



**EXAMINATION – MATTERS FOR DISCUSSION
NORTH WEST LEICESTERSHIRE LOCAL PLAN EXAMINATION
POSITION STATEMENT ON BEHALF OF:
MILLER HOMES**

MATTER 5: Housing Land Supply

Pegasus Group
4 The Courtyard
Church Street
Lockington
Derbyshire
DE74 2SL

Telephone: (01509) 670806 Facsimile: (01509) 672247

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MATTER 1: Housing Land Supply

i) 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 MM2 now proposed by the Council (1,500 in the plan period) justified on available evidence?

- 1.1 Pegasus Group act on behalf of Miller Homes in relation to their interests at Ivanhoe Equestrian Centre. Ivanhoe Equestrian Centre forms part of the allocation at Policy H3a – Land north of Ashby de la Zouch for 1,750 dwellings.
- 1.2 This further hearing statement is submitted in response to the Inspector’s schedule of matters which will form the basis of the discussion at the examination hearing sessions commencing on the 5th January 2017. This statement supplements original representations submitted by Pegasus Group on behalf of Miller Homes.
- 1.3 In response to the Publication Version Draft Plan we made representations on Policy H3a – Land north of Ashby de la Zouch setting out that as the Equestrian Centre site extends to 10.3ha this part of the allocation could provide an additional 300 dwellings, and that the allocation should therefore be increased from 1,750 to 2,050 dwellings.
- 1.4 Representations to the Publication Version Draft Plan made by Icen Projects on behalf of the Money Hill Consortium (MHC) (representor 45) confirms that *“the MHC believe that a strategic allocation at Money Hill is both a positive and sustainable response to the need to deliver a residential housing shortfall of 1,750 homes”*.
- 1.5 The Schedule of Proposed Minor Modifications (at M10) deletes the reference to 1,750 dwellings and replaces it with *“about 2,050 dwellings”*, in accordance with Miller Homes’ representations to the Publication Version consultation regarding the additional land at the Equestrian Centre. The Schedule at M10 confirms that this is a *“minor change to reflect inclusion of additional land following consultation stage.”* This approach is therefore supported by the Local Planning Authority.
- 1.6 The Publication Version Local Plan sets out that the Local Planning Authority have considered a range of potential locations and sites to make provision for the identified housing requirements for the district across the plan period; paragraph 7.15 sets out *“we have considered a range of*

potential locations and sites... and have concluded that the most appropriate allocation would be north of Ashby de la Zouch". The Local Plan therefore makes clear that north of Ashby is the most appropriate location in the district for additional housing growth.

- 1.7 If the principle of allocating land north of Ashby at Money Hill is found sound, then the inclusion of the Ivanhoe Equestrian Centre land is also to be found sound for the following reasons:
- 1.8 Given the now increased capacity of the proposed allocation, and the acknowledgement that north of Ashby provides the most appropriate location for growth in the district, it is appropriate that Policy H3a is amended to increase the allocation to 2,050 dwellings. This also ensures that the Local Plan is consistent with the Ashby de la Zouch Pre-Submission Neighbourhood Plan which sets out a minimum housing target for north of Ashby of 2,050 dwellings (Policy H1 – Sustainable Housing Growth).
- 1.9 First, Miller Homes are working with the Money Hill Consortium and Arla who control the wider land interest also the subject of Policy H3a, to formulate and deliver a comprehensively planned urban extension. Following a series of workshops, a Development Framework for Potters Hill has now been produced (15th November 2016 v002), and includes the land at Ivanhoe Equestrian Centre. Given the relationship of the Equestrian Centre to the other proposed allocated land at Money Hill, it is entirely logical to include the land within the allocation to ensure comprehensive and planned development is achieved, as set out in the Development Framework document.
- 1.10 Second, whilst there may be some sensitivities with the relationship of new development to the retained Cliftonthorpe development, this is a matter for the detailed design stage to ensure the relationship achieved is a satisfactory one. The buildings at Cliftonthorpe are not Listed or part of a conservation area. One of the workshop sessions noted above was specifically on heritage issues and Principle 4/6 of the Development Framework is entitled 'Integrate local heritage'. This identifies the landmark importance of Cliftonthorpe and the need for future development to respect this. Achieving this does not mean excluding the Equestrian Centre land from future development.

- 1.11 Third, securing an allocation for additional dwellings would add greater flexibility to the plan given the concerns expressed elsewhere that the plan as submitted is not positively prepared.
- 1.12 In conclusion, including the Equestrian Centre land as part of the Policy H3a allocation is indeed justified by the evidence; it is part of the Plan as proposed to be modified and there is no substantive evidence produced to date that would point to the Plan being found unsound if it is adopted with its inclusion.
- 1.13 Miller Homes will continue to work collaboratively with other interested parties to bring forward the Ivanhoe Equestrian Centre site as part of the north of Ashby de la Zouch allocation at Policy H3a.