

**NORTH WEST LEICESTERSHIRE LOCAL PLAN  
COMMENTS ON THE COUNCIL REPLY TO MATTERS RAISED BY  
INSPECTOR IN LETTER (IN/08) OF 17 JANUARY 2017**

**Robert Keith Yates**

On behalf of Cliftonthorpe, Cliftonthorpe Meadows, Templar Road, and Ivanhoe Fields Estates residents and Directors of Cliftonthorpe Management Company.

**Introduction**

**This statement has been prepared in the absence of the proposed Council consultation with community Representatives on these matters and assumes previous submission statements are still being considered.**

**In particular it is vital that further consultation and elaboration of the hastily conceived Council response to the required Main Modification for a 'strategic mixed allocation' at Money Hill is undertaken to ensure the necessary detailing and clarity essential to ensure sound and meaningful implementation.**

**Matter a.**

**Housing**

**No real regard has been paid to the implications of the reduced HEDNA housing requirement. The reduction of 800 dwellings further undermines the case for so much valuable greenfield countryside, and particularly the Ivanhoe Equestrian centre, to be sacrificed for the construction of 2050 dwellings across the whole of north Ashby-de-la Zouch.**

**Re-evaluation of the early decision to adopt the consortium plan to develop the whole of Money Hill to provide the vast bulk of new housing is therefore justified. We feel strongly that the development remains founded on spurious assumptions supported by belated calculations from contracted consultants.**

**The highly skewed distribution of development would further undermine Objective 6, the regeneration and sustainability of Coalville and former mining communities typically less attractive to developers, and seriously widen the social divides within the District. Some development on the better located proposed Area of Separation in the Coalville Urban Area, should now be considered based on the strong arguments at the hearings from developers ready to invest.**

**The strategy runs counter to basic plan Objective 2, balanced housing and employment growth. It will lead to higher overall house prices and exacerbate the current imbalance between housing growth in Ashby and employment growth elsewhere.**

**For the reasons given in our original submission the L Plan proposals fail to address the key strategic objectives, provide the greatest overall community benefit across the district, or mitigate the most extreme impacts. It will result in overheating in areas with the greatest developer and landowner returns and under invested and deprived communities elsewhere.**

**Employment**

**The data and logic of the Council response is too difficult to follow at this point in the absence of consultation but Ashby has a very low 0.4% unemployment rate.**

### **Matter c.**

The council admits that it is recognised that development at Money Hill will lead to an increase in the number of car trips especially as public transport links are not strong outside of peak hours. This will have a significant negative effect on travel and substantially increase the already high level of out-commuting.

### **Matter d.**

Criteria 2c, that development should not be detrimental to the amenities of any nearby residential properties or the wider environment, should also be added to the Money Hill allocation criteria above it.

### **Matter g.**

To ensure appropriate value for and impact on the community much greater clarity is required for the precise area to be covered and the community and stakeholders who are to be involved in the process. Whilst welcome it is vital that the Masterplan is not just an appendix to a developer planning application.

**The Masterplan should be under the heading of a ‘strategic mixed use allocation’ policy and include a full impact assessment before any further allocations are made.**

**A clear role for the Ashby-de-la Zouch Neighbourhood Plan in the preparation and detailing of this plan is justified and should be acknowledged by the District Council.**

**Adapting extensive work with Masterplans by Dartmoor National Park Authority, which has similar sensitivities to the National Forest,**

[http://www.dartmoor.gov.uk/\\_data/assets/pdf\\_file/0004/319018/2013-02-06\\_DNP\\_MASTERPLANNING-GUIDANCE.pdf](http://www.dartmoor.gov.uk/_data/assets/pdf_file/0004/319018/2013-02-06_DNP_MASTERPLANNING-GUIDANCE.pdf)

**suggests the following depth of policy guidance for the Masterplan brief:**

### **Policy S4 Sustainable Development Zone - Money Hill Ashby de la Zouch ( to replace Policy H3a).**

In addition to existing criteria from Policy H3 concerning housing, highway access and infrastructure the following additional criteria are suggested:

**This development framework is to guide detailed proposals jointly with the community, landowners and developers as an extension of the emerging Ashby de la Zouch Neighbourhood Plan beyond existing limits to development.** This will inform the District Council in ultimately considering all future planning applications.

**Substantial and sympathetic measures will be put in place to protect the amenity of existing residential areas** including screening within C metres following a detailed impact assessment.

**The provision of Z% of fully linked and useable countryside open space and green infrastructure,** incorporating and expanding existing key footpath and bridleway networks, and generating cycleways, into town and out across the A511 to the emerging National forest linked networks.

**Consideration be given to protecting the line of the former Ashby-Worthington railway route** through the existing tunnel under the A511 for future use.

**Sympathetic concentration of Y hectares of employment land adjacent to the existing United Biscuits Distribution Centre** to the north east of the zone.

**Retention of existing Ivanhoe Equestrian centre and consideration of developing healthy countryside leisure uses.**