

28/11 H3/0



LOCAL PLAN

Ref:
(For official use only)

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	Mr
First Name	Martyn	Steve
Last Name	Pask	Lewis-Roberts
Job Title <i>(Where relevant)</i>		Director
Organisation <i>(Where relevant)</i>	Radleigh Group Ltd	Pegasus Group
Address Line 1	c/o Agent	4 The Courtyard
Line 2		Church Street
Line 3		Lockington
Line 4		Derbyshire
Post Code		DE74 2SL
Telephone Number		
Email Address <i>(Where relevant)</i>		

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 checked="" 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 checked="" 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.

Policy H3 sets out proposed housing allocations at north of Ashby de la Zouch and Waterworks Road, Coalville, as well as a reserve site at Measham (should the route of HS2 prohibit development on land west of the High Street), in order to meet future housing requirements for the district.

It is important that, in making allocations, the plan provides sufficient flexibility to deal with any potential changes that may result from work currently underway by the Leicester and Leicestershire Housing Market Area (HMA) authorities on the updated Housing and Economic Development Needs Assessment (HEDNA).

The HEDNA will identify updated housing and employment objectively assessed need figures for the HMA and is expected to be completed in September 2016. Accordingly, there is a need for greater flexibility to be built into the Local Plan though additional housing provision and the allocation of reserve sites, to allow the potential implications of the HEDNA to be addressed effectively, without the need for an early review of the plan.

Radleigh has interests in land off Church Lane, Ravenstone (**Appendix 1**). Land off Church Lane provides a sustainable opportunity for additional housing and

should be included as a reserve site allocation, as addressed further throughout these representations.

(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.

Land off Church Lane, Ravenstone (**Appendix 1**) should be identified as a reserve site to come forward should the HEDNA identify additional housing requirements. Reserve sites should be identified on the Policies Map.

(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.

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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:

Radleigh Group Ltd has interests in land off Church Lane, Ravenstone. These representations suggest the inclusion of reserve sites to ensure that sufficient flexibility is built into the plan. It is therefore important that Radleigh take part in the examination to address any issues in relation to the merits of a reserve sites approach and the suitability of this site as an allocation.

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:

[Redacted Signature]

Date:

10/08/16

Appendix 1:

**Site Location Plan
Aerial Context Plan
Illustrative Layout**





Land off Church Lane, Ravenstone - Aerial Context Plan

T: 01509 810806 | F: 01509 812247 | www.pegasusgroup.co.uk | Team: Planning | Date: 19 May 2019 | Prop: RMA/2525/06/A | Case: 18/01493/01/01





- KEY
- Site Boundary
 - Land Under Applicant's Control
 - Proposed Dwellings
 - Proposed Planting
 - Proposed Natural Forest Planting
 - Proposed Street (5.5m wide)
 - Proposed Lane (4.8m wide)
 - Proposed Private Drive (3.5m wide)
 - Public Open Space (Including Play Space (BAP))
 - Existing Public Right of Way (BAP)
 - Water Attenuation Area
 - Existing Buildings
 - Proposed Vehicular Access



Land off Church Lane, Ravenstone - DRAFT Illustrative Layout - 42 Dwellings

| T 01576 67008 | F 01509 672247 | www.pegasus-uk.co.uk | Team: PS/APM | Date: 11 Mar 2015 | 1500 @ A1 | Draw: EMS.2570_025-A | Client: Radleigh Group |



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Policy S2 contains a settlement hierarchy, with the Coalville Urban Area identified as the most sustainable location for further growth in the district. The Coalville Urban Area comprises of the settlements of Coalville, Donington-le-Heath, Greenhill, Hugglescote, Snibston, Thringstone and Whitwick, as well as the Bardon employment area.

The definition of the Coalville Urban Area should be amended to include Ravenstone. Ravenstone is as well related in functional terms to Coalville and the main facilities available in the town centre as both Whitwick and Thringstone. There is good public transport connectivity and the Sustrans Cycle route 52 provides a safe and largely off-road connection to the town centre. Recent consents for development in Ravenstone recognise the settlement's sustainability credentials. The inclusion of Ravenstone within the definition of the Coalville Urban Area would provide a more robust and consistent definition of the main urban area.

Radleigh has interests in land off Church Lane, Ravenstone (**Appendix 1**). Land off Church Lane provides a sustainable opportunity for additional housing and should be included as a reserve site allocation as addressed further throughout these representations.

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Land off Church Lane, Ravenstone (**Appendix 1**) should be identified as a reserve site to come forward should the HEDNA identify additional housing requirements. Reserve sites should be identified on the Policies Map.

Ravenstone should be included within the Coalville Urban Area definition at Policy S2.

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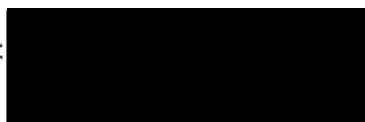
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Policy S1 sets out the requirement for a minimum of 10,400 dwellings (520 dwellings per annum) over the plan period to 2031.

Policy S1 recognises that there may be a need to undertake an early review of the Local Plan in the event that the HEDNA and/or subsequent agreements between the HMA authorities require that additional provision be needed. The plan should take a more proactive approach to dealing with this new evidence, and rather than committing to an inevitable early plan review, should build flexibility into the plan through the provision of reserve sites.

Policy S1 should therefore be amended to reference a reserve site approach to address any further need for additional site release.

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

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As set out above, Policy S1 should be amended to provide sufficient flexibility to address the potential implications of the HEDNA, including the provision of reserve site allocations, as follows:

"In the event that this work indicates an additional need in North West Leicestershire, the Council commits to bringing forward the reserve sites identified in Policy S will be released for development as required an early review of this Plan (either partial or otherwise), unless there is sufficient flexibility within the Local Plan."*

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