

Representor 38

38/1/PoliceMap/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](mailto: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	District Councillor	
First Name	Nicholas	
Last Name	Clarke	
Job Title <i>(Where relevant)</i>		
Organisation <i>(Where relevant)</i>	NWLeics District Council	
Address Line 1	3 Willow Green	
Line 2	Coalville	
Line 3	Leicester	
Line 4		
Post Code	LE67 4SZ	
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.

I believe the proposal is unsound with regard to Policy H3 – New Allocations. This is in relation to H3b- Land off Waterworks Road, Coalville.

This land has been successfully nominated (together with adjacent land) as an “Asset of Community Value” under the Community Right to Bid legislation. This legislation gives the nominating party the right to raise funds with the possible option to purchase the nominated asset should the owner wish to sell it. This site has been nominated under the banner of “recreational land” and therefore the nominating community group is limited to raising funds through funding providers relating to recreational facilities only (although local fund raising may be done, it is unlikely that enough money could be raised without the minimum of matched funding from an outside body). If this land is to be allocated as “housing provision” then the price when offered to developers will be

well above any amount achievable by the Community Asset nominee. This particular housing allocation will therefore contradict the legislation surrounding the "Right to Bid" process, by effectively removing any chance of the community ever owning the land highlighted at H3b.

*(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.

As site H3b has a housing allocation of approximately 95 dwellings (which is 4% of the new allocations), I suggest this particular housing provision can be removed from the Local Plan without any significant impact on Policy H3.

*(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.

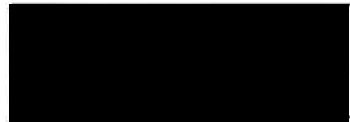
**Yes**, I wish to participate at the oral examination

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

I believe it valid to put the community value of the land identified in this document into context, and give examples of the usage of the land by the local community.

**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:

15/08/2016