



Ref:

(For official
use only)

NORTH WEST LEICESTERSHIRE LOCAL PLAN

Proposed Modifications Consultation - Representation Form

Following the Examination hearing sessions held in January and March 2017, Mr Brian Sims BSc CEng MICE MRTPI, the Independent Planning Inspector appointed on behalf of the Secretary of State, has requested that the Council now undertake consultation on a number of **Main Modifications** (MM) required to make the Plan sound in the light of new documentary evidence provided since the Plan was submitted for examination. This is without prejudice to the Inspector's ultimate conclusions and recommendations on the Plan and whether there will be any further hearings after the public consultation.

Details of what we are consulting on, and why, can be found on the Proposed Modifications Consultation page of the Council website at www.nwleics.gov.uk/localplanmysay.

You can participate in the consultation online via our [consultation website](#).

Alternatively, you can complete the following form. Please complete both Part A and Part B.

If your comments relate to more than one MM you will need to complete a separate Part B of this form for each representation.

For questions where there are multiple choice answers, please indicate your choice by placing a 'X' in the appropriate box(es).

PART A – Personal Details

If you are responding on behalf of yourself, or your own organisation, please fill in all the 'Personal Details' fields. If an agent is appointed, please complete only the Title, Name and Organisation boxes in the Personal Details column, but complete all the 'Agent's Details' fields.

	Personal Details	Agent's Details (if applicable)
Title		Mr
First Name		James
Last Name		Bompas
Job Title (where relevant)		Associate
Organisation (where relevant)		Iceni Projects
Address Line 1		████████████████████
Address Line 2		██████
Address Line 3		
Address Line 4		
Postcode		████████
Telephone		██████████
Email address		████████████████████

Did you comment at publication stage of the Local Plan?	X	Yes		No
If yes, what was your representor ID number? (You can find your Representor ID on our Examination webpages)	Representor ID 45			

Do you wish to be notified of subsequent stages of the Local Plan?				
Publication of Inspector's Report	X	Yes		No
Adoption of the Local Plan	X	Yes		No

PART B – Your Representation

Please use a separate sheet for each representation

1. To which part of the consultation does this representation relate?

Please note – comments should be restricted to the matters listed only and should not relate to any other aspect, site or policy of the Publication Local Plan

X	Main Modification
	Additional Modification
X	Policies Maps
X	Sustainability Appraisal Reports
	HEDNA
	Other new documents and evidence

If you have chosen 'Sustainability Appraisal Reports,' 'HEDNA' or 'Other new documents and evidence' please identify the specific document:

2. Main or Additional Modification number to which your representation relates (or paragraph number if you are commenting on another document).

3. Please provide comments below, being as precise as possible. Comments can support, as well as object to the MM concerned with reference to the new documentary evidence listed on our website – www.nwleics.gov.uk/localplanmysay. *(Expand the box if needed)*

Please see the below comments.

Comment

MM25, p.47, Policy H3.

(vi) provision for the discharge of wastewater into the Mease catchment in accordance with the provisions of policy En2. Development which does not meet these provisions will not be permitted. In addition, development will not be permitted until a second 'development window' for the Developer Contributions Scheme has been agreed and no more than 600 dwellings will be allowed to be built until provision is made for pumping wastewater from the sewage treatment works at Packington out of the river Mease catchment

In terms of land defined as the area to the "north of Ashby" (H3a) outline planning permission has already been granted for 605 homes at Money Hill (Ref. APP/G2435/A/14/2228806); there is an outline resolution to approve 153 homes at the Former Arla Dairy Site (16/00275/OUTM), and

a reserved matters application has been granted for 70 homes at Woodcock Way (16/00432/REMM).

From correspondence with senior officers at NWLDC it is understood that the 600-dwelling limit relates to those schemes that come forward “north of Ashby” beyond Money Hill (605 homes), which in this instance also includes the 70 homes at Woodcock Way. Policy H3 states: “about 2,050 dwellings in total will come forward on land north of Ashby” over the plan period. On this basis, there is a balance of approximately 1,222 homes without planning permission.

What is unclear from the above is exactly when the 600-dwelling limit is due to be applied. The development of the land “north of Ashby” is due to be comprehensively masterplanned and include a range of uses (both residential and non-residential) and, therefore, to refer to the “tipping point” being 600-dwellings is ambiguous.

Moreover, by NWLDC combining both Money Hill and Woodcock Way in its assignment of DCS1 to provide 605 homes it means that potentially only part of the Money Hill (Ref. 15/00512/OUTM) permission can be implemented. Construction is currently underway on the 70-dwelling scheme at Woodcock Way (Ref. 16/00432/REMM), which means that potentially only 535 homes can be constructed as part of planning permission Ref. 15/00512/OUTM. This capacity may be further eroded when factoring in the employment and community-led uses on the site, i.e. a primary school and community centre. This requires immediate clarification.

It is understood that works to upgrade the pumping station at Packington are due to take place in 2025. As such, there is at least an 8-year window where development rates could be compromised. The Local Plan needs to be clear on how contributions will be used and the role of the water provider, i.e. Severn Trent Water.

Consequently, as a minimum, the supporting text of Policy H3 should make it explicitly clear as to what headroom remains available, how future development will be recorded and when allocated sites are expected to come forward. The policy should make it clear that preference will be given to allocated sites, such as “north of Ashby”, rather than anything coming forward independently of the Local Plan. The Local Plan needs to prioritise infrastructure improvements to Packington pumping station to ensure that the masterplan for “north of Ashby”.

Proposed Addition

MM28, p.50, Paragraph 7.22

The NPPF requires that the Council maintain a 5-year supply of housing sites. As at 01 October 2016 for the 5-year period to October 2021 and based on the projected completions in the trajectory there is a supply of between 6.34 years (with a 20% buffer) and 7.24 years (with a 5% buffer). NWLDC will identify and update annually this assessment throughout the plan period.

The current position in relation to 5-year housing land supply is continually subject to change. Therefore, in accordance with the NPPF and the interests of transparency it is recommended that

reference be made to ongoing assessments through the plan period particularly because of the time horizons involved.

Proposed Deletion / Amendment

Policy Ec2, Paragraph 1(c).

Land north of Ashby de la Zouch (Money Hill) is allocated for employment development for up to 16 Ha subject to the following: (c) Land adjoining the A511 and Smisby Road will be restricted to those uses falling within the B1 Use Class.

The Money Hill Consortium (MHC) site is geographically well-placed and is of a scale to support a wide range of employment uses. Notwithstanding this, the MHC is mindful that some parts of the site are better placed for employment than others. Indeed, the Town Council has historically had a preference for future employment uses to be positioned within close proximity to the existing McVities warehouse. This is something that the MHC has sought to support in preparing a Development Framework for the site (see Appendix A). This shows that the majority of the employment uses are positioned to the east of the site as nearest to the proposed A511 access and mitigates any harm caused to existing residents by clustering employment uses.

Notwithstanding the above, should NWLDC continue to allocate Ec2(1) (as shown on the inset map) then the supporting text should be amended to provide additional flexibility. Whilst the MHC understand the rationale of NWLDC for wanting to create employment uses in this location that are complementary to existing residential uses it is considered that these uses do not need to be limited exclusively to B1 use (office). Other employment uses that may also be suited to this location could include a car showroom (sui generis), hotel (C1) or employment / leisure and non-residential institutions (D-class).

In the context of this it is recommend that the policy be re-worded to state:

Land north of Ashby de la Zouch (Money Hill) is allocated for employment development for up to 16 Ha subject to the following: (c) Land adjoining the A511 and Smisby Road will be restricted to those uses that are unlikely to cause significant amenity harm. General industrial (B2) and storage and distribution (B8) uses will not be permitted.

The above amendment does not alter the objective of the policy, i.e. that employment uses in this location should not cause significant amenity harm. However, instead, it plans positively for development by allowing a more flexible approach to land uses.

Summary

The Money Hill Consortium welcomes the main modification that provide the policy support for the production of a masterplan in consultation with a range of stakeholders, including the district and town council. The Money Hill Consortium has worked closely with stakeholders even before

NWDLDC first embarked on the preparation of a new Local Plan and wish to maintain this strong collaborative working. This is in the interests of ensuring that the Money Hill site is comprehensively developed and includes a range of land uses. Consequently, as acknowledged in the addendum to the Sustainability Appraisal, whilst the quantum of development identified at the "land north of Ashby" has risen through the Main Modifications process the requirement to prepare a masterplan for the site will seek to mitigate any harm.

In identifying the above and avoiding any ambiguity it would be helpful if the area to be covered by a comprehensive masterplan was demarcated on Insert Map 3 of the Policies Plan.

The Money Hill Consortium wish to create a balanced community at Money Hill with a balance of new jobs, homes and supporting infrastructure. Notwithstanding this, it is welcomed that the indicative employment target of 16 hectares of employment land is not prescriptive, and that it is recognised that a range of uses will need to be accommodated on the site. As a consequence, should the actual employment provision be lower than this it is helpful that draft Policy Ec1 provides flexibility to bring alternative undefined sites forward.

Matters relating to the potential constraints imposed by Packington pumping station requires further detail. The policy needs to provide greater clarity on the position relating to existing planning permissions and future allocations.

The Money Hill Consortium also recognises that NWLDC have taken steps to present policies more positively. Moreover, in many places, the amendments are simply factual (e.g. updated planning permissions) and, therefore, does not recommend any substantive changes.

If you require any further information in relation to the above, then please contact me directly.

James Bompas

July 2017

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. *(Expand the box if needed)*

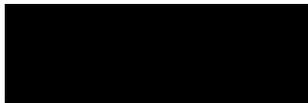
As outlined.

Declaration

I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publically available and may be identifiable to my name / organisation.

I acknowledge that I have read and accept the information and terms specified under the Data Protection and Freedom of Information Statement.

Signed:

A solid black rectangular box used to redact the signature of the respondent.

Date: 17 July 2017

DATA PROTECTION AND FREEDOM OF INFORMATION STATEMENT

The personal information you provide on this form will be processed in accordance with the requirements of the Data Protection Act 1998. It will be used only for the preparation of local development documents as required by the Planning and Compulsory Purchase Act 2004, save for requests of such information required by way of enactment. Your name, organisation and representations will be made publicly available when displaying and reporting the outcome of this statutory consultation stage, and cannot be treated as confidential. Other details, including your address and signature, will be treated as confidential.

You should not include any personal information in your comments that you would not wish to be made publicly available.

Your details will remain on our database and will be used to inform you of future planning policy matters and procedures. If at any point in time you wish to be removed from the database, or to have your details changed, please contact the Planning Policy team on 01530 454 676 or planning.policy@nwleicestershire.gov.uk.

Please send completed forms to planning.policy@nwleicestershire.gov.uk or Planning Policy Team, NWLDC, Council Offices, Whitwick Road, Coalville LE67 3FJ
(Please note that responses should be returned to the Planning Policy Team and not the Programme Officer).

The deadline for responses is Monday 24 July 2017

Appendix A

Land use plan



- Key
- Key places including those already proposed
 - Feature building
 - Residential up to 35dph
 - Residential up to 40dph
 - Employment
 - Public open space
 - Existing trees & hedgerows
 - New block planting
 - Site boundary
 - Areas shown shaded have already been approved