



Ref:

(For official
use only)

NORTH WEST LEICESTERSHIRE LOCAL PLAN

Proposed Modifications Consultation - Representation Form

Following the Examination hearing sessions held in January and March 2017, Mr Brian Sims BSc CEng MICE MRTPI, the Independent Planning Inspector appointed on behalf of the Secretary of State, has requested that the Council now undertake consultation on a number of **Main Modifications (MM)** required to make the Plan sound in the light of new documentary evidence provided since the Plan was submitted for examination. This is without prejudice to the Inspector's ultimate conclusions and recommendations on the Plan and whether there will be any further hearings after the public consultation.

Details of what we are consulting on, and why, can be found on the Proposed Modifications Consultation page of the Council website at www.nwleics.gov.uk/localplanmysay.

You can participate in the consultation online via our [consultation website](#).

Alternatively, you can complete the following form. Please complete both Part A and Part B.

If your comments relate to more than one MM you will need to complete a separate Part B of this form for each representation.

For questions where there are multiple choice answers, please indicate your choice by placing a 'X' in the appropriate box(es).

PART A – Personal Details

If you are responding on behalf of yourself, or your own organisation, please fill in all the 'Personal Details' fields. If an agent is appointed, please complete only the Title, Name and Organisation boxes in the Personal Details column, but complete all the 'Agent's Details' fields.

	Personal Details	Agent's Details (if applicable)
Title	Mrs	
First Name	Karen	
Last Name	Edwards	
Job Title (where relevant)	Deputy Town Clerk	
Organisation (where relevant)	Ashby de la Zouch Town Council	
Address Line 1	Legion House	
Address Line 2	South Street	
Address Line 3	Ashby de la Zouch	
Address Line 4		
Postcode	LE65 1BQ	
Telephone	██████████	
Email address	██	

Did you comment at publication stage of the Local Plan?	X	Yes		No
If yes, what was your representor ID number? (You can find your Representor ID on our Examination webpages)	24			

Do you wish to be notified of subsequent stages of the Local Plan?				
Publication of Inspector's Report	X	Yes		No
Adoption of the Local Plan	X	Yes		No

PART B – Your Representation

Please use a separate sheet for each representation

1. To which part of the consultation does this representation relate?

Please note – comments should be restricted to the matters listed only and should not relate to any other aspect, site or policy of the Publication Local Plan

X	Main Modification
	Additional Modification
	Policies Maps
	Sustainability Appraisal Reports
	HEDNA
	Other new documents and evidence

If you have chosen 'Sustainability Appraisal Reports,' 'HEDNA' or 'Other new documents and evidence' please identify the specific document:

2. Main or Additional Modification number to which your representation relates (or paragraph number if you are commenting on another document).

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3. Please provide comments below, being as precise as possible. Comments can support, as well as object to the MM concerned with reference to the new documentary evidence listed on our website – www.nwleics.gov.uk/localplanmysay. *(Expand the box if needed)*

The District Council is proposing to commence a review of the Local Plan by the end of January 2018 or within 3 months of the adoption of the Local Plan.

Within the Town Council's Position Statement submissions concern had been expressed that a review would be required. However the very short timescale between the Local Plan being adopted and the review commencing will ensure the uncertainty around housing numbers and employment provision will continue. There also appears to be an acceptance that the Local Plan will be out of date as soon as it is adopted.

Please can clarity be provided as to whether the review will extend the Local Plan to 2035 to bring it in to line with the HEDNA.

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. *(Expand the box if needed)*

The text in the final paragraph needs amending to indicate the timescale the review will cover. Whether this will still be 2031, extended to 2035 or if the period will be defined as part of the review.

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	HEDNA
	Other new documents and evidence

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2. Main or Additional Modification number to which your representation relates (or paragraph number if you are commenting on another document).	12
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Within the uses listed as being permitted within the countryside the Town Council does not support the addition of (s) '**Employment land in accordance with the provisions of Policy Ec2**'.

The criteria stated in EC2 on accessibility, good access to strategic highway network and not detrimental to the amenities of nearby residential properties or the wider environment

are inadequate. This leaves tracts of open countryside surrounding Ashby vulnerable to development as Employment land, for example alongside key strategic routes like the A42 and A511 Ashby By Pass.

The Town Council accepts that additional employment land needs to be allocated to meet the requirements in the HEDNA but this amendment does not offer adequate protection for the countryside surrounding the town. Ashby de la Zouch is already having tracts of countryside allocated for housing and employment, the potential for additional allocations outside the limits to development is unacceptable.

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. *(Expand the box if needed)*

Remove (s) Employment land in accordance with the provisions of Policy Ec2.

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	Policies Maps
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	HEDNA
	Other new documents and evidence

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22

3. Please provide comments below, being as precise as possible. Comments can support, as well as object to the MM concerned with reference to the new documentary evidence listed on our

website – www.nwleics.gov.uk/localplanmysay. *(Expand the box if needed)*

The text is confusing as it appears to ignore the planning permission already granted for 70 dwellings at Woodcock Way within the Money Hill site. The inset map 3 for Ashby de la Zouch does not show the Woodcock Way site as part of the Money Hill development. The Money Hill development will provide 2050 dwellings which the Town Council understood included the 70 dwellings at Woodcock Way.

As part of the preparation of the Ashby de la Zouch Neighbourhood Plan clarification was sought as to what developments were included in the 2050 dwellings at Money Hill. North West Leicestershire District Council confirmed by email on 30th June 2016, that the Money Hill allocation of 2050 dwellings did include the 70 dwellings at Woodcock Way. The housing trajectory produced as part of this consultation also includes the 70 dwellings at Woodcock Way as part of the 2050 Money Hill scheme.

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. *(Expand the box if needed)*

The text needs amending to make it clear that planning permission has also been granted for 70 dwellings at Woodcock Way and that these form part of a single allocation for the Money Hill site.

The inset map 3 needs amending to make it clear that Woodcock Way is part of the wider Money Hill development.

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X	Main Modification
	Additional Modification
	Policies Maps
	Sustainability Appraisal Reports
	HEDNA
	Other new documents and evidence

If you have chosen 'Sustainability Appraisal Reports,' 'HEDNA' or 'Other new documents and evidence' please identify the specific document:

2. Main or Additional Modification number to which your representation relates (or paragraph number if you are commenting on another document).	25
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The increase in the number of dwellings allocated for Ashby de la Zouch from 1,750 to 2,050 is not supported.

The Main Modifications reduces the number of dwellings required in the District by 780. Despite this reduction it is still proposed to allocate an additional 300 dwellings in Ashby de la Zouch. The Town Council does not support this additional allocation as it is not required to meet the HEDNA. Owing to constraints created by the River Mease and the scale of the planned development of the 2050 dwellings allocated at Money Hill 675 will not be built until after 2031. Therefore these additional 300 dwellings are not required and will not affect development during the plan period so should not be included.

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. *(Expand the box if needed)*

The 2nd paragraph should not be modified and should read: 'H3a – Land north of Ashby de la Zouch (1,750 dwellings in total).

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X	Main Modification
	Additional Modification
	Policies Maps
	Sustainability Appraisal Reports

	HEDNA
	Other new documents and evidence
<p>If you have chosen 'Sustainability Appraisal Reports,' 'HEDNA' or 'Other new documents and evidence' please identify the specific document:</p>	

2. Main or Additional Modification number to which your representation relates (or paragraph number if you are commenting on another document).	25
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The inclusion of a comprehensive Masterplan for Money Hill and the inclusion of the Town Council in the preparation of this is supported. However the Town Council requests that the process includes a period of wider public consultation.

The Town Council is disappointed that there has been no recent progress on the development of the Masterplan.

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. *(Expand the box if needed)*

Point (viii) should be amended to include public consultation alongside consultation with stakeholders, including the Town Council.

PART B – Your Representation		
Please use a separate sheet for each representation		
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		Additional Modification
		Policies Maps
		Sustainability Appraisal

aspect, site or policy of the Publication Local Plan	Reports
	HEDNA
	Other new documents and evidence

If you have chosen 'Sustainability Appraisal Reports,' 'HEDNA' or 'Other new documents and evidence' please identify the specific document:

2. Main or Additional Modification number to which your representation relates (or paragraph number if you are commenting on another document).	29
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The Town Council has concerns about the deliverability of the housing trajectory at Money Hill. In 2018/19 it is projected that 80 dwellings will be built at Money Hill. This is assuming the 70 dwellings being built across 2016/17 and 2017/18 are the Woodcock Way development.

The Master Plan for Money Hill has not been agreed yet and no reserved matters applications have been submitted for either the Money Hill or Arla Dairy developments. With this in mind it is difficult to see how 80 dwellings will be built in 2018/19.

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. *(Expand the box if needed)*

An up to date housing trajectory needs producing with the text in paragraph 7.24 (was 7.23) amended to reflect the new figures.

PART B – Your Representation

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1. To which part of the consultation does this representation	X	Main Modification
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relate? Please note – comments should be restricted to the matters listed <u>only</u> and should not relate to any other aspect, site or policy of the Publication Local Plan		Additional Modification
		Policies Maps
		Sustainability Appraisal Reports
		HEDNA
		Other new documents and evidence
If you have chosen 'Sustainability Appraisal Reports,' 'HEDNA' or 'Other new documents and evidence' please identify the specific document:		

2. Main or Additional Modification number to which your representation relates (or paragraph number if you are commenting on another document).	30
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3. Please provide comments below, being as precise as possible. Comments can support, as well as object to the MM concerned with reference to the new documentary evidence listed on our website – www.nwleics.gov.uk/localplanmysay . <i>(Expand the box if needed)</i>
The reduction in the threshold from 15 to 11 dwellings is supported.

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. <i>(Expand the box if needed)</i>

PART B – Your Representation Please use a separate sheet for each representation		
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		Additional Modification
		Policies Maps
		Sustainability Appraisal Reports

	HEDNA
	Other new documents and evidence

If you have chosen 'Sustainability Appraisal Reports,' 'HEDNA' or 'Other new documents and evidence' please identify the specific document:

2. Main or Additional Modification number to which your representation relates (or paragraph number if you are commenting on another document).	33
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3. Please provide comments below, being as precise as possible. Comments can support, as well as object to the MM concerned with reference to the new documentary evidence listed on our website – www.nwleics.gov.uk/localplanmysay. *(Expand the box if needed)*

The reduction in the minimum number of hectares for employment land from 96 to 66 hectares is concerning. Especially as the Local Plan has already stated that there is a shortfall of about 39 hectares compared to the requirements identified in the HEDNA.

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. *(Expand the box if needed)*

The text should make it clear that there has been a reduction in the amount of employment land required, giving reasons why and explaining that this is less than the requirements in the HEDNA.

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		Additional Modification
		Policies Maps
		Sustainability Appraisal Reports

	HEDNA
	Other new documents and evidence
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2. Main or Additional Modification number to which your representation relates (or paragraph number if you are commenting on another document).	39
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The list of sites includes the 'Former Lounge disposal point', but there is no acknowledgement of contingency regarding the impact HS2 may have on this development. This contrasts with the approach taken with housing developments in Measham and Kegworth that may also be affected by HS2.

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. *(Expand the box if needed)*

Policy Ec1 needs amending to indicate that if HS2 goes ahead the development at the 'Former Lounge disposal point' is unlikely to go ahead and if it does go ahead the size of the site will be reduced.

<p>PART B – Your Representation</p> <p>Please use a separate sheet for each representation</p>		
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		Additional Modification
		Policies Maps

aspect, site or policy of the Publication Local Plan		Sustainability Appraisal Reports
		HEDNA
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2. Main or Additional Modification number to which your representation relates (or paragraph number if you are commenting on another document).	40
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The allocation of land adjoining the A511 and Smisby Road for employment is not supported. The Town Council maintains its previous view that all employment should be located close to the existing McVities warehouse.

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. *(Expand the box if needed)*

Land adjoining the A511 and Smisby Road should not be allocated for employment uses.

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		Additional Modification
		Policies Maps

aspect, site or policy of the Publication Local Plan	Sustainability Appraisal Reports
	HEDNA
	Other new documents and evidence
If you have chosen 'Sustainability Appraisal Reports,' 'HEDNA' or 'Other new documents and evidence' please identify the specific document:	

2. Main or Additional Modification number to which your representation relates (or paragraph number if you are commenting on another document).	40
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3. Please provide comments below, being as precise as possible. Comments can support, as well as object to the MM concerned with reference to the new documentary evidence listed on our website – www.nwleics.gov.uk/localplanmysay. *(Expand the box if needed)*

The inclusion of employment land in the development of a comprehensive Masterplan for Money Hill is supported.

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. *(Expand the box if needed)*

PART B – Your Representation		
Please use a separate sheet for each representation		
1. To which part of the consultation does this representation relate? Please note – comments should be restricted to the matters listed <u>only</u> and should not relate to any other aspect, site or policy of the Publication Local Plan	X	Main Modification
		Additional Modification
		Policies Maps
		Sustainability Appraisal Reports
		HEDNA

	Other new documents and evidence
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If you have chosen 'Sustainability Appraisal Reports,' 'HEDNA' or 'Other new documents and evidence' please identify the specific document:

2. Main or Additional Modification number to which your representation relates (or paragraph number if you are commenting on another document).	40
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The addition of Point (2) is not supported as it opens up the potential development of employment sites in open countryside outside the limits to development.

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. *(Expand the box if needed)*

Remove the planned modification adding paragraph (2) to Policy Ec2.

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	Additional Modification
	X Policies Maps
	Sustainability Appraisal Reports
	HEDNA
	Other new documents and evidence

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Inset map 3:
Ashby de la
Zouch

3. Please provide comments below, being as precise as possible. Comments can support, as well as object to the MM concerned with reference to the new documentary evidence listed on our website – www.nwleics.gov.uk/localplanmysay. *(Expand the box if needed)*

As highlighted under MM22 the inset map for Ashby is misleading as Woodcock Way is not included in the Money Hill development. The inset map should also show land that is already being developed, it is misleading as there appears to be areas of land within the limits to development that are available for development e.g. alongside Burton Road. However these areas are already being developed.

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. *(Expand the box if needed)*

Inset map 3 should be amended to show areas already with planning permission where building has commenced. The Woodcock Way development can then be seen to be connected with the wider Money Hill development.

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	Main Modification
	Additional Modification
	Policies Maps
X	Sustainability Appraisal Reports
	HEDNA

	Other new documents and evidence
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If you have chosen 'Sustainability Appraisal Reports,' 'HEDNA' or 'Other new documents and evidence' please identify the specific document:

SA Report Addendum

2. Main or Additional Modification number to which your representation relates (or paragraph number if you are commenting on another document).	3.4.3
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3. Please provide comments below, being as precise as possible. Comments can support, as well as object to the MM concerned with reference to the new documentary evidence listed on our website – www.nwleics.gov.uk/localplanmysay. *(Expand the box if needed)*

The Sustainability Appraisal supports the development of a Masterplan for Money Hill, which they comment is positive from a community perspective. For this reason the Town Council maintains that members of the local community should be consulted as part of the Masterplan process.

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. *(Expand the box if needed)*

Local Plan Policy H3 Point (viii) should be amended to include public consultation alongside consultation with stakeholders, including the Town Council.

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	Main Modification
	Additional Modification
	Policies Maps
X	Sustainability Appraisal Reports
	HEDNA

	Other new documents and evidence
<p>If you have chosen 'Sustainability Appraisal Reports,' 'HEDNA' or 'Other new documents and evidence' please identify the specific document:</p> <p>Sustainability Assessment Report Addendum</p>	

2. Main or Additional Modification number to which your representation relates (or paragraph number if you are commenting on another document).	3.6.5
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3. Please provide comments below, being as precise as possible. Comments can support, as well as object to the MM concerned with reference to the new documentary evidence listed on our website – www.nwleics.gov.uk/localplanmysay. *(Expand the box if needed)*

The Masterplan is expected to mitigate the risk of increased congestion at peak times in Ashby. However there is no indication in Policy H3 that this will form part of the Masterplan process. Also many of the traffic implications will be in the wider area, e.g. town centre and main arterial routes around the town which fall outside the Money Hill site.

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. *(Expand the box if needed)*

Local Plan Policy H3 should be amended so that mitigation measures related to increased congestion created by the development in the immediate vicinity and across Ashby are included in the Masterplan process.

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		Additional Modification
		Policies Maps
	X	Sustainability Appraisal Reports

	HEDNA
	Other new documents and evidence
<p>If you have chosen 'Sustainability Appraisal Reports,' 'HEDNA' or 'Other new documents and evidence' please identify the specific document:</p> <p>Sustainability Assessment Addendum Report</p>	

2. Main or Additional Modification number to which your representation relates (or paragraph number if you are commenting on another document).	4.2.1
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The proposal that a particular emphasis be given to monitoring of impacts in the Ashby de la Zouch area is welcomed.

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. *(Expand the box if needed)*

Declaration

I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publically available and may be identifiable to my name / organisation.

I acknowledge that I have read and accept the information and terms specified under the Data Protection and Freedom of Information Statement.

Signed: 

Date: 14.7.17

DATA PROTECTION AND FREEDOM OF INFORMATION STATEMENT

The personal information you provide on this form will be processed in accordance with the requirements of the Data Protection Act 1998. It will be used only for the preparation of local development documents as required by the Planning and Compulsory Purchase Act 2004, save for requests of such information required by way of enactment. Your name, organisation and representations will be made publicly available when displaying and reporting the outcome of this statutory consultation stage, and cannot be treated as confidential. Other details, including your address and signature, will be treated as confidential.

You should not include any personal information in your comments that you would not wish to be made publicly available.

Your details will remain on our database and will be used to inform you of future planning policy matters and procedures. If at any point in time you wish to be removed from the database, or to have your details changed, please contact the Planning Policy team on 01530 454 676 or planning.policy@nwleicestershire.gov.uk.

Please send completed forms to planning.policy@nwleicestershire.gov.uk or Planning Policy Team, NWLDC, Council Offices, Whitwick Road, Coalville LE67 3FJ
(Please note that responses should be returned to the Planning Policy Team and not the Programme Officer).

The deadline for responses is Monday 24 July 2017