

NORTH WEST LEICESTERSHIRE LOCAL PLAN

These representations are made on behalf of IM Properties plc (IMP) which has recently acquired land in North West Leicestershire. It previously had no land or property interests in the area and so is now for the first time participating in the process of Local Plan preparation.

IMP is a Midlands based company but with a national & international reach, substantial resources and an impressive track record of delivery, especially in relation to commercial led development. Further information can be found at www.improperties.co.uk

First IMP would wish to state its support for the Council's taking the Local Plan forward to Examination and including in it a review mechanism should new evidence arise. This represents a pragmatic approach to the range of challenges facing North West Leicestershire and is consistent with Government policy & advice in circumstances where an up to date Local Plan is required to address opportunities & constraints and to promote & facilitate growth.

27/1/15 ✓

However the trigger for a review of the published Local Plan set out at Policy S1 is overly focused on the current HMA wide assessment of housing & economic development needs (HEDNA) and needs to be extended to encompass other current and future research, including the Leicester & Leicestershire Distribution Sector Study 2014, the West Midlands Strategic Employment Site Study 2015 and a robust assessment of current land supply, taking into account the realistic prospect of all committed sites coming forward for development, to match any new assessment of need.

Policy S1 as currently drafted is also overly restrictive and should make clear that a review could also be triggered by emerging policy (such as the Leicester and Leicestershire LEP Strategic Economic Plan and the Strategic Growth Plan of the Leicester & Leicestershire Combined Authority) and needs (inc those for relocations consequent to HS2) and, importantly and consistent with Government policy & advice, by market signals, notably in North West Leicestershire in respect of industrial and logistics development.

Further, the Plan needs to allow and facilitate not just a review of the Local Plan but also other necessary & appropriate land release mechanisms including the positive treatment of ad hoc planning applications in appropriate locations including M42 corridor should evidence, needs or market signals warrant or opportunities arise..

27/2/15 Ec1
27/3/15 Ec2

Policies S1, Ec1 and/or Ec2 need to be modified to meet these objectives and IMP would wish to work positively and as far as is possible & appropriate in collaboration with the Council to agree the detailed wording of such modifications.

IMP would also wish to participate at the oral Examination of the submitted Local Plan.

CONTACT

Paul Watson
PW Strategic Advice; planning & urban design solutions
77 Heath Street
Stourbridge
West Midlands
DY8 1SA



acting on behalf of

IM Properties plc
fao Richard Sykes, Planning & Development Manager
IM House
South Drive
Coleshill
B46 1DF



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