



Ref:

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use only)

## **NORTH WEST LEICESTERSHIRE LOCAL PLAN**

### **Proposed Modifications Consultation - Representation Form**

Following the Examination hearing sessions held in January and March 2017, Mr Brian Sims BSc CEng MICE MRTPI, the Independent Planning Inspector appointed on behalf of the Secretary of State, has requested that the Council now undertake consultation on a number of **Main Modifications** (MM) required to make the Plan sound in the light of new documentary evidence provided since the Plan was submitted for examination. This is without prejudice to the Inspector's ultimate conclusions and recommendations on the Plan and whether there will be any further hearings after the public consultation.

Details of what we are consulting on, and why, can be found on the Proposed Modifications Consultation page of the Council website at [www.nwleics.gov.uk/localplanmysay](http://www.nwleics.gov.uk/localplanmysay).

You can participate in the consultation online via our [consultation website](#).

Alternatively, you can complete the following form. Please complete both Part A and Part B.

**If your comments relate to more than one MM you will need to complete a separate Part B of this form for each representation.**

For questions where there are multiple choice answers, please indicate your choice by placing a 'X' in the appropriate box(es).

## PART A – Personal Details

*If you are responding on behalf of yourself, or your own organisation, please fill in all the 'Personal Details' fields. If an agent is appointed, please complete only the Title, Name and Organisation boxes in the Personal Details column, but complete all the 'Agent's Details' fields.*

	<b>Personal Details</b>	<b>Agent's Details (if applicable)</b>
Title		Ms
First Name		Caroline
Last Name		Chave
Job Title (where relevant)		Director
Organisation (where relevant)	Jarrom Agricultural Services	Chave Planning Limited
Address Line 1	██████████	Enterprise Centre
Address Line 2	██████	Bridge Street
Address Line 3	██████████	Derby
Address Line 4	██████████	
Postcode	██████████	DE1 3LD
Telephone		██████████
Email address		████████████████████

Did you comment at publication stage of the Local Plan?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If yes, what was your representor ID number? (You can find your Representor ID on our <a href="#">Examination webpages</a> )	65			

<b>Do you wish to be notified of subsequent stages of the Local Plan?</b>				
Publication of Inspector's Report	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Adoption of the Local Plan	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

## PART B – Your Representation

Please use a separate sheet for each representation

1. To which part of the consultation does this representation relate?

**Please note – comments should be restricted to the matters listed only and should not relate to any other aspect, site or policy of the Publication Local Plan**

<input checked="" type="checkbox"/>	Main Modification
<input type="checkbox"/>	Additional Modification
<input type="checkbox"/>	Policies Maps
<input type="checkbox"/>	Sustainability Appraisal Reports
<input type="checkbox"/>	HEDNA
<input type="checkbox"/>	Other new documents and evidence

If you have chosen 'Sustainability Appraisal Reports,' 'HEDNA' or 'Other new documents and evidence' please identify the specific document:

2. Main or Additional Modification number to which your representation relates (or paragraph number if you are commenting on another document).

MM27

3. Please provide comments below, being as precise as possible. Comments can support, as well as object to the MM concerned with reference to the new documentary evidence listed on our website – [www.nwleics.gov.uk/localplanmysay](http://www.nwleics.gov.uk/localplanmysay). *(Expand the box if needed)*

The landowner, Jarrom Agricultural Services, fully supports the allocation of site H3d for residential development. The 5.9ha site is considered suitable for development of 110 dwellings. This would allow for open space, landscaping and noise attenuation to the site's perimeters, with the net developable area of the site developed at between 30-35 dwellings per hectare.

MM27 proposes that the site is held in reserve until such a time as the Government confirms the line of HS2 in the vicinity of Kegworth and the confirmed route passes through those sites north of Ashby Road Kegworth and/or south of Derby Road Kegworth which currently benefit from planning permission for housing development, with either of the two sites not capable of being developed in its entirety as a result of the alignment of HS2.

MM27 has been somewhat overtaken by events since the Government confirmed the route of HS2 Phase 2b on the 17<sup>th</sup> July 2017. The confirmed route remains as per the most recent preferred route consultation, which passes through the two sites north of Ashby Road Kegworth and/or south of Derby Road Kegworth. Both of these sites could not possibly be developed in their entirety due to the alignment of HS2; indeed the route passes straight through the middle of the sites. With regard to site H3d, the 5.9ha area promoted by Jarrom Agricultural Services is

outside the safeguarded route (see our other representations in relation to the Policies Map) and is not constrained by HS2, which will pass the site in cutting.

It is therefore considered that Policy H3d should be amended to take into account that the HS2 phase 2b route has been confirmed and so that development of the site is supported without it being conditional on criteria (a), (b) and (c). The site should be a regular housing allocation.

As a regular housing allocation, it is envisaged that site H3d could be developed on the following timescale:

- January 2018 – submit outline planning application
- April 2018 – outline planning permission granted
- May – October 2018 – marketing and disposal of site to residential developer
- October 2018 – April 2019 – developer obtains reserved matters approval and discharges pre-commencement conditions
- May 2019 – Kegworth Bypass complete
- 2019/20 – 30 dwellings completed
- 2020/21 – 40 dwellings completed
- 2021/22 – 40 dwellings completed

Amending the policy as suggested removes uncertainty about when the site can come forward and allows the site to make maximum contribution to the 5 year housing land supply. The site is in very close proximity to the East Midlands Gateway, so there would be significant benefits to early delivery of housing in terms of providing homes close to jobs.

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. *(Expand the box if needed)*

The following section of Policy H3d should be deleted:

*'Development of this site will be supported when:*

*(a) The Government confirms the line of HS2 in the vicinity of Kegworth; and*

*(b) The confirmed route passes through those sites north of Ashby Road Kegworth and/or south of Derby Road Kegworth which currently benefit from planning permission for housing development; and*

*(c) Either of the two sites is not capable of being developed in their entirety as a result of the alignment of HS2'.*

Amendments to the supporting text of the Local Plan will also be necessary to reflect that the HS2 route has now been confirmed.

## Declaration

I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publically available and may be identifiable to my name / organisation.

I acknowledge that I have read and accept the information and terms specified under the Data Protection and Freedom of Information Statement.

Signed:



Date: 19.07.17

### DATA PROTECTION AND FREEDOM OF INFORMATION STATEMENT

The personal information you provide on this form will be processed in accordance with the requirements of the Data Protection Act 1998. It will be used only for the preparation of local development documents as required by the Planning and Compulsory Purchase Act 2004, save for requests of such information required by way of enactment. Your name, organisation and representations will be made publicly available when displaying and reporting the outcome of this statutory consultation stage, and cannot be treated as confidential. Other details, including your address and signature, will be treated as confidential.

You should not include any personal information in your comments that you would not wish to be made publicly available.

Your details will remain on our database and will be used to inform you of future planning policy matters and procedures. If at any point in time you wish to be removed from the database, or to have your details changed, please contact the Planning Policy team on 01530 454 676 or [planning.policy@nwleicestershire.gov.uk](mailto:planning.policy@nwleicestershire.gov.uk).

**Please send completed forms to [planning.policy@nwleicestershire.gov.uk](mailto:planning.policy@nwleicestershire.gov.uk) or Planning Policy Team, NWLDC, Council Offices, Whitwick Road, Coalville LE67 3FJ**  
(Please note that responses should be returned to the Planning Policy Team and not the Programme Officer).

**The deadline for responses is Monday 24 July 2017**



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	Personal Details	Agent's Details (if applicable)
Title		Ms
First Name		Caroline
Last Name		Chave
Job Title (where relevant)		Director
Organisation (where relevant)	Jarrom Agricultural Services	Chave Planning Limited
Address Line 1	██████████	Enterprise Centre
Address Line 2	██████	Bridge Street
Address Line 3	██████████	Derby
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Postcode	██████████	DE1 3LD
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Did you comment at publication stage of the Local Plan?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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Do you wish to be notified of subsequent stages of the Local Plan?				
Publication of Inspector's Report	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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## PART B – Your Representation

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	Other new documents and evidence

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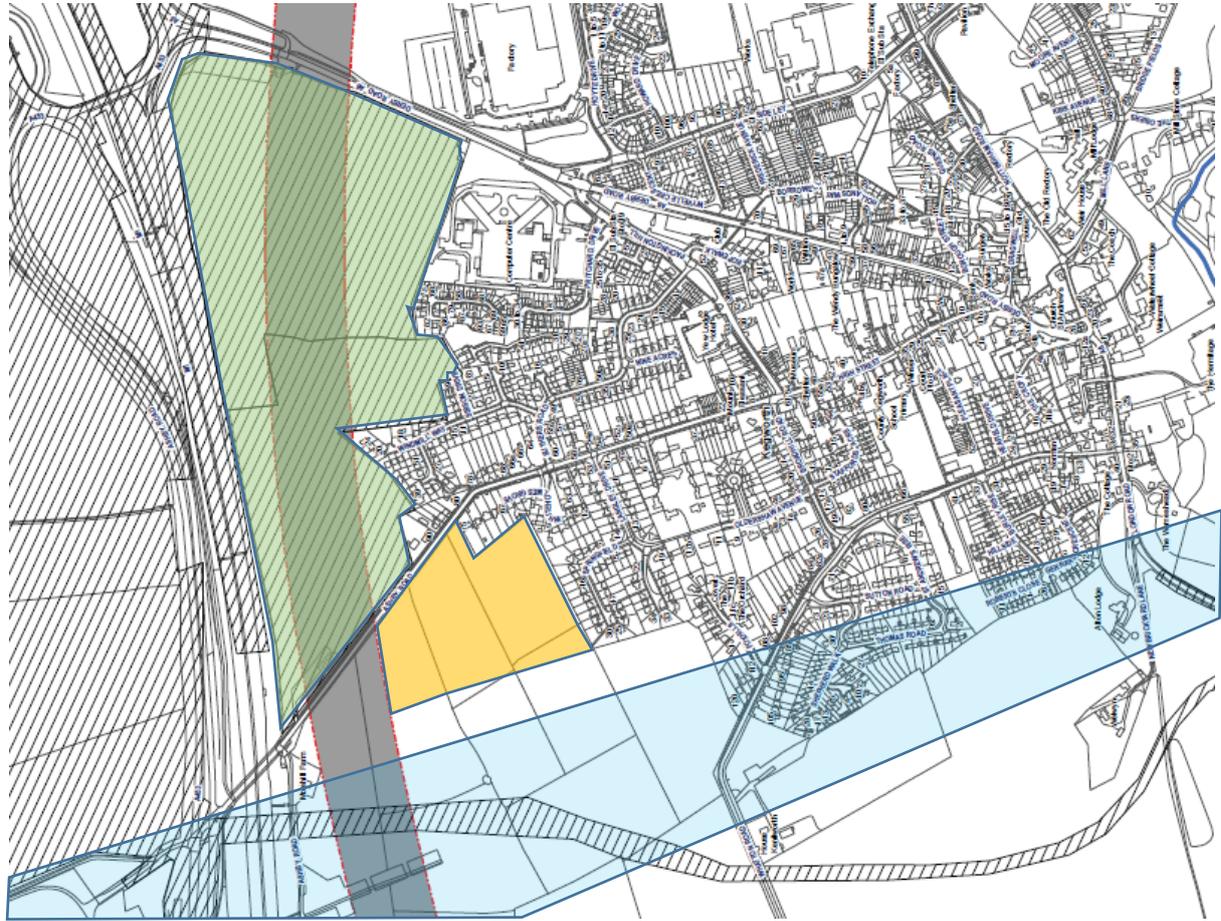
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Inset Map 15

3. Please provide comments below, being as precise as possible. Comments can support, as well as object to the MM concerned with reference to the new documentary evidence listed on our website – [www.nwleics.gov.uk/localplanmysay](http://www.nwleics.gov.uk/localplanmysay). *(Expand the box if needed)*

Since the Government confirmed the route of HS2 Phase 2b on the 17<sup>th</sup> July 2017, it is considered that the route should be shown on the Policies Map.

It is also noted that the extent of site allocation H3d has been incorrectly mapped, such that it extends slightly over the area safeguarded for HS2. The 5.9ha site promoted by the landowner Jarrom Agricultural Services, suitable for the development of 110 dwellings as described in our representations under MM27, is identified in yellow on the constraints plan below. It does not affect land safeguarded for HS2. It is considered that the site boundary of allocation H3d should be amended so that it is consistent with the area promoted and avoids land safeguarded for HS2.



*Kegworth: Constraints Plan*

**KEY:**

-  East Midlands Strategic Rail Freight Interchange and Kegworth Bypass
-  East Midlands Airport Public Safety Zone
-  HS2 Safeguarded Land
-  Approved housing sites affected by HS2
-  Land at Molehill Farm, Kegworth (5.9ha)

4. Please set out suggested revised wording if you consider further changes are necessary to make the Plan sound. *(Expand the box if needed)*

The Policies Map should be amended to show the confirmed HS2 route and to correct the boundary to site allocation H3d as described above.

### **Declaration**

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