

Representor 39

39/1/52/0



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	Miss
First Name	Jonathan	Alison
Last Name	Abbott	Wright
Job Title <i>(Where relevant)</i>		Principal Planner
Organisation <i>(Where relevant)</i>	Taylor Wimpey UK Ltd	Bidwells
Address Line 1		Bidwell House
Line 2		Trumpington Road
Line 3		
Line 4		
Post Code		CB2 9LD
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 S2 sets out the settlement hierarchy for the District to be used when assessing the suitability of a settlement for new development, with the general principle being that those settlements higher up the hierarchy will take more growth than those lower down and that the type of development proposed is appropriate to the scale and character of the settlement and its place in the hierarchy.

Taylor Wimpey UK Ltd support this approach as it is consistent with national policy and the NPPF's core planning principles of focusing significant development in locations which are or can be made sustainable.

However, the NPPF also seeks to promote a strong rural economy and advises, at paragraph 55, that *“to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby”*. This general principle of supporting local services is also endorsed by the NPPG (Reference ID: 50-001-20160519) which advises that *‘It is important to recognise the particular issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements...A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities’*

Our client therefore **objects** to Policy S2 as it is not consistent with the above national policy and guidance, particularly in relation to Small Villages.

Policy S2 is currently worded to state that development in Small Villages, *“will be restricted to conversions of existing buildings or the redevelopment of previously developed land (as defined in the National Planning Policy Framework) or affordable housing in accordance with Policy H5 (Rural Exceptions Sites for Affordable Housing)”*.

Therefore, whilst Policy S2 accepts that some development may take place in Small Villages, this is overly restrictive to existing buildings, brownfield sites or Rural Exceptions Schemes only. Our client considers that the wording of Policy S2 should therefore be amended to allow a greater degree of flexibility in terms of accommodating an appropriate level of rural housing on greenfield sites, to support existing communities and rural facilities.

Our client would like to take this opportunity to identify their land interest at Land at Cross Keys Public House, Newbold as a suitable site to accommodate housing (see enclosed site location plan). The site is available now and within the single ownership of Taylor Wimpey UK Ltd. Given that Taylor Wimpey UK Ltd are a major house builder any residential proposal on the site would be delivered within a short period of time following grant of planning permission.

The site currently comprises agricultural land (grade 4) and is located centrally within the village. The site has previously been identified within the SHLAA as being able to accommodate up to 198 dwellings and as potentially suitable, available and achievable (site reference Cn6). The site is not subject to any heritage or ecological designations and falls within Flood Zone 1 where the probability of flooding is low. Newbold also benefits from a number of local services and facilities including a Primary School, public house and employment provision at the TNT distribution depot. There are also two bus services serving the village providing transport to Ashby de la Zouch, Loughborough, Coalville and Castle Donington where a wide range of other services and facilities are available.

In summary, our client's land at Cross Keys Public House, Newbold offers a means of providing a developable, sustainable and suitable residential development on the edge of Newbold which would help meet the housing needs of the District and would help ensure the long term survival of the existing services and facilities in Newbold.

(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.

Policy S2 needs to be more flexible towards the provision of rural housing in the District, particularly to enhance or maintain the vitality of rural communities in line with national policy. Sustainable development is a key principle of the NPPF but it is clear that some development within rural communities can also be sustainable. Indeed, some village development can help sustain those villages and bring investment to local services, facilities and infrastructure. Conversely, ignoring the role of villages places a strangle-hold on them and prevents investment projects coming forward to meet local needs.

With regards to 'Small Villages', Policy S2 fails to provide sufficient flexibility to allow for small scale development on greenfield sites on the edge of the settlement. As a result, the sustainability of the villages will be threatened by a lack of development

opportunities, and thereby investment opportunities, to help support and improve facilities. For example, a large number of Public Houses have closed or are struggling to remain viable; more custom to support such facilities would be of benefit.

Indeed, such an approach is consistent with paragraphs 55 and 56 of the NPPF which underline the need to plan housing to reflect local needs within rural areas and the need to promote sustainable development within rural areas by locating housing where it will enhance or maintain the vitality of rural communities such as by supporting local services.

Whilst it is understood that the distribution of housing across the hierarchy must be underpinned by the need to provide sustainable development, the villages have a greater role to play in meeting identified housing needs in a flexible and responsive manner, so long as the housing is of an appropriate scale and it can bring benefits to help support service provision within that village. Accommodating additional housing in sustainable village locations would not therefore compromise the overall development strategy or spatial development hierarchy identified within the Plan.

Consequently, Policy S2 should allow for some development to take place in Small Villages, to include for the possibility of development on greenfield sites on the edge of the settlement boundary, thus ensuring greater flexibility for the delivery of housing and thereby complying with paragraph 47 of the NPPF and ensuring that the Plan is Sound.

Therefore, our client proposes that Policy S2, as it relates to Small Villages, is reworded as follows (amended wording shown in red):

*"Settlements with very limited services and where development will be restricted to conversions of existing buildings or the redevelopment of previously developed land (as defined in the National Planning Policy Framework) or **greenfield sites within or on the edge of the settlement where development would enhance or maintain the vitality of rural communities** or affordable housing in accordance with Policy H5 (Rural Exceptions Sites for Affordable Housing)"*

(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.

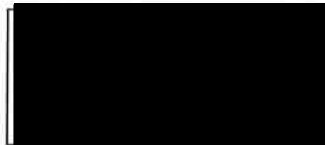
Yes, I wish to participate at the oral examination

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

N/A

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



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SG	
SMITHSGORE	
CLIENT	Taylor Wimpey UK Ltd
DRAWING TITLE	Land at Cross Keys Public House Newbold, Leicestershire, LE67 8PL
SCALE 1:50,000 on A4	DRAWING No. 14 0801
FILE	DATE 16 Sept 2014

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