

5011/5.10/10



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	<input type="text"/>	Mr	<input type="text"/>
First Name	<input type="text"/>	Guy	<input type="text"/>
Last Name	<input type="text"/>	Longley	<input type="text"/>
Job Title <i>(Where relevant)</i>	<input type="text"/>	Director	<input type="text"/>
Organisation <i>(Where relevant)</i>	Davidsons Developments Limited	Pegasus Group	<input type="text"/>
Address Line 1	<input type="text"/>		<input type="text"/>
Line 2	<input type="text"/>		<input type="text"/>
Line 3	<input type="text"/>		<input type="text"/>
Line 4	<input type="text"/>		<input type="text"/>
Post Code	<input type="text"/>		<input type="text"/>
Telephone Number	<input type="text"/>		<input type="text"/>
Email Address <i>(Where relevant)</i>	<input type="text"/>		<input type="text"/>

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.

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Paragraphs 5.8 and 5.9 outline the proposal to provide a minimum of 10,400 dwellings over the plan period, and explains how the Council intends to take account of the findings of the Housing and Economic Development Needs Assessment (HEDNA). As paragraph 5.9 of the plan notes, results of this new study are likely to be available in September 2016 and a new Memorandum of Understanding (MOU) between the HMA authorities will follow.

Whilst the decision of the Council to proceed with the Local Plan is understood, given the timing of the likely availability of this new evidence, it is critical that the plan includes appropriately robust mechanisms to deal with this new evidence.

Paragraph 5.10 refers to Policy S1 and the intention to undertake an early review of the Local Plan in the event that the HEDNA or any subsequent MOU requires additional provision to be made.

It is considered that this approach is an insufficiently robust response to likely changes in circumstance in relation to housing and employment needs that will almost inevitably mean an early review of the plan.

A more appropriate response to this issue would be to build sufficient flexibility in the plan, through a combination of additional allocations and reserve sites, to allow the Council to respond to the findings of the HEDNA without necessarily requiring an early plan review. At its meeting on the 9th May 1016, Harborough's Executive approved an approach to its emerging Local Plan including a 15% allowance to address potential issues arising from HEDNA.

The Local Plan Expert Group report to Government dealt with the issue of flexibility and the need for plans not only to ensure a 5 year supply of housing land, but also to ensure a more effective supply of housing land for the medium to long term. The report recommends the provision additional flexibility over and above the identified objectively assessed housing need, along with provision for developable reserve sites equivalent to 20% of a council's housing requirement (para 11.4 and recommendation 41, Local Plans Expert Group Report).

It is recommended that the Council adopt this approach. In response to Policies S1 and H2 and H3, we have identified specific opportunities to provide this additional flexibility and provide for reserve sites, through the inclusion of additional sites. Davidsons Developments has interests in land at Coalville, Ibstock and Ravenstone where there is the opportunity for further release for housing. The sites were promoted through earlier stages of the plan and the recent SHLAA update. For completeness, details of the sites are included in our response to policies H2 and H3.

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

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The plan needs to be amended to provide sufficient flexibility to deal with any implications arising from the HEDNA through the inclusion of additional site allocations and reserve site provision. Paragraph 5.10 should be amended to explain this approach to flexibility.

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

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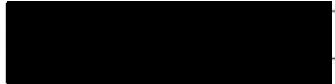
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Date:

15/8/15

56/2/H2c/5



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Last Name	<input type="text"/>	<input type="text" value="Longley"/>
Job Title <i>(Where relevant)</i>	<input type="text"/>	<input type="text" value="Director"/>
Organisation <i>(Where relevant)</i>	<input type="text" value="Davidsons Developments Limited"/>	<input type="text" value="Pegasus Group"/>
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Policy H2c identifies land north and south of Grange Road, Hugglescote for the development of some 2,700 homes, reflecting the Council's resolution to grant outline planning permission for this key strategic development site. The site is shown on the Proposals Map.

The identification of this site under Policy H2 is supported. The development provides a highly sustainable development solution that is a key component of the proposed housing provision to meet the housing requirements over the plan period to 2031.

For part of the site, Davidsons has submitted two detailed applications for development of 275 dwellings north of Wainwright Road in two phases (refs 13/00802/FULM and 15/00641/FULM). The Council has resolved to grant planning permission for these applications subject to the completion of a section 106 agreement.

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

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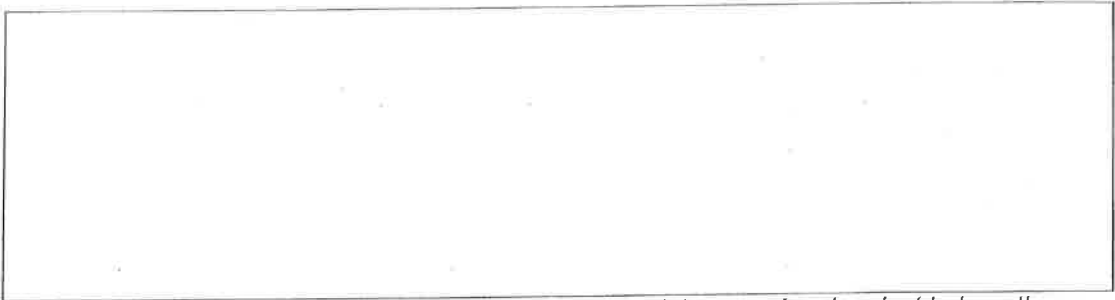
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56/3/143/10



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Policy H3 sets out proposed additional allocations at Ashby de la Zouch and Coalville to help meet future housing requirements, along with a reserve site at Measham in the event that the route of the HS2 prohibits development on land west of High Street.

As part of our representations on the plan, we have set out the need for greater flexibility to be built in to the strategy through a combination of additional housing provision and reserve sites to allow the potential implications of the HEDNA to be addressed effectively without the need for an early review of the plan.

Davidsons has interests in land at Coalville, Ravenstone and Ibstock that offers suitable opportunities for additional allocation or reserve site provision to help provide this required additional flexibility.

Plans of these recommended additional allocations are included as part of these representations, and a brief summary of the sites is set out below.

Land at Forest Road, Coalville –This land lies to the south of Forest Road and adjoins site H2c to the south. It offers a logical extension to the allocated strategic

site, with the capacity to accommodate some 30 additional dwellings. The Local Plan Proposals Map shows the site as falling within the limits to development for Coalville. It would be appropriate to make a specific allocation as part of additional flexibility for the plan.

Land at Ibstock Road, Ravenstone – This land provides for a logical extension of a residential site currently under construction, with the capacity to accommodate a further 16 dwellings. The Local Plan Proposals Map shows the land as within the defined limits to development for Ravenstone.

Land at Ravenstone Road, Ibstock – This land lies to the north of Ibstock, north of an existing housing development nearing completion. There is capacity to provide for some 86 dwellings as logical extension to the existing housing development in this location.

Land at Blackberry Farm, Ibstock – The land at Blackberry Farm lies to the north of Ibstock, north of Leicester Road, Ibstock. There is the potential to provide up to an additional 400 dwellings on this site in combination with the provision of a new link road between Leicester Road and the A447. This site could be included as a specific additional allocation or alternatively as a reserve site to come forward in the event that the HEDNA identifies additional housing requirements for North West Leicestershire requiring further site release.

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

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The Policy should be amended to include the additional sites identified above. The land at Blackberry Farm, Ibstock should be included either as a specific allocation or alternatively as reserve site to come forward in the event that the HEDNA identifies additional requirements requiring further site release.

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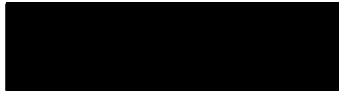
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Date:

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50/4/H4/10



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Last Name	<input type="text"/>	Longley	<input type="text"/>
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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

No

ii) Sound

Yes

No

iii) Complies with the
Duty to co-operate

Yes

No

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Policy H4 sets out targets for affordable housing in various settlements, identifying varying targets and thresholds depending on the location, generally 30% but reduced to 20% in Coalville and Ibstock. The policy indicates that where it can be demonstrated that the full affordable housing requirement would affect site viability, subject to Policy IM1, the Council will consider agreeing a lesser amount of affordable provision.

It is important that the affordable housing policy provides sufficient flexibility to deal with potential issues of viability on sites, and in this respect the policy is supported.

Paragraph 7.25 outlines the definition of affordable housing for the purposes of the policy, including social rented, affordable rented and intermediate housing. This reflects the definition of affordable housing as set out at Annex 2 of the NPPF. However, policy does not address the issue of starter homes provision, which the Housing and Planning Act 2016 has included in the definition of affordable housing.

The policy will need to be reviewed to address the issue of starter homes provision

as part of the Council's strategy for affordable housing provision.

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

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The Policy will need to be amended to address the issue of starter homes provision as included in the definition of affordable housing in the Housing and Planning Act 2016.

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Date:

15	/	8	/	16
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5615 / 11/11 / 10



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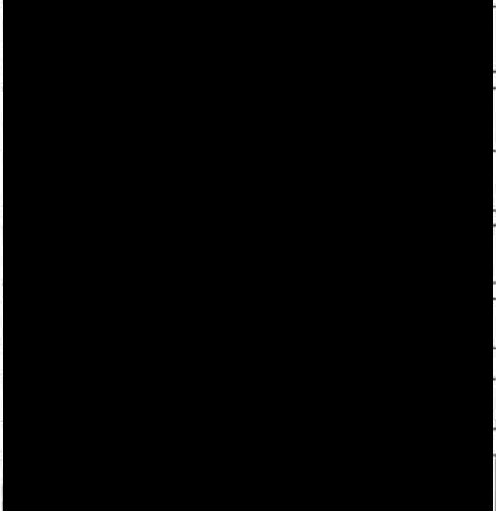
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Policy IM1 outlines the proposed approach to implementation and monitoring of the Local Plan. It sets out various actions the Council will take in the event that there is an identified shortfall in housing provision, including bringing forward additional sites to assist short term needs. The Policy indicates that the initial priority will be given to sites identified in the Strategic Housing Land Availability Assessment (SHLAA) having regard to the settlement hierarchy.

We have set out separate representations on the Council's proposed approach to dealing with new evidence likely to arise from the HEDNA in relation to future housing requirements and have recommended the inclusion of additional flexibility in the plan and the allocation of reserve sites. The reserve site approach is an appropriate mechanism to deal with issues of under delivery against the plan's housing targets and provides greater certainty in terms of the sites to be released if shortfalls occur.

The policy should be amended to refer to the release of reserve sites to address issues of shortfalls in delivery rates.

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Policy IM1 should be amended to refer to the release of reserve sites as a mechanism to address delivery shortfalls.

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| ii) Sound | Yes | <input type="checkbox"/> | No | <input checked="checked" type="checkbox"/> |
| iii) Complies with the
Duty to co-operate | Yes | <input checked="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 S1 sets out a minimum housing requirement for the plan period of 10,400 dwellings and indicates a commitment to an early review of the plan if the HEDNA indicates an additional housing need in North West Leicestershire.

In our response to paragraphs 5.8-5.10, we have argued that the plan needs to take a more proactive approach to dealing with this soon to be available new evidence and, rather than committing to an inevitable early plan review, should build flexibility into the plan through additional allocations and provision for reserve sites.

Increasing the overall requirement to some 12,000 dwellings would provide a flexibility allowance of some 15%. In addition, Policy S1 should be amended to refer to a reserve site approach to address any further need for additional site release.

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(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.

<p>Policy S1 should be amended to provide sufficient flexibility to address the potential implications of the HEDNA, including the provision of reserve sites. It is suggested that the policy be amended as follows:</p> <p><i>"Over the plan period to 2031 provision is made for a minimum of 10,40012,000 dwellings (520-600 dwellings each year), 96 hectares of land for employment purposes and 7,300 sq metres for shopping purposes.</i></p> <p><i>The Council will continue working collaboratively with other Authorities, including those in Leicester and Leicestershire to establish through a Housing and Economic Development Needs Assessment, objectively, the level of long term housing and economic growth required including testing options for, and agreeing, its scale and distribution amongst the authorities concerned.</i></p> <p><i>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."</i></p>

(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.

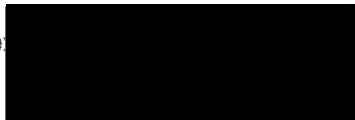
Yes, I wish to participate at the oral examination

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

As part of its representations on the Submission Plan, Davidsons Developments is suggesting additional housing allocations and the provision for reserve sites to ensure that sufficient flexibility is built in to the plan. It is important that Davidsons is represented at the examination so that the merits of this approach can be explained and the suitability of the additional allocations outlined.

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:

15/8/16