

NORTH WEST LEICESTERSHIRE LOCAL PLAN EXAMINATION

MATTERS FOR DISCUSSION

REPRESENTOR 11:

DAVID OWEN (on behalf of Cliftonthorpe Management Company)

POSITION STATEMENT TO MATTER 5 – HOUSING LAND SUPPLY

5a, 5b, 5c, 5e, 5f, 5g, 5h – no comment.

5d – Are the housing sites allocated by Policy H3a-c justified and deliverable in terms of national policy and guidance and as indicated in the housing trajectory?

5i – Is the inclusion of additional land and increase in the allocated housing capacity of Site 3a, Money Hill, from 1750 to 2050 by MM now proposed by the Council(1500 in the Plan period) justified on available evidence?

Others will have views on the deliverability as indicated in the housing trajectory; others will argue that the sites are justified; the Inspector will assess these aspects in the examination.

The position of the Cliftonthorpe Management Company is that one small site is not justified, as the consequence of a technical omission in procedure.

A late approach to North West Leicestershire District Council by Miller Homes resulted in the inclusion of land at Ivanhoe Equestrian Centre as part of the Money Hill development site.

Context:

Cliftonthorpe is a development of 8 apartments in a converted "gentleman's residence" dated 1874, with 8 freehold houses in the grounds. It benefits from pleasant communal gardens, driveways and car parks and is relatively well-served with mature trees both within and outside its boundaries.

Cliftonthorpe is bounded on the west by land designated in the local plan for employment use, and on the north and east by the immediately adjacent Ivanhoe Equestrian Centre. A well-designed and landscaped area around a balancing lake to the south provides a break between Cliftonthorpe and the recently completed Ivanhoe Fields housing development.

The inclusion of the additional land would bring housing much closer to Cliftonthorpe than was outlined all through the draft plan and its consultation stages.

First references to the added land appeared after the formal consultation period had closed. Consequently, residents of Cliftonthorpe and Cliftonthorpe Meadows had no opportunity to respond to the proposal.

Subsequently the added land was included in the publication stage of the plan having passed through the Local Plan Advisory Committee and a full Council meeting on 9th March and 28th June respectively:

Meeting of Council Tuesday 28th June – Item 28

APPENDIX H SUMMARY OF PROPOSED CHANGES TO DRAFT LOCAL PLAN AS RECOMMENDED BY LOCAL PLAN ADVISORY COMMITTEE

H3 Housing provision: new allocations

It is proposed to include land at the Ivanhoe Equestrian Centre as part of the allocation

Furthermore, it was not until Miller Homes submitted a representation to the final plan that a figure of 300 additional houses was revealed, taking the total Money Hill development to 2050 dwellings.

Sadly this has given rise to the following perceptions in the local community:

- that the additional land could be included as a “fait accompli” without redress;
- that an attempt has been made to increase the total housing quantity by subterfuge;
- that, when it is expedient, it is acceptable to ignore or avoid national planning policy guidance and the council’s own Statement of Community Involvement;
- that the views of a very small community may be ignored in favour of the larger, commercial interest.

The Council has placed the following on the Local Plan Examination pages of its website:

Statement of Compliance with PINs Procedural Practice in the Examination of Local Plans (June 2016)

The North West Leicestershire Local Plan (as submitted) has complied with the following requirements:

The plan has been prepared in accordance with the statutory procedures.

- As set out of the Statement of Consultation (LP/19) the Local Plan was subject to consultation under Regulation 18 between 20 June and 19 September 2014(whole plan), 17 November 2014 to 9 January 2015 (draft Limits to Development and Town Centre boundaries) and 29 September to 30 November 2015 (draft plan). At each stage of consultation notification was provided to the specific and general and consultation bodies, together with residents and businesses in the district, as outlined in the Statement of Consultation.
- The publication version of the Local Plan (Regulation 19) was made available between 4 July and 15 August 2016 and notice (via statement of representations procedure) was given to specific and general and consultation bodies, together with residents and businesses in the district, as outlined in the Statement of Consultation.
- Representations received were summarised and considered as set out in EX/03.
- A Statement of Consultation as required under Regulations 22 (c) was submitted along with the Local Plan on 4 October 2016 (LP/19).

This unfortunate claim directly contradicts the experience of Cliftonthorpe residents.

Initial comments from the independent examiner for the plan have resulted in the Council submitting a Minor Modification relating to the Ivanhoe Equestrian Centre land:

M10 45 H3

In Policy H3a delete reference to ,1750 dwellings and replace with "about 2,050 dwellings"

Minor change to reflect inclusion of additional land following consultation stage

71/1/H3

I am sure that this was intended to secure the matter without further comment. However, it is still the case that residents of Cliftonthorpe have not been consulted on the addition of land surrounding their homes.

I contend, therefore, that, in terms of national policy, and the disregard for community involvement and consultation, that it is not justified to include the land at Ivanhoe Equestrian Centre as part of the Money Hill development.

David Owen

Director, Cliftonthorpe Management Company

7 December 2016

