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8<sup>th</sup> February 2017

MD-07-057  
BY EMAIL

Dear Miss Edwards,

#### **NORTH WEST LEICESTERSHIRE LOCAL PLAN EXAMINATION – INSPECTOR’S QUESTIONS**

We refer to the questions raised by the Inspector (a-r) in EiP document IN/08 on 17<sup>th</sup> January 2017 and the response to these by North West Leicestershire District Council (NWLDC). By cover of this letter, we hereby submit representations on the Council’s responses, on behalf of our client, the Money Hill Consortium.

Each of the responses provided by NWLDC are dealt with in turn and as far as they are relevant to the considerations relating to the allocation of and proposals for Money Hill.

##### **a. Amendments to Policy S1**

The HEDNA identifies a revised OAN figure of 481 dwellings per annum in NWL compared to 520 dwellings per annum in the submitted version of the Local Plan. The approach taken by NWLDC in the revision to the policy, which ultimately seeks to boost significantly the supply of housing in the district, is supported. This is in the interests of good planning and is consistent with the NPPF as it will provide sufficient flexibility to accommodate additional housing from neighbouring authorities within the Leicester and Leicestershire Housing Market Area (HMA) should the need arise.

The proposed reduction in the supply of employment land over the plan period from 96 hectares to 66 hectares reflects the number of planning permissions for employment development that have started since the review by the Council and does not alter the deliverability of Money Hill for mixed employment purposes, amongst other things.

In terms of the proposed mechanism for a review of the Local Plan, the timeframe given appears to be unrealistic. This requires a review to take place at the start of 2018 subject to an agreement between the HMA authorities that an unmet need across the HMA. On current form, the plan is unlikely to have been adopted much before this date. Also, the review mechanism is not clear in the steps to be taken and when a review needs to take place. Given that Policy S1 seeks to exceed the OAN of the district, we would question whether the revisions now proposed for Policy S1 are sufficient to respond to any identified unmet need? Consequently, we would also question whether a review of the plan so early on is necessary? Also, through what process are the HMA authorities required to establish whether there is any unmet need and would this justify a review of the entire Local Plan?

**c. Sustainable Transport**

It is agreed with the Council that the Money Hill site is sustainably located on the edge of Ashby with access to a range of local shops, services and social infrastructure thereby reducing the need for future occupiers of and visitors to the site from travelling by car to undertake day to day tasks. The proposals for each phase of development will be the subject of sustainable transport considerations and detailed travel plans will be submitted setting out the suite of measures to promote the use of more sustainable modes of travel, including cycling and walking.

**g. Housing Provision: New Allocations**

No objection is raised to a requirement for a Masterplan to be submitted for consideration by NWLDC and stakeholders. As advised in the EiP hearing sessions, a Masterplan is currently being prepared and a draft version of this is enclosed for illustrative purposes only for consideration by the Inspector.

We hope this assists in the Inspector but please do not hesitate to contact us if any further information is required at this stage.

Yours sincerely,



Matthew Druce  
Associate, Planning