

ASHBY DE LA ZOUCH TOWN COUNCIL
RESPONDENT NUMBER: 24

EXAMINATION OF THE NORTH WEST LEICESTERSHIRE LOCAL PLAN

Hearing commencing: 5th January 2017

Matter 5 – Housing Land Supply

Issue 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? [BP/04]

The revised Housing Trajectory, published 7th December delivers a 80% growth in the size of Ashby de la Zouch, since 2001 and post 2031, this compares with a growth of 48% across North West Leicestershire as a whole.

The percentage growth for the town of Ashby de la Zouch is excessive when compared with the rest of North West Leicestershire, with the Infrastructure Report not addressing this level of growth. The figures below have been amended to include the very recent planning appeal decision for land to the East of Butt Lane, Blackfordby (APP/G2435/W/15/3137258) for 81 dwellings, which could not have been included in the revised Housing Trajectory.

Area	Households 2001 census	Households 2011 census	Households + proposed dwellings up to 2031	% growth since 2001	% growth since 2011	Households + proposed dwellings after 2031	% growth since 2001	% growth since 2011
Ashby de la Zouch Parish	5,305	5,764	8,632	63%	50%	9,307	75%	61%
Ashby de la Zouch	4,797	5,250	7,944	66%	51%	8,619	80%	64%
Blackfordby	508	514	688	35%	34%	688	35%	34%
North West Leics.	35,394	39,128	49,801	41%	27%	52,306	48%	34%

The housing requirement of up to 2031 as described in the Publication Local Plan, paragraph 7.8, is for 10,400 dwellings. The revised Housing Trajectory gives planning permissions at 1 October 2015 as 12,553. An additional 81 dwellings needs adding to this as a result of the recent planning appeal decision mentioned previously. This gives a revised total of 12,634. With 10,592 dwellings projected to be delivered by 2031. If the 81 dwellings are added this total is 10,673. As 675 dwellings allocated for Ashby de la Zouch will not be delivered until after 2031 it is questionable whether they will be required at all.

There are also questions about the deliverability of the housing trajectory for developments in Ashby that are affected by the River Mease Special Area of Conservation. The requirement for the pumping of sewage effluent outside the River Mease catchment area, means 675 of the planned dwellings at Money Hill are not deliverable in the plan period. However any slippage in the provision of the new

pumping arrangements may lead to further slippage in the number of dwellings that can be delivered by 2031. The recent announcement of a revised route for HS2, which is currently being consulted on, could also affect the deliverability of the improvements to the Sewage Works. The alternative route for HS2 passes through the Sewage Works.

Issue 5i.

Is the inclusion of additional land and increase in the allocated housing capacity of Site H3a, Money Hill, from 1,750 to 2,050 by MM now proposed by the Council (1,500 in the Plan period) justified on available evidence?

As highlighted in the Town Council's submission regarding Issue 5d the housing target of 10,400 dwellings can be met with existing planning approvals. Even when the delivery of some dwellings is after 2031 the target can still be achieved. Therefore these additional dwellings are not required.

Restrictions relating the River Mease catchments area and the associated changes required at Packington Sewage works also means the additional dwellings cannot be delivered in the plan period.

The Town Council supports the Examiners view that the inclusion of an additional 300 dwellings is a major rather than a minor modification and should be subject to another round of consultation.