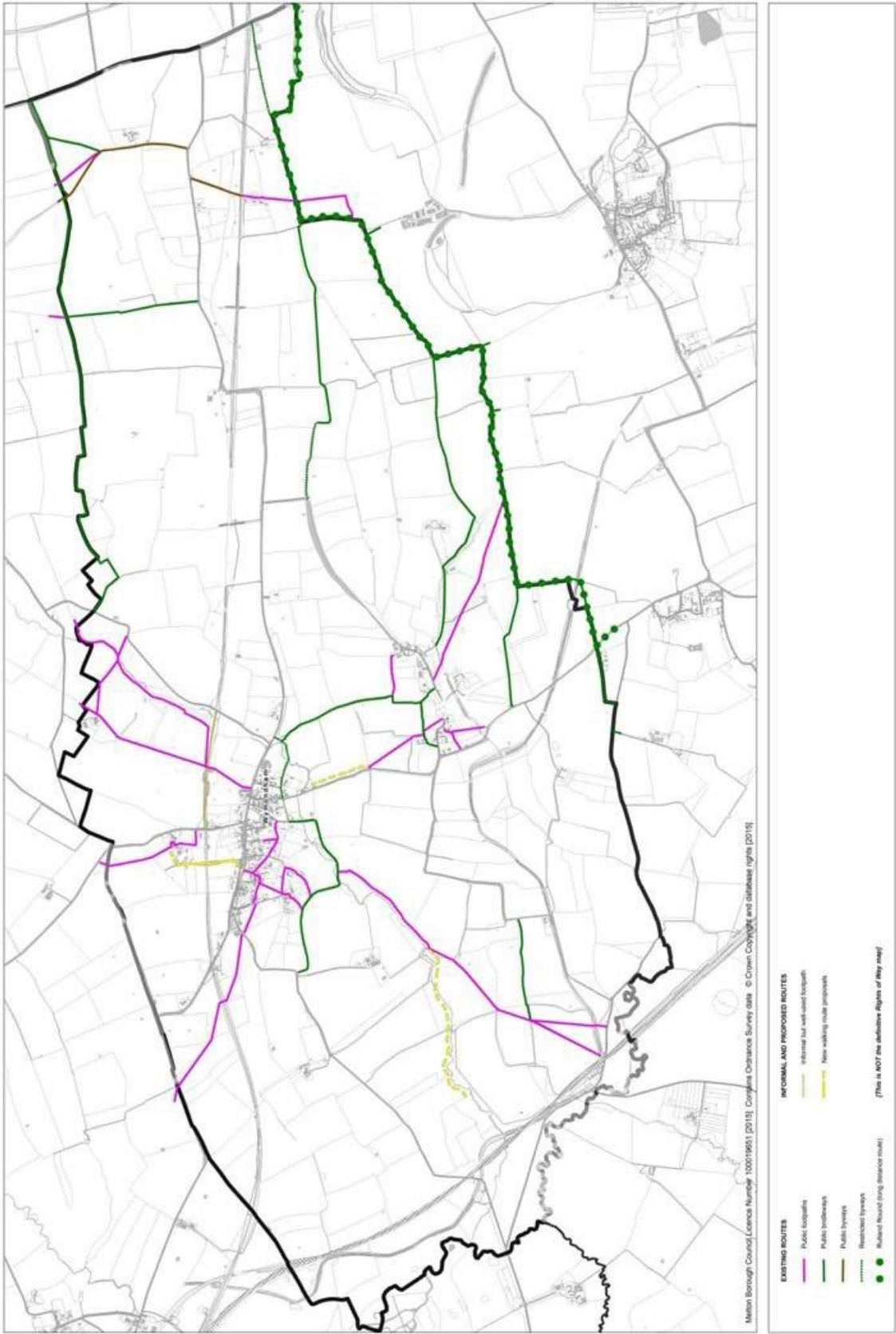
Community Action ENV2

FOOTPATHS

The Parish Council will actively seek to work with other bodies to encourage opportunities to achieve an enhancement in the present network of footpaths, especially the following routes (map below):

- Brickyard Lane to E43, informal path (old railway) to Butt Lane, to E36;
 - From E34 to Wymondham Rough LRWT Reserve;
 - From E45 to Wymondham (edge of built-up area).
-

Existing and proposed footpaths and other walking routes



Flooding

The following Community Action is proposed to express the community's aspiration for a proactive, collaborative approach among the relevant Agencies, landowners, farmers and other residents to apply new and evolving techniques to sustainable hydrological management.

Community Action ENV3

FLOODING

Wymondham & Edmondthorpe Parish Council will support proposals by landowners, appropriate agencies and organisations:

- to improve the current infrastructural measures in the Parish for managing and mitigating river, run-off and surface water flooding;
 - to use low-tech strategies and works, including 're-wilding' of water courses, natural dams, and tree-planting in the catchment area and upstream, to reduce the rates of run-off and stream flow through the village.
-

Traffic Management

Wymondham and Edmondthorpe is a rural Parish and there are no major roads within it. Edmondthorpe is effectively a cul-de-sac and has no significant traffic issues. However, Wymondham is located between the A1 and Melton Mowbray and is used as a 'cut through' for traffic, both commercial, including HGVs, and privately owned.

Volumes of traffic can be high at certain times and speeding in defiance of the 30mph limit is a problem. This, combined with the presence of older homes without adequate off road parking and the lack of public car parking, presents problems on Main Street, particularly at peak times and particularly when HGVs decide to travel through the village.

There is also a choke point at Glebe Road at the West End of the Village due to inadequate parking around St Peter's Primary School and Roots to Wings day care centre leading to cars being parked on the road. This problem is exacerbated at school drop-off and pick-up times and can also present difficulties for very large agricultural vehicles which use Glebe Road for access to Mata Mata Farm.

Finally, parking is also highlighted through consultation as a particular problem along Church Lane a cul de sac at the end of which the Church is located, with the Village Hall halfway down it.

Public transport provision in the Parish is considered indifferent by adults and young people alike. Both the youth survey and the general questionnaire revealed an approximately 50/50 split between those feeling it is poor and those feeling it is OK. The only business to represent that the bus service was inconvenient for staff was Roots to Wings. During school terms, buses are also used to convey schoolchildren to and from the local High Schools and 6th form colleges which are outside of the Parish, a very long and tedious journey for the young people. For most people living in the Parish, however, the car has become the principal mode of transport, even for some of the shortest journeys.

In a Community SpeedWatch consultation in 2011, 88.7% of respondents identified speeding through the village as a problem whilst 65% felt that clearer signage on the approach to the village would be beneficial. These concerns remain.

In all three consultations with each age group in Wymondham (over 18, 11-17 year olds, Primary School) concerns about speeding and the number of HGVs using Main Street are marked, with inadequate parking also highlighted. Improvements to signage were also recognised as beneficial through the discussions in the Theme Group relating to transport.

The car provides the principal mode of transport for residents of the Plan area with over 50% of the population travelling by car (higher than district, regional or national levels). The NPPF encourages a reduction in congestion and greenhouse gas emissions through the introduction of measures which promote a reduction in the number of journeys made by car, and there are a number of actions that can be taken by individuals and by the public and private sectors to support this objective.

Residents are concerned by the potential for new developments to exacerbate existing parking, HGV and speeding problems. The Plan therefore focuses on those areas where it can have an influence on the need to travel by car, on highway safety and on parking provision. In particular, it includes measures to prevent the loss of off-street parking and ensure that, where necessary, traffic management measures are provided in connection with new development.

Policies identified elsewhere in the Neighbourhood Plan support the aim of improving the transport situation in the Parish. These include protecting existing pedestrian links to the surrounding area (Policy Env6); reducing the reliance on vehicles through the support for additional employment opportunities and home working (Policy E2); supporting the promotion of high speed electronic communications, enabling businesses and individuals to communicate more effectively without travel and providing the opportunity for residents to work at home and more locally (Policy E5); and providing an appropriate level of off-street parking in any new developments (Policy H7).

Community Action T1

TRAFFIC MANAGEMENT

The provision of traffic management solutions to address the impacts of traffic arising from development in the Parish will be strongly supported. This includes either directly provided solutions or the use of developer contributions to provide the cost of improvements.

The priorities for residents include:

- Extending the 30 mph zone north of the Windmill on Butt Lane;
 - Traffic management solutions to restrict/discourage speeding along Main Street, Butt Lane and Edmondthorpe Road;
 - Traffic management solutions to reduce the use of Wymondham as a route for HGVs;
 - Providing a pedestrian crossing adjacent to the Primary School to Sedley Field;
 - Widening the pavements near the Primary School;
 - Introducing pavements on Butt Lane;
 - Extending the range of footpaths and footways to connect the Parish facilities.
-

Habitat Management and Creation

The community's aspiration for new habitat to redress the paucity of woodland in the Plan Area is addressed by the following Community Action.

Community Action ENV4

HABITAT MANAGEMENT AND CREATION

The Parish Council will actively seek to work with community groups, landowners, funders and other organisations to enhance the biodiversity of the Parish by creating and/or managing woodland habitat sites on suitable parcels of land.

Appendix 5

Neighbourhood Plan Policies

Reference	Policy	Description
SD1	PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT	When considering development proposals, the Plan will take a positive approach that reflects the presumption in favour of sustainable development contained in national and District-wide plans and policies
SD2	GENERAL POLICY PRINCIPLE	Where there are no policies in this Plan relevant to a planning application or development proposal, the provisions of relevant national and District-wide plans and policies apply
SD3	LIMITS TO DEVELOPMENT	Development proposals within Wymondham will be supported on sites within the Limits to Development as identified in Figure 2 where it complies with the policies of this Neighbourhood Plan and subject to design and amenity considerations
H1	HOUSING PROVISION	This Neighbourhood Plan provides for the construction of a minimum of 63 new dwellings at Wymondham over the period 2015 to 2036 on allocated sites. This will be met by the allocation of housing sites in Policy H2. In the case of Edmondthorpe, housing needs will be met by windfall sites in accordance with Policy H5 of the Wymondham and Edmondthorpe Neighbourhood Plan.
H2	HOUSING ALLOCATIONS	<p>Land is allocated for housing development at 6 locations as shown above and on the proposals map (Figure 3). Development will be permitted subject to the following criteria:</p> <p>Lower Butt Lane</p> <ul style="list-style-type: none"> • The development should provide for approximately 9 dwellings; • There should be a mix of housing types in accordance with Policy H4 of the Neighbourhood Plan and other evidence including the Housing and Economic Needs Assessment; • A footway should be provided between the access and the village to the South and to the boundary of the development North along Butt Lane. • Design and materials should reflect the close proximity and contiguity of the development to the Conservation Area • Design, landscaping and materials should reflect the objective of mitigating any impact on the view from Wymondham Windmill into the village <p>Drainage issues should be carefully assessed and addressed, taking into account inter alia Policy Env8 of the Neighbourhood Plan</p>

		<ul style="list-style-type: none"> • An objective of the development should be to maintain unimpeded access on Butt Lane in order to ensure the businesses at Wymondham Windmill suffer no interruption <p>Station Yard</p> <ul style="list-style-type: none"> • The development should provide for approximately 12 dwellings • At least 37% of the dwellings should be affordable • There should be a mix of housing types in accordance with PolicyH4 of the Neighbourhood Plan and other evidence including the Housing and Economic Needs Assessment • The development must not be commenced before the development of Lower Butt Lane (above) with which it is contiguous and which links it to the village has been substantially completed • A footway should be provided between the access and the village to the South and to the boundary of the development North along Butt Lane • Design and Materials should be complementary with those used in Lower Butt Lane reflecting the contiguity of the two sites to the Conservation Area and the proximity of Grade II* Wymondham Windmill to the North and of Grade II Navvies' Cottages Number 2 to the South and East • Design, landscaping and materials should reflect the objective of mitigating any impact on the view from Wymondham Windmill into the Village • Drainage issues should be carefully assessed and addressed, taking into account inter alia Policy Env8 of the Neighbourhood Development Plan • An objective of the development should be to maintain unimpeded access on Butt Lane in order to ensure the businesses at Wymondham Windmill suffer no interruption <p>"The Gollings"</p> <ul style="list-style-type: none"> • The development should provide for approximately 5 dwellings; • There should be a mix of housing types in accordance with PolicyH4 of the Neighbourhood Plan and other evidence including the Housing and Economic Needs Assessment • Design and Materials should reflect the location of the development in the heart of the Conservation Area. In particular Policy H8 of the Neighbourhood Development Plan must be addressed • Particular care should be taken to ensure no significant loss of amenity to surrounding properties. It is a particular concern to ensure adequate off road parking in this location
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		<p>Glebe Road</p> <ul style="list-style-type: none"> • The development should provide for approximately 12 dwellings • At least 37% of the dwellings should be affordable; • There should be a mix of housing types in accordance with Policy H4 of the Neighbourhood Plan and other evidence including the Housing and Economic Needs Assessment; • Landscaping should be carried out with the aim of improving views into the Village and to St Peter's School and Roots to Wings daycare centre from the West and South-West • The Design and Materials should reflect the materials and character of the Conservation Area of the Village and in particular the vernacular of bricks, stone and slate • Recommendations from the detailed technical study assessing surface water run off risks, presented to MBC, to be fully implemented • LCC Highways recommendations with regard to highway and related safety issues to be implemented in full <p>Lower Brick Yard Lane</p> <ul style="list-style-type: none"> • The development should provide for approximately 20 dwellings; • At least 37% of the dwellings should be affordable; • There should be a mix of housing types in accordance with Policy H4 of the Neighbourhood Plan and other evidence including the Housing and Economic Needs Assessment; • Broadly the development should follow the template provided by the Old Manor Gardens development in terms of design, materials and density • The development should incorporate strategies to prevent flooding across the site and mitigate flooding from the site onto Main Street, taking into account inter alia Policy Env8 of the Neighbourhood Plan; • In view of the scale of the development support for traffic management measures and/or for relocating or otherwise enhancing the Village Hall should be given so long as it is demonstrated that any financial contribution sought is necessary to make the development acceptable in planning terms, is directly related to the development and is fairly and reasonably related in scale and kind to the development • Landscaping to the North of the development to include the planting of woodland habitat to aid water retention and add to local biodiversity; • Access should be via Main Street, over land that is under the developer's control, and not via Brickyard Lane
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		<p>Strawberry Farm</p> <ul style="list-style-type: none"> • The development should provide for approximately 5 dwellings; • There should be a mix of housing types in accordance with Policy H4 of the Neighbourhood Plan and other evidence including the Housing and Economic Needs Assessment; • A central goal of the development in terms of positioning of new dwellings and landscaping should be to mitigate the impact of the development on existing properties in West Well Gate and Gretton Gardens; • An area of land to the north-west of the site alongside Main Street to be set aside to encourage biodiversity; • A footpath should be provided along the Western boundary of the development giving access from Glebe Road to the development and continuing onto Melton Road
H3	RESERVE SITE	<p>An allocation for further houses on the site at Brickyard Lane, as shown on the Proposals Map, will be considered for housing development up to a maximum of 10 dwellings if:</p> <ul style="list-style-type: none"> • It is required to remediate a substantial shortfall in the supply of housing land due to the failure of existing housing sites in Wymondham and Edmondthorpe to deliver the anticipated scale of development required; or • It becomes necessary to provide for additional homes in the Parish in accordance with any new development plan document that replaces the Melton Local Plan; and • If Lower Brickyard Lane has been developed as envisaged as in Policy H2
H4	HOUSING MIX	<p>New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Wymondham and Edmondthorpe, having regard to market conditions, housing needs in the Parish and economic viability. This will include provision of dwellings of 2 or 3 bedrooms and bungalows.</p>
H5	HOUSING PROVISION WINDFALL SITES	<p>Small residential development proposals on infill and redevelopment sites will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and the Borough-wide planning policies and where such development:</p>

		<ul style="list-style-type: none"> • Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Wymondham and Edmondthorpe where the site is closely surrounded by buildings; • Will not involve the outward extension of the built-up area of Wymondham and Edmondthorpe as defined in Policy SD3 of the Neighbourhood Plan; • Does not reduce garden space or open space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling
H6	AFFORDABLE HOUSING	<p>To meet identified needs within the community at least 37% of all new housing developments of 11 units or more will be high quality affordable housing. The provision of affordable housing through Shared Ownership schemes will be particularly supported as there is an under provision of owner occupied housing in the Parish.</p> <p>The affordable housing stock should be made available as an integral part of the development, should be visually indistinguishable from the equivalent market housing on the site and should be provided as individual units dispersed throughout the development, subject to a registered provider being prepared to take the dwellings on if applicable.</p>

H7	BUILDING DESIGN PRINCIPLES	<p>All new development proposals of one or more houses, replacement dwellings and extensions will need to satisfy the following building design principles:</p> <ul style="list-style-type: none"> • New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, particularly within the Conservation Areas, 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. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views; • 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; • Adequate off road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more, in line with Highways Authority requirements; • All new housing should reflect the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context; • Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form; • Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient; • Development should be enhanced by biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible; • Where possible, enclosure of plots should be of native hedging, wooden fencing, or stone/brick wall of rural design. Any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original; • Development of schemes of 10 dwellings or over should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change; all residential developments should ensure appropriate provision for the storage of waste and recyclable materials; and • Development should be of a similar density to properties in the immediate surrounding area
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H8	NATIONALLY DESIGNATED HERITAGE ASSETS OF LOCAL HISTORICAL AND ARCHITECTURAL INTEREST	Development proposals will be required to describe the significance of any heritage assets affected and the impact of the proposal on that significance in accordance with NPPF Section 128 and to include proposals to conserve and where appropriate enhance the structure and setting of such structures or buildings, proportionate to the asset's importance
H9	USE OF STREET LIGHTING	<p>Development must limit the impact of light pollution, including from security lights and from artificial externally visible light sources.</p> <p>The use of on-street lighting will be appropriate and sympathetic to the context and consistent with the density and output of the lighting used in the surrounding area.</p>
ENV1	PROTECTION OF LOCAL GREEN SPACES	<p>The following sites are proposed for designation as Local Green Spaces (LGS). Within the area of LGS identified on the proposals map and below development is ruled out, other than in very special circumstances.</p> <ul style="list-style-type: none"> • Gill's Field, Wymondham (ref 332) • Village Allotments, Wymondham (ref 904) (also included in Melton BC Areas of Separation, Settlement Fringe and Local Green Space Study, (ASSFSLGS) 2015) • Green Spaces (two sites) Old Manor Gardens Estate (905a and 905b) • Edmondthorpe and Wymondham Railway Station Site (ref 900)

ENV2	OTHER SITES OF ENVIRONMENTAL SIGNIFICANCE	The protection and enhancement of the identified significant features of sites shown on the Map on Figure 5 as “other sites of environmental significance” and detailed in the Environmental Inventory (Appendices 2 and 3) will be supported unless the need for, or the benefits of, the development in that location clearly outweigh the loss
ENV3	RIDGE AND FURROW FIELDS	Development proposals that adversely affect or damage an identified surviving area of ridge and furrow earthworks will not be supported.
ENV4	WOODLAND, TREES AND HEDGES	<p>Trees and hedgerows of good arboricultural, biodiversity and amenity value should be protected from loss or damage as a result of development. Wherever possible they should be integrated into the design of development proposals.</p> <p>Development proposals that seek to enhance the biodiversity of the Parish by creating woodland habitat sites as part of landscaping proposals will be supported.</p>
ENV5	BIODIVERSITY	<ul style="list-style-type: none"> • Development proposals will be expected to take a three step approach designed in descending order of priority (a) to avoid impacts (b) to minimise impacts and (c) to provide offsets for any unavoidable impacts • Development proposals will be required, where feasible, to contribute to the protection and enhancement of the biodiversity of the Parish, through for example the incorporation of native plants; and • The Plan will designate three wildlife corridors as shown (see Figure 8): (1) riparian corridor along the brook from north of the railway line through Wymondham to Wymondham Roughs nature reserve; (2) the River Eye for its whole length on the Parish boundary; and (3) along the ancient track between Wymondham and Edmondthorpe.
ENV6	FOOTPATHS	<p>Development proposals will be supported wherein they do not result in the loss of, or have a significant adverse effect on, the existing network of footpaths.</p> <p>Development proposals that connect into the existing network of footpaths and footways through the provision of new rights of way will be supported.</p>

ENV7	PROTECTION OF IMPORTANT VIEWS	<p>In this regard applications will be supported unless they impact materially and adversely on the following locally important and valued views (see Figure 9):</p> <ol style="list-style-type: none"> northeast from open countryside toward the church and settlement of Wymondham north from Cordhill Lane toward the church and settlement of Wymondham north from Edmondthorpe Road toward the church and settlement of Wymondham northwest across Nurses Lane to the parish church and into the historic built environment of Wymondham south from Wymondham windmill toward the parish church and into the historic built environment of Wymondham north from Main Street, opposite Spring Lane, towards Wymondham Windmill southeast from The Banks down The Waddlings (ancient drovers' track) toward Edmondthorpe west from Edmondthorpe Drift toward the historic core of Edmondthorpe south from Edmondthorpe Social Club across parkland of the Hall to open countryside east from Stapleford/Glebe Road into the village
ENV8	RIVERS AND FLOODING	<p>Development proposals will be required to demonstrate that:</p> <ul style="list-style-type: none"> a sequential approach in respect of flood risk has been taken into account when determining the Proposal's location the design includes, as appropriate, sustainable drainage systems (SuDS), surface water management measures and permeable surfaces; there will be no resulting increase in the risk of flooding downstream
CF1	THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES	<p>Development leading to the loss of an existing community facility or which detrimentally impacts on an existing community facility in such a way that it loses amenity value (including to the primary school, village hall in Wymondham and social club in Edmondthorpe, allotments and Berkeley Arms Pub) will not be supported unless it can be demonstrated that:</p>

		<ul style="list-style-type: none"> • There is no longer any need or demand for the existing community facility; or • The existing community facility is no longer economically viable; or • The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.
CF2	NEW OR IMPROVED COMMUNITY FACILITIES	<p>Proposals that improve the quality and/or range of community facilities, particularly those for young people, will be supported provided that the development:</p> <ul style="list-style-type: none"> • Meets the design criteria stated in policy H7; • Will not result in unacceptable traffic movements or other impairments to residential properties; • Will provide adequate onsite parking to meet the generated need • Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle
E1	SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES	<p>There will be a strong presumption against the loss of commercial and retail premises or land (A and B-class) which provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will be supported if it can be demonstrated that:</p> <ul style="list-style-type: none"> • The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.
E2	SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES	<p>In supporting additional employment opportunities, new development will be required to:</p> <ul style="list-style-type: none"> • Be sited in existing buildings, on areas of previously developed land or within the boundary of planned limits of development for the villages of Wymondham and Edmondthorpe; and • Be of a size and scale not adversely affecting the character, infrastructure and environment of the villages themselves and the neighbourhood plan area, including the countryside; and

		<ul style="list-style-type: none"> • Not involve the loss of dwellings; and • Not increase noise levels to an extent that they would unacceptably disturb occupants of nearby residential property; and • Not generate severe levels of traffic movement <p>The following types of employment development will be supported:</p> <ul style="list-style-type: none"> • The small-scale expansion of existing employment premises across the Parish; • Small-scale new build development on brownfield sites within Wymondham and Edmondthorpe villages.
E3	RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS	<p>The re-use, conversion and adaptation of rural buildings for recreation, or tourism purposes will be supported where:</p> <ul style="list-style-type: none"> • The use proposed is appropriate to the rural location; • The conversion/adaptation works respect the local character of the surrounding area • The development will not have an adverse impact on any archaeological, architectural, historic or environmental features • The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site. • There is no significant adverse impact on neighbours through noise, light pollution, increased traffic levels or increased flood risk.
E4	BROADBAND INFRASTRUCTURE	<p>All new developments should have the necessary ducting and infrastructure within the site and buildings so as to be able to connect to super-fast broadband.</p> <p>Proposals to provide access to a super-fast broadband service and improve the mobile telecommunication network that will serve businesses and other properties within the Parish will be supported. This may require aboveground network installations, which must be sympathetically located and designed to integrate into the landscape.</p>

E5	WORKING FROM HOME	<p>Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:</p> <ul style="list-style-type: none"> • Other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling; and • No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance associated with the work activity; and • Any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.
T1	TRANSPORT REQUIREMENTS FOR NEW DEVELOPMENTS	<p>Subject to compliance with other policies, proposals for development will be supported where it can be demonstrated that:</p> <ul style="list-style-type: none"> • The cumulative impact on traffic flows on the local highway network, including the roads within and

		<p>leading to Wymondham village centre, will not be severe;</p> <ul style="list-style-type: none"> • Improvements to pedestrian and cycle routes are incorporated to serve the development, where appropriate, and to provide safe, convenient and attractive routes to the village centre and community amenities; • Existing rights of way are maintained or acceptable modifications are provided; and • Adequate parking is provided in line with Policy H7 and sufficient manoeuvring space is provided within the development.
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