





Welcome to Our Exhibition

Richborough Estates is actively promoting land off Great Lane, Frisby on the Wreake, for a new housing development of approximately 48 new dwellings to help Melton Borough Council meet its housing target. The development will also offer landscaped public open space and a potential children's play area.

Sharing our proposals with the local community is an important part of the planning process. We would like to hear your views and will consider all comments and feedback that we receive before we finalise our proposals and submit an outline planning application.

The Planning Context

The evidence gathered for Melton Borough Council's emerging Local Plan identifies a need for at least 6,125 new homes to be delivered throughout the Borough up to 2036. There are not enough brownfield sites within the existing built-up areas to meet this need. This means it will be necessary to release some greenfield land for housing development going forward.

Earlier this year, the Council consulted on the Emerging Options (Draft Plan). This identifies a requirement of around 48 new homes for Frisby on the Wreake over the next 20 years. The emerging Local Plan recognises Land off Great Lane as a suitable site to help meet this housing requirement.

Alongside the Local Plan, a Neighbourhood Plan for Frisby on the Wreake is also being prepared by the Neighbourhood Plan Advisory Committee, on behalf of the Parish Council. The Advisory Committee has recently carried out consultation with village residents to understand their views on new development.

About The Site

The site is situated on Great Lane, on the eastern edge of Frisby on the Wreake.

The site currently comprises approximately 2.7 hectares of pastoral grassland. Hedgerows and a number of trees edge the boundaries of the site.

The residential edge of Frisby on the Wreake adjoins the western edge of the site and comprises bungalows and 2 storey houses. These dwellings are located on Great Lane and some have views which overlook the site.

Open fields extend to the north and east of the site.

The site has a sloping topography which rises from a low of approximately 79m AOD (above ordnance datum) in the north-eastern corner to a high of 97m AOD in the south western corner.

Where is our site located?















The Neighbourhood Plan

What We Understand So Far...

The Neighbourhood Plan Advisory Committee conducted a village survey in April this year, asking residents what they wanted to see from new development and their preference between three potential housing sites, which are shown on the adjacent plan (left].

What you said:	How our proposals respond:
The majority of respondents (72%) would prefer to see the required development coming forward on a single site	The proposals are for up to 48 dwellings. They therefore provide the entire requirement for Frisby on the Wreake as identified in the emerging Melton Local Plan. The proposals wi therefore enable the new housing to come forward on a single development site.
33% of respondents want to see new properties built within 0-5 years, with a total of 63% wanting to see development within 0-10 years	As you can see today, we have undertaken detailed technical work which shows that land off Great Lane is capable of being developed within the next 5 years, if planning permission is granted.
52% of respondents want development to come forward in a single phase	The modest scale of the proposal means the site can be developed in single phase.
Respondents most frequently suggested that new development should:	 The proposed scheme positively achieves these suggestions: The proposals provide a broad mix of 2, 3, 4 and 5 bedroom homes, including bungalows, 1½ and 2 storey dwellings;
Offer mixed housingBe sympathetic to existing	Throughout the design of the proposals, careful regard has been had to the existing character of the village. A low

When asked about the potential housing sites, 24% of respondents expressed a preference to see development on Land off Great Lane. This is compared to 33% of respondents expressing a preference for Land behind the school, and 15% expressing a preference for Land off Water Lane.

density development is proposed, with integrated areas of

landscaping and green open space resulting in a scheme

which respects and preserves the rural character of the

• 40% of the dwellings are proposed to be affordable.

We have looked at both the positive and negative comments you made about the site through the village survey. Our exhibition shows how our proposal responds to these comments.

Heritage

character

Offer affordable housing

The archaeological potential of the site has been assessed through consultation of databases; historic maps; historic aerial photographs and a site visit.

Prehistoric, Roman and Early Medieval remains have been recorded in the wider vicinity, although none are located in the immediate vicinity of the site. Observations made during excavations for a pipeline immediately adjacent to the site did not record any archaeological features. Potential for significant archaeological remains to be present within the site is considered to be low.

The settlement of Frisby on the Wreake is thought to have Danish origins and it was recorded in the Domesday Survey of 1086. The site was part of the agricultural hinterland of the medieval settlement, demonstrated by the ridge and furrow earthworks. Those within the southern area of the site have a reverse-S shape to them suggestive of medieval date. The earthworks at Frisby were not identified as being of high significance in a large study of ridge and furrow earthworks of the Midlands in 2001, although it is recognised that the ridge and furrow earthworks within the site do have some, lesser heritage significance.

An assessment of the Listed buildings and the Conservation Area in Frisby concluded that the site did not have intervisibilty with these heritage assets.

LAND OFF GREAT LANE, FRISBY ON THE WREAKE

PUBLIC CONSULTATION

About Our Proposals

Our proposals have evolved through preliminary survey and assessment work which our team have undertaken to understand the site and the surrounding area. Our team incorporates a variety of planning, design and environmental specialists who have worked together to create the proposed development masterplan.

The development masterplan shows how the site could be developed and includes:

- A landscape-led residential development comprising approximately 48 new family homes;
- A proposed vehicular access off Great Lane;
- A new pedestrian footway along Great Lane, joining the existing footway to the north;
- A range of housing sizes and types, including cottages and bungalows;
- 40% affordable housing provision, in line with planning policy requirements;
- Low density development edges and lower building heights to reflect the character of the village;
- New pedestrian routes leading to new residential areas, landscaped public open space and a potential children's play area;
- The retention of the majority of existing trees and hedgerows;
 and
- The provision of sustainable drainage features) to manage surface water and ensure there is no increased risk of flooding.

Ecology

The site currently consists of two improved grassland fields, bordered by species-poor hedgerows with trees.

The hedgerows and mature trees offer some nesting and foraging habitat for birds and bats. The mature trees also provide potential roosting sites for bats and the hedgerows provide potential commuting lines.

Mammal species (e.g. badger, hedgehog and rabbit) may also use the site for foraging and commuting across the landscape.

The site provides low quality habitat for Great Crested Newts (GCNs). However, three ponds within 500 metres of the site have been identified to support populations of GCNs and the site may be used by foraging and commuting amphibians.

The proposed development retains and enhances the majority of hedgerows and all mature trees, retaining the best wildlife habitats on-site. A wildlife corridor is proposed along the northern and eastern boundaries ensuring that wildlife species can continue to move freely across the site and provides additional habitat for wildlife.

Through the introduction of new landscape features and the creation of new ecological habitat, appropriate mitigation measures will be taken to further reduce any environmental impact.



Taken from Great Lane looking south east along the western boundary of the site





Taken from outside Buena Vista Kennels and Cattery of Great Lane to the east of the site



aken from Gaddesby Lane to the South of



Taken from junction of footpaths H38 and H47 looking south-west towards the site

Landscape

Visually, the site is contained to the north-west by the established residential edge of Frisby on the Wreake, and to the south by the established hedgerow and row of hedgerow trees along Great Lane, as well as a gentle ridgeline in the field further south beyond the Lane.

The masterplan proposes that existing field boundary hedgerows are retained and enhanced, with additional tree planting to ensure the development is filtered from view from the open countryside to the east. This will also ensure the settlement edge of the village appears well vegetated and softened so as to best assimilate into the valley landscape.

Movement and Access

- Access to the development is proposed to be taken from Great Lane, via a priority junction located to the north of the junction of Great Lane with Gaddesby Lane. Dropped-kerb pedestrian facilities will also be provided.
- A new footway will be provided on the eastern side of Great Lane and will link to the existing footway to the north.
- A two-hourly bus service (number 128) between Melton Mowbray and Leicester directly serves the village. More frequent services (e.g. 5/5A at 20-minute frequency) can be accessed from the A607 Leicester Road approximately 500m from the site. New stops for the number 128 service are proposed on Great Lane, together with a new uncontrolled pedestrian crossing.
- Vehicle trip generation associated with the proposed development will be extremely modest with only an additional one vehicle every two minutes predicted during peak hours.
- Whilst residents will make use of the facilities offered within the village, often by means of walking to and from the development, the great majority of residents will travel away from the village (towards the A607 and onwards) for work purposes; resulting in minimal additional traffic passing through the village centre.

Flooding & Proposed Drainage

The site is designated as Flood Zone 1 by the Environment Agency, which means the land is considered to be at low risk of flooding from watercourses. No significant sources of flood risk to the site have been identified.

To mitigate the impact of the development, and provide betterment, surface water discharge from the site will be limited to the existing average annual greenfield runoff rate. This will deliver a reduction in peak runoff in extreme storm events and ensure there is no increase in flood risk to the wider catchment. A Sustainable Drainage System (SuDS) will be included on the site to attenuate surface water, improve water quality and provide opportunities for biodiversity enhancement. Water will be accommodated in above ground features where possible.

It is anticipated that a new foul water pumping station will be required in the northern area of the site to support the development. Consultations with Severn Trent Water are on-going to assess the capacity of the existing sewer system and identify improvements to local infrastructure.

Next Steps..

If you have any questions about the proposals or wish to make any comments please do talk to us or fill out one of the feedback forms provided. We welcome your views and will take these into consideration in developing the scheme further.

Once we have had chance to review your comments and refine the scheme, an outline planning application will be submitted to Melton Borough Council in the near future. Once the application has been submitted, the Council will undertake their own consultation and you will have another opportunity to comment on the proposals.

Please fill out one of the feedback forms today and hand it in to a member of the project team, or post it to us at:

Nexus Planning
Eastgate
2 Castle Street
Castlefield
Manchester
M3 41 7

Alternatively you can email us at *info@nexusplanning.co.uk.*Please submit any comments you may have by 27th June 2016.