

Ref:

(For official
use only)

LOCAL PLAN

Publication Stage Representation Form

North West Leicestershire Local Plan Proposed Submission

Please return this form to North West Leicestershire District Council either by post:

Planning Policy, North West Leicestershire District Council, Council Offices, Whitwick Road, Coalville
LE67 3FJ or email planning.policy@nwleicestershire.gov.uk no later than **5pm on 15 August 2016**.

This form has two parts-

Part A – Personal Details

Part B – Your Representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details

2. Agent Details

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details for the agent in 2.*

Title	Mr	
First Name	Chris	
Last Name	Tandy	
Job Title <i>(Where relevant)</i>	Vice Chairman	
Organisation <i>(Where relevant)</i>	Ashby Civic Society	
Address Line 1	[REDACTED]	
Line 2		
Line 3		
Line 4		
Post Code		
Telephone Number		
Email Address <i>(Where relevant)</i>		

Ashby Civic Society has a membership of 96 people. These members agreed a motion to authorise the executive committee to make representation on their behalf to the local plan consultation on 10th May 2016 at the AGM

On 8th August 2016 the executive committee endorsed the submission of the attached representation on behalf of the membership.

Details of names and addresses of members cannot be only be supplied without their permission due to data protection act, however we do have evidence of membership numbers if required.

We would therefore ask that this representation is counted as representation from 96 residents.

Part B - Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Duty to Cooperate

Paragraph(s) Policy Policies Map

4. Do you Consider the Local Plan is:
(Please tick as appropriate)

i) Legally Compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
ii) Sound	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
iii) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

5. Please give details of why you consider the Local Plan not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

NWLDC signed a MOU with other local Authorities agreeing a housing allocation of 4845 - 5950 houses. Subsequently this has been increased by the authority in the publication plan to 10400 houses, quoting that the housing requirement to support the Roxhill industrial development . However the plan proposes that approvals and allocations are for 13200 houses.

Officers have stated that they have been advised verbally that it is likely that formal objections will result from some or all of the HMA authorities.

To justify this massive increase a report from JG Consulting has been commissioned and published. It concludes that 3200 extra houses are required to support the Roxhill development thus justifying the 10400 houses need in the plan. This based on the naive premise that half the workforce will be from NW Leicestershire based on the 2011 census data. It totally ignored the findings of the Roxhill examination in public by 3 planning inspectors over 6 months. They took representation from all local councils (18 in all), the developer, east Midlands airport and local businesses. They concluded that Roxhill would need 219 additional employees to reside in NW L and this was not considered significant. A Statement of common ground and MOU was signed to this effect by NWLDC and Derbyshire County Council. This MOU is being ignored.

The council has amended its original proposed plan as agreed with other authorities. These amendment to housing numbers have been objected to by the other HMA's and they claim that NWLDC has failed in its duty to cooperate.

(Continue on a separate sheet/expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say

why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

NWLDC has failed in its duty to cooperate and thus the publication plan should be withdrawn until such time as new housing numbers have been justified and agreed with other HMA's.

(Continue on a separate sheet/expand box if necessary)

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7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination.

Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

On behalf of the Civic society I have made numerous representations to local planning applications, made responses to all consultations in development of the local plan, acted as a witness at 5 local appeals and was invited to take part in the EIP of the Regional plan. I have therefore extensive knowledge of local planning issues.

NWLDC have consistently refused to amend the plan in line with representation from the residents of Ashby.

The key issues that we raise in these representations require deep investigation, that cannot be adequately represented in the attached submission.

Participation in the oral examination will allow these issues to be thoroughly investigated

Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

9. Signature:



Date:

15	8	16
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110/2/S110

Representor 110



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Paragraph(s) Policy Policies Map

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(Please tick as appropriate)

- | | | | | |
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Duty to co-operate | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

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The SHMA agrees a housing allocation of 4845 - 5950 houses. Subsequently this has been increased by the authority in the publication plan to 10400 houses, quoting that the housing requirement to support the Roxhill industrial development . However the plan proposes that approvals and allocations are for 13200 houses

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The AON is therefore based on a false premise and is therefore unsound.

(Continue on a separate sheet/expand box if necessary)

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The evidence supports that a housing requirement of between 5700 and 7000 houses plus the Roxhill requirement of 218. The plan should conform to this number or be suspended until such new evidence is agreed to support the 10400 houses proposed

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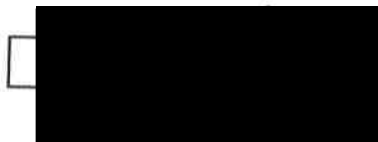
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The key issues that we raise in these representations require deep investigation, that cannot be adequately represented in the attached submission.
Participation in the oral examination will allow these issues to be thoroughly investigated

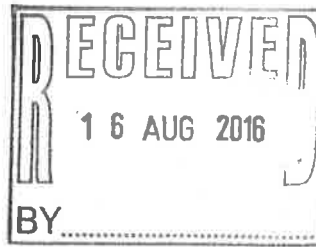
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15/1/16

110/3/En2/0

Representor 110



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Part B – Your Representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details

2. Agent Details

*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details for the agent in 2.

Form fields for Personal and Agent Details including Title (Mr), First Name (Chris), Last Name (Tandy), Job Title (Vice Chairman), Organisation (Ashby Civic Society), and address/telephone/email fields.

Ashby Civic Society has a membership of 96 people. These members agreed a motion to authorise the executive committee to make representation on their behalf to the local plan consultation on 10th May 2016 at the AGM

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Part B - Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph(s) Policy Policies Map

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(Please tick as appropriate)

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|--|------------------------------|--|
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The latest report on phosphates in the river Mease have been published.

The Developer Contribution Strategy was introduced in 2012. Its purpose along with the River Mease Quality Improvement Plan was to ensure that developments did not increase the phosphate levels in the river by undertaking river improvements.

In 2013 the Arla dairy close reducing the load on Packington sewerage plant by 30%.

Despite this the latest phosphate results show that the condition of the river has deteriorated since the recommencement of building in the River Mease catchment area in 2012. The average phosphate level of the river has risen from 0.188mg/l in 2012 to 0.194mg/l in 2015. The target level for the river is 0.06mg/l.

The main contributor is at Ashby where phosphate has risen from 0.118 mg/l to 0.460mg/l.

This rise has occurred despite only 600 houses of the approved 1800 houses having been built so far.

The projected mitigation has not been undertaken and has contributed to this rise in phosphates. The council are proposing to authorise a further build of 1300 houses under the developer contribution strategy DCS2. The approval of this is required to provide capacity for the Money Hill development.

Clearly the scheme to reduce phosphates in the river has failed and by policy further developments cannot be authorised until further evidence is provided that the development can mitigate the current excesses as well as the proposed developments in the Mease catchment area..

CONTD ON SEPARATE SHEET

(Continue on a separate sheet/expand box if necessary)

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Since the approval of DCS 1 in 2012 non of significant proposed actions have been undertaken and there is no timetable of actions proposed apart from the diversion of sewerage out of the district by 2025 although this is conditioned by the need to approve funding in 2019.

The DCS therefore fails to mitigate the negative effects of development which is a primary objective of the DCS:

As previously it is proposed to use funding for purposes not directly associated with mitigation as is required.

It is now recognised that the proposals in DCS1 and DCS2 are not sustainable to handle the mitigation and a pump out solution has been agreed ,subject to funding being available. The purpose of DCS1&2 therefore becomes short term mitigation. For this to be achieved immediate action is required. There is no such commitment made and past performance suggests that these mitigations will not even be started never mind achieved. We must therefore consider the mitigation of DCS 1 of 2400 homes and DCS2 of 1826 homes.

DCS2 revised version introduces a new basis of calculation compared to the two previous DCS reports.

This new method is flawed because:

It failed to account for riparian impacts and assumes that there will be no increase in phosphate levels due to development contrary to the fact that P has increased over the last two years.

It also assigns all windfall development will connect to smaller sites where history tells us that 78% of dwellings are likely to be associated with Packington or Measham works.

The Plannning application for the Minorca mine claimed no impact on the river Mease, so how can improvements from the mining be made?

Para F2c states that monitoring will feed results of one window into another. The Negative results of DC1 have not been feed into DCS2 as required by the DCS policy.

If this new method of calculation is applied to DCS1 it totally undermines all the basic calculations and performances quoted.

In DCS1 the performance of a silt trap is quoted as removing 907g per day. In DCS 2 it removes on average 164g per day. Prices have increased between the two schemes from £35k per trap to £80per trap.

Performance of reaches restoration have fallen from 100g per day to 60g per day.

If you take the latest performances quoted DCS 1 needs 5 traps rather that one and 12 reaches restorations rather than 7.

As DCS 1 has failed to achieve the mitigation required despite all funding being used up, then DCS is required to be designed to meet both the DCS 1 target mitigation plus the DCS 2 requirements.

All three reports are "Smoke and Mirrors".

The reality is that Pump out is the only realistic solution and the proposals suggested in these reports are not evidence based and totally unreliable.

The failed implementation of DCS 1 needs to be built into DCS2

As none of the actions have been implemented, the whole DCS scheme needs reworking based on sound data for 3226 houses.

Until this is done this DCS should not be approved.

We are bitterly disappointed that despite are warnings being proved correct on

DCS1 , no attempt has been made to correct this and indeed a further 1826 dwellings are added.

The reality is that Pump out is the only realistic solution and the proposals suggested in these reports are not evidence based and totally unreliable.

The failed implementation of DCS 1 needs to be built into DCS2

As none of the actions have been implemented, the whole DCS scheme needs reworking based on sound data for 3226 houses.

Until this is done this DCS should not be approved and thus house building cannot be allowed in the catchment.

We are bitterly disappointed that despite our warnings being proved correct on DCS1, no attempt has been made to correct this and indeed a further 1826 dwellings are added.

(Continue on a separate sheet/expand box if necessary)

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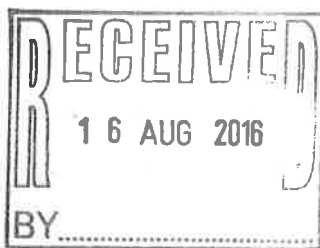


Date:

15/8/16

Representation 110

110/4/11F3/0



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Last Name	Tandy	
Job Title <i>(Where relevant)</i>	Vice Chairman	
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Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph(s) Policy Policies Map

4. Do you Consider the Local Plan is:
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Existing open space, sports and leisure facilities have no policy protection in the plan. Existing parks and open spaces especially in town centres have come under threat with planning applications for development of housing. Nppf allows for the nomination of important spaces for protection. Policy IF3 gives no protection for such spaces.

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helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Policy should be extended to include the protection of and enhancement of existing green spaces in the district and particular spaces named for special protection.

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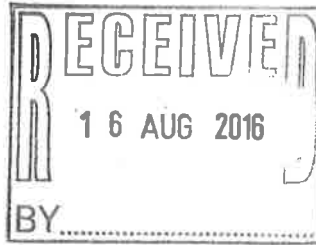


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The district wide level of housing need has been overestimated creating a false need for housing at Moneyhill in Ashby.

The Moneyhill proposal is totally unnecessary and unsustainable. It also unbalances the housing and employment opportunities contrary to policy 2. The recent losses of employment sites in Ashby and their replacement by housing has led to massive commuting from the town to local cities for employment. The proposal for over 3000 houses in the town with little added employment will exacerbate this unsustainable situation

It also defeat objective 6 in undermining the regeneration of Coalville.

The infrastructure plan proposed is totally inadequate to support the growth of Ashby by 64%.

The plan to focus new housing allocations to Ashby leading to 64% growth compared to less than 30% in all other locations and an overall 25% growth for the district is ~~unsound, unsustainable and~~ contrary to balanced growth and regeneration.

House prices in Ashby are 30-50% higher than Coalville and most other towns.

Building large quantities of Houses in Ashby means affordable houses are not affordable to those that need them and perpetuates the social divide and regeneration of other towns and villages.

This plan is a developers charter not a strategic plan for the district.

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The sustainability appraisal is flawed, the infrastructure plan is inadequate and both documents require revisiting and amending to bring them in line with realistic housing requirements.

However as quoted in other submissions the district housing numbers are also flawed and the correction of these will allow corrections to be made to the allocations and the load on Ashby significantly reduced.

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Yes, I wish to participate at the oral examination

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On behalf of the Civic society I have made numerous representations to local planning applications, made responses to all consultations in development of the local plan, acted as a witness at 5 local appeals and was invited to take part in the EIP of the Regional plan. I have therefore extensive knowledge of local planning issues.

NWLDC have consistently refused to amend the plan in line with representation from the residents of Ashby.

The key issues that we raise in these representations require deep investigation, that cannot be adequately represented in the attached submission.

Participation in the oral examination will allow these issues to be thoroughly investigated

Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

9. Signature:

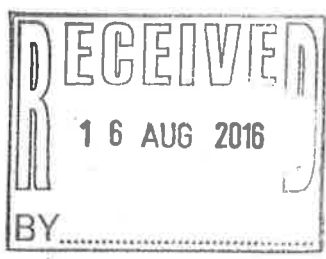


Date:

15/8/16

Representation 110

110/G/EC2/O



Ref: (For official use only)

LOCAL PLAN

Publication Stage Representation Form

North West Leicestershire Local Plan Proposed Submission

Please return this form to North West Leicestershire District Council either by post:

Planning Policy, North West Leicestershire District Council, Council Offices, Whitwick Road, Coalville LE67 3FJ or email planning.policy@nwleicestershire.gov.uk no later than 5pm on 15 August 2016.

This form has two parts-

Part A – Personal Details

Part B – Your Representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details

2. Agent Details

*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details for the agent in 2.

Title	Mr	
First Name	Chris	
Last Name	Tandy	
Job Title <i>(Where relevant)</i>	Vice Chairman	
Organisation <i>(Where relevant)</i>	Ashby Civic Society	
Address Line 1	[REDACTED]	
Line 2		
Line 3		
Line 4		
Post Code		
Telephone Number		
Email Address <i>(Where relevant)</i>		

Ashby Civic Society has a membership of 96 people. These members agreed a motion to authorise the executive committee to make representation on their behalf to the local plan consultation on 10th May 2016 at the AGM

On 8th August 2016 the executive committee endorsed the submission of the attached representation on behalf of the membership.

Details of names and addresses of members cannot be only be supplied without their permission due to data protection act, however we do have evidence of membership numbers if required.

We would therefore ask that this representation is counted as representation from 96 residents.

Part B - Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph(s) Policy Policies Map

4. Do you consider the Local Plan is:
(Please tick as appropriate)

- | | | | | |
|--|-----|--------------------------|----|-------------------------------------|
| i) Legally Compliant | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| ii) Sound | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| iii) Complies with the
Duty to co-operate | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

5. Please give details of why you consider the Local Plan not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

In para 8.27 it states that there are no suitable sites for employment allocation in Coalville. This is hard to reconcile when there are numerous unused Brownfield sites in and around the town .

Two of the sites allocated to Ashby are on Moneyhill. If proved to be need these should be one site adjacent to the existing industrial area rather than blight residents of existing and future proposed housing.

(Continue on a separate sheet/expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 5 above

where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. ~~Please be as precise as possible.~~

Look again to see if sites could be utilised in Coalville rather than Ashby to aid the regeneration of Coalville.

If not,

Amend map 3 to allocate land for employment adjacent to existing employment sites

(Continue on a separate sheet/expand box if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination.

Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

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9. Signature:

[REDACTED]

Date:

15/8/16