

**Resumed Hearings/107**

**North West Leicestershire District Council  
Local Plan Examination**

**Position Statement on Main Modifications on Behalf of  
Mosaic Estates (respondent ref. 107)**

**(Thursday 21<sup>st</sup> March 2017 – 2 p.m.)**

**Resumed Hearing Session**



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***Further position statement on Main Modifications to Policies S2 and S3 contained within Document EX76 in response to matters raised by inspector in letter (IN/08) of 17 January 2017.***

Through document IN/08, and negotiations between ourselves and North West Leicester District Council, Main Modifications have been proposed to Policies S2 and S3 to provide flexibility for proposals for the sustainable redevelopment of suitable brownfield or other sites situated outside defined settlement limits.

We consider that the proposed Main Modifications ensure that the North West Leicestershire Local Plan ('the Plan') is fully justified and effective as the modifications will enable the opportunities for the reuse of sustainably located previously developed land to be explored in compliance with national policy.

The Framework identifies as one of its 12 principles, '*the need to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;*'

The government has recently pledged 1 million more homes and to get planning permission in place on 90% of suitable brownfield sites for housing. The recent Housing White Paper 'Fixing our broken housing market' emphasises the need to '*make more land available for homes in the right places, by maximising the contribution from brownfield.... land.*'. It notes that: '*In spite of the progress being made to bring more brownfield land back into use, plans don't always encourage a sufficiently wide range of sites to come forward to meet local housing requirements.*', and states that '*the presumption should be that brownfield land is suitable for housing unless there are clear and specific reasons to the contrary (such as high flood risk).*' Government could not be more direct regarding its intention and preference to see more development take place on brownfield land, and this emphasis is a fundamental plank of planning policy which the modifications correctly address.

As such, it is entirely correct that the imperative to deliver growth on sustainably located brownfield sites should, quite rightly, be a significant driver of the spatial strategy, alongside the emphasis on sustainable settlements.

Where, as in the case of Heather and Ibstock, there are sustainably located, deliverable, brownfield sites on the edge of the defined settlement boundary, their potential to contribute to meeting growth needs is palpable.

For the reasons set out above, the proposed modifications ensures that the Local Plan fully accords with National Planning Policy and is both justified and effective. Further, the modification ensure that Policies S2 and S3 reflect the Government's clearly emphasis on the regeneration of brownfield land as expressed within the Housing White Paper. The modifications to Policies S2 and S3 as set out support the Council's duties under section 39 of the Planning and Compulsory Purchase Act 2004

when exercising their functions under part 2 of the Act in relation to local development documents.

We consider that with these proposed modifications, the Plan is sound.