

68/114310



# 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	<input type="text"/>	Mr
First Name	<input type="text"/>	Simon
Last Name	<input type="text"/>	Chadwick
Job Title <i>(Where relevant)</i>	<input type="text"/>	Director
Organisation <i>(Where relevant)</i>	William Davis Ltd	WYG Planning Ltd
Address Line 1	c/o Agent	Rowe House
Line 2	<input type="text"/>	10 East Parade
Line 3	<input type="text"/>	Harrogate
Line 4	<input type="text"/>	North Yorkshire
Post Code	<input type="text"/>	HG1 5LT
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="checked" type="checkbox"/> | No <input type="checkbox"/>                   |
| ii) Sound                                    | Yes <input type="checkbox"/>                   | No <input checked="checked" type="checkbox"/> |
| iii) Complies with the<br>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.

See attached letter. The site at Stephenson Way, Coalville should be added to the list of allocations in the policy together with a reduction in size of the proposed allocation at Money Hill, Ashby to 600 units (see indicative masterplan of proposed housing area of some 21 hectares available on the Stephenson Way site).

*(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.

The addition of the Stephenson Way site to the policy for circa 650 dwellings on an allocation of some 21 hectares developable and some 10 hectares of open space (see indicative masterplan).

The reduction in size of allocation at Money Hill, Ashby due to environmental constraints to 600 units.

*(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.

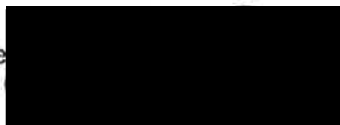
Yes, I wish to participate at the oral examination

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

A significant additional allocation to Policy H3 needs to be made and the need for that allocation and the suitability of further allocations at Coalville in general and Stephenson Way in particular raise issues best debated at the Examination.

**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

## ALISON GIBSON

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**From:** simon.chadwick [REDACTED]  
**Sent:** 15 August 2016 16:24  
**To:** PLANNING POLICY  
**Subject:** REPRESENTATIONS TO DRAFT LOCAL PLAN  
**Attachments:** Land off Stephenson Way.pdf; DEF 232 001 Masterplan RevD 110816 .pdf; EN5.pdf; H3.pdf; S1.pdf; NWL 15.8.16.pdf

Please find attached our representations to the Local Plan on behalf of William Davis together with a red line plan indicating the area proposed to be allocated in relation to Policy H3 and the indicative masterplan referred to in the covering letter.

The representations in the covering letter are to be relied upon which for the purposes of your representation forms we have summarised. You will note William Davis would like to participate further during the Examination process.

**Simon Chadwick**  
Director

**WYG**  
Rowe House, 10 East Parade, Harrogate, HG1 5LT

[REDACTED]  
[www.wyg.com](http://www.wyg.com)



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SWC/LH/HG3140

15 August 2016

Chief Planning Officer  
North West Leicestershire  
Council Offices  
Whitwick Road  
Coalville  
Leicestershire LE67 3FJ

Dear Sir/Madam

**REPRESENTATIONS ON BEHALF OF WILLIAM DAVIS TO NORTH WEST LEICESTERSHIRE PUBLICATION LOCAL PLAN**

Please find enclosed the representations form submitted on behalf of William Davis who is objecting to a number of policies in the Publication Local Plan. The policies objected to are:

- Policy S1 relating to the proposed housing requirements for North West Leicestershire in the period 2011 – 2031.
- Policy EN5 objecting to the designation of the area between Coalville and Whitwick as an area of separation.
- Policy H3 seeking to provide an additional housing allocation in Policy H3 on land between Coalville and Whitwick.

The representations form sets out a summary of the objections relating to each policy; however, please regard the contents of this letter as being the reasoning behind William Davis' objections which in essence conclude that:

1. The Publication Local Plan does not provide sufficient housing in the Plan period 2011 – 2031, ie the objectively assessed need figure used by the Council (emanating from its April 2016 Review of Housing Requirements) underestimates what true need is likely to be. There is likely to be an under-provision of approximately 1,600 dwellings in the Plan period.
2. The overall strategy for economic growth using Coalville as the principal location for such growth is well founded. However, it is not supported by sufficient levels of housing to reflect the status of Coalville as the main town within the district.
3. There is no basis for an Area of Separation policy between Coalville and Whitwick because it is all part of the Coalville urban area.
4. There is scope to provide housing in the area between Coalville and Whitwick (notwithstanding the lack of need for an area of separation) in a way that allows integration between two parts of the same urban area and open space between the two parts of the urban area.

Rowe House, 10 East Parade, Harrogate, HG1 5LT  
Tel: +44 (0)1423 857 510 Fax: +44 (0)1423 564982  
Email: harrogate@wyg.com Website: www.wyg.com

WYG Planning Limited. Registered in England & Wales Number: 5241035  
Registered Office: Arndale Court, Otley Road, Headingley, Leeds, LS6 2UJ



creative minds safe hands



5. The area that should be allocated could provide some [800] dwellings together with allowances of open space; public footpaths; community facilities and amenities.

An indicative masterplan has been submitted with these representations that shows how much housing land could be allocated as part of the objection to Policy H3.

#### Provision for appropriate levels of housing need – Policy S1

It is well established Government policy in the NPPF that planning authorities should 'boost significantly' the supply of housing. The evidence base that Council's should use (see paragraph 47 of the NPPF):

**"Should ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area as far as is consistent with the policies set out in this Framework including identifying key sites that are critical to delivery of the housing strategy over the Plan period".** (our emphasis)

The Local Plan should also:

**"Identify a supply of specific developable sites or broad locations for growth for years six to ten and where possible years eleven to fifteen".** (our emphasis)

Elsewhere the NPPF suggests there should be a wide choice of high quality homes delivered in a local authority area and that the mix of housing should be based on current and future demographic market trends and the needs of different groups in the community.

In this regard the housing market area which North West Leicestershire Council has used for the purposes of its Plan is Leicester and Leicestershire, which includes neighbouring authorities of Charnwood and Hinckley and Bosworth. It is understood (as referred to in the representations made to the Plan by the Home Builders Federation who William Davis is a member of) in the latter part of the Plan period Leicester City has acknowledged there will be insufficient land capacity to continue to meet its own housing needs. This means that post-2028 housing needs not met within the city should be met elsewhere in the housing market area including within North West Leicestershire. Although Policy S1 proposes a review mechanism to deal with this matter, it is considered that the figures proposed in Policy S1 should allow for an increased requirement. In a similar vein William Davis is aware of the fact that Leicester and Leicestershire HMA authorities are carrying out a housing and economic development needs assessment which is understood to be available in September 2016. The effect of the conclusions of that assessment on OAN figures and the housing requirement for North West Leicestershire will need to be taken into account so William Davis reserves the right to comment further on housing requirements pending the outcome of this assessment.

Notwithstanding any likely changes arising from the housing and economic development needs assessment, William Davis has concerns that the calculation of the OAHN figure in Policy S1 does not take full account of recent Government guidance on the calculation of such matters set out in NPPG and the latest PAS technical note. This states that household or population projections should be used as a 'starting point' and that regard should be paid to housing market signals and any policy interventions relating to employment and economic growth. It appears to William Davis (as set out in the HBF representations) that insufficient account has been made for housing market signals including the need to provide affordable housing at a rate of 212 dwellings per annum. It is a clear policy of the Local Plan to seek to promote economic growth in the area with a concentration of such growth in Coalville. Account has been taken of the significance of the East Midlands Rail Freight Interchange and its effect on housing numbers in the district. The same exercise should be undertaken for economic growth in Coalville and economic needs in the district as a whole. Thus whilst Policy S1 acknowledges that the 10,400 dwelling figure is a 'minimum', it fails to take account of housing market signals and policies on economic growth as well as any overspill from Leicester beyond 2028. William Davis therefore agrees that the combination of these factors should result in an annual OAHN figure being in



the region of 600 dwellings per annum as referred to in the HBF representations (before any further amendments are made arising from the housing and economic development needs assessment).

In this regard the importance of taking full account of economic and related factors is further reflected by the fact that the town centre of Coalville (described as the "principal town centre in the district") has been the subject of variable performance. There is also the importance of the Coalville growth corridor to take into account which recognises the potential for housing and economic opportunities that are described in paragraph 8.9 of the Local Plan as being necessary to assist in re-vitalising Coalville town centre. The April 2016 Review of Housing Requirements report appears not to increase housing requirements on the basis of these general economic objectives. There is no recognition of the need for additional housing to generate additional consumer expenditure that will help re-vitalise the town centre. If the Council's objective in Policy EC8 for additional comparison goods floorspace to be built in Coalville town centre is to be achieved, there will need to be sufficient expenditure generated within Coalville's catchment area to make any new retail floorspace attractive to occupiers. The most effective way of doing this is to increase the amount of housing within the catchment area which, again, suggests more housing is required reflecting economic factors in the Coalville area.

William Davis also question whether the Local Plan period should be reviewed and rolled forward. Whilst it is accepted that the Plan period covers twenty years, William Davis would question whether a start date of the Plan (2011) being some five years from the point of consultation of the Plan and possibly six or seven years from its date of adoption would allow sound and long term planning for housing for sufficient time into the future. That is reflected in the NPPF which seeks to identify specific housing policies in years 11-15. By the time of the likely adoption of the Plan (2017) there will be less than fifteen years of it to run so that the ability of the Plan to provide for housing needs in the timescale as required by the NPPF will not be able to be achieved because it will have only fourteen years to run.

William Davis, therefore, would raise the possibility with the Council that the Plan should be considered on a revised time period that should extend at least fifteen years beyond its likely adoption date. A number of Plans are now being approved covering time period up to 2035 and beyond.

In any event should the Plan period remain 2011 – 2031 the 'minimum' housing requirement should be increased to 12,000 dwellings. This would require the allocation of a further 1,600 dwellings on specific sites to ensure this more realistic requirement can be achieved.

### Policy H3

William Davis considers that additional sites should be allocated to achieve a Policy S2 requirement of a minimum 12,000 dwellings in the Plan period. In that scenario a requirement for an additional 1,800 dwellings will arise. In accordance with the Plan's overall strategy the town of Coalville should receive a significant proportion of any additional requirement that arises (see Policy S2 – the settlement hierarchy that identifies the Coalville urban area as the district's only principal town).

Notwithstanding its position on an increased S1 housing requirement, William Davis considers that the current allocations in Policy H3 (particularly the large allocation at Ashby) do not adequately reflect the appropriate distribution of housing and growth across the borough nor the status of Coalville as the largest settlement in the district. Ashby has only some 13% of the district's population; however, it is receiving a significant housing allocation which is out of proportion with the relative size of the settlement. The site is also subject to a considerable number of environmental and highway constraints. William Davis considers this site should be reduced in size to take account of its environmental impact to circa 600 dwellings. The reduction in the size of this site and the fact that the current 10,400 dwelling requirement is a 'minimum' should allow for more land to come forward for allocation at Coalville.

William Davis wishes to promote the allocation of land at Stephenson Way, Coalville for a mixture of housing and open space. Whilst the site was dismissed at appeal some years ago, circumstances have changed with regard to the need for more housing to serve the district as a whole and the status of Coalville within the district should result in a re-consideration of areas that may have previously been



regarded as unsuitable for housing. In this regard an indicative masterplan has been prepared for the Stephenson Way site that shows how housing could be developed within what is acknowledged to be the Coalville urban area between two parts of it (rather than between two separate settlements). The indicative masterplan shows that an area of some 21.12 hectares of the site could be developed for housing with a further 9.5 hectares reserved for public open space, community facilities, footpaths, cycle routes etc. A comprehensive masterplanning approach to this site would allow housing to come forward in Coalville whilst protecting any relevant amenities the site is considered to protect. It is considered that the Stephenson Way site has the potential to create a sustainable extension to Coalville within the existing confines of its urban area and retaining (if that is what the Council requires) a separate identity of Whitwick. The housing shown on the masterplan is less than that previously considered on appeal and represents a deliverable allocation controlled by a large regionally based house builder. The site is free from significant infrastructure and other constraints.

### Policy EN5

William Davis objects to Policy EN5 and the designation of land between 'Coalville and Whitwick' an Area of Separation. William Davis questions the need for a policy of separation between what is in effect two separate parts of the same urban area. It is noted that the previous policy of 'green wedge' in this area has been changed to an area of separation. This suggests that the Council sees lesser importance to the area than previously was the case. William Davis questions the need for separation between the Coalville main urban area and the Whitwick part of the Coalville urban area.

The development concept for the site as shown on the masterplan places particular emphasis on open space provision and landscape strategy which would maintain a separate identity of Whitwick and Coalville. As far as open space is concerned, the key features are:

1. The provision of sports pitches and neighbourhood playing facilities on the northern edge of the housing area.
2. Retaining strong green corridors through the site providing direct walking and cycling routes to and from the centre of Coalville which are aligned with key desire lines to existing community facilities.
3. Providing key focal green spaces, eg a central community green to establish a meeting place for residents.

As far as landscape features are concerned, the key elements are:

1. Extensive area of native woodland planting to the north of the development.
2. The enhancement of the existing landscape character of the site.
3. The provision of more open space and landscaping than considered in the previously dismissed scheme.
4. The enhancement of the ecological value of the site through native woodland planting and a proposed wetland.

A combination of landscape and open space improvements would greatly enhance the amenity value of the site for existing and future residents and in total would provide a further 7 hectares of public open space than the previous scheme.

The masterplan approach outlined above demonstrates that there would be no need for the Area of Separation policy as its objectives (although William Davis disagrees with these) could be achieved alongside the provision of housing on the scale required to support the continued growth of Coalville.

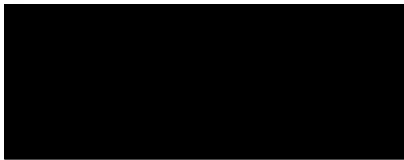
### Summary





William Davis has submitted individual policy sheets to the Council dealing with its objections to Policies S1, H3 and EN5. The company is willing to provide further evidence to support its proposals relating to overall housing requirements (S1) either in conjunction with the Home Builders Federation or individually. The company is willing to discuss further with North West Leicestershire Council the parameters of the indicative masterplan that has been submitted and the possibilities for housing and open space in the area of Stephenson Way. William Davis wishes to participate further in the Local Plan process including the Examination as appropriate and to reserve its position on the final housing requirements for North West Leicestershire pending receipt of the housing and economic development needs assessment currently being undertaken by Leicester and Leicestershire HMA authorities.

Yours faithfully  
for WYG



**SIMON CHADWICK**  
Director





# DEFINE

## Legend

- Red Line Area
- 1** Pitch areas located on flatter land, also acting as part of a green buffer along northern edge
- 2** "Greenway" links through the development, centred on key vistas and pedestrian movement routes
- 3** Streets with swale corridors following existing contours and connecting to drainage areas
- 4** School located in focal location
- 5** Main vehicular access off Stephenson Way
- 6** Green corridors alongside existing hedgerows, some incorporating proposed and existing footpath connections
- 7** Primary vehicular routes through the site
- 8** Focal green spaces (possibly incorporating play areas)
- 9** Focal space at convergence of primary vehicular route, "Greenways" and public footpath routes - possible location for village green, school entrance and main children's play area
- 10** Perimeter footpath connecting development areas to public footpath routes and key focal spaces
- 11** Open space and acoustic buffer to adjacent kennels.
- 12** Public right of way corridors
- 13** Adjacent housing application site (216 dwellings)
- 14** Offsite drainage areas
- 15** Existing National Forest planting
- ★ Suggested NEAP Location
- ★ Suggested Play Area Location

D R/W

**232\_001**  
Dig No

**William Davis Ltd**  
Client

**Stephenson Green**  
Project

**Site Masterplan**  
Title

**1:5,000 or A3**  
Scale



### Land Areas

- Red Line (216 Dwg)
- NEAP (216 Dwg)
- Green Space (18 Dwg)
- National Forest

Map to Scale

Aerial Base - Crown copyright and database right. Ordnance Survey 10001673



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**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
First Name	<input type="text"/>	Simon
Last Name	<input type="text"/>	Chadwick
Job Title <i>(Where relevant)</i>	<input type="text"/>	Director
Organisation <i>(Where relevant)</i>	William Davis Ltd	WYG Planning Ltd
Address Line 1	c/o Agent	
Line 2	<input type="text"/>	
Line 3	<input type="text"/>	
Line 4	<input type="text"/>	
Post Code	<input type="text"/>	
Telephone Number	<input type="text"/>	
Email Address <i>(Where relevant)</i>	<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<br>Duty to co-operate | Yes | <input type="checkbox"/>            | No | <input checked="" 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.

See attached letter. Housing OAN figure in Policy S1 fails to take account of factors which should lead to figure being increased by a minimum of 1,600 units in the Plan period. Further re-assessment of requirement to be done in the context of economic development needs assessment conclusions and potential needs arising from lack of capacity in Leicester City to accommodate housing requirement.

*(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.

Increase of housing requirement in Policy S1 to a minimum of 12,000 dwellings – potentially added to by further amount arising from economic development needs assessment work.

Potential to amend Plan period and move start date forward from 2011.

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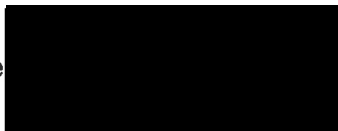
Yes, I wish to participate at the oral examination

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

William Davis is a major regional house builder within Leicestershire and the issues they have raised (and may wish to raise following publication of the key documents) requires debate and questioning at the Examination.

**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

08/3/2016



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Line 4	<input type="text"/>	North Yorkshire	<input type="text"/>
Post Code	<input type="text"/>	HG1 5LT	<input type="text"/>
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|----------------------------------------------|-----|--------------------------------------------|----|--------------------------------------------|
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| iii) Complies with the<br>Duty to co-operate | Yes | <input checked="checked" type="checkbox"/> | No | <input type="checkbox"/>                   |

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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.

See attached letter. The area between Coalville and Whitwick should not be the subject of a specific area of separation policy as it is capable of contributing towards future housing needs in a way that can maintain the separate character of the same Coalville urban area.

*(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.

The removal of the area of separation policy designation between Coalville and Whitwick and its replacement with a housing allocation (see related objection to draft 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.

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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:

Given the planning history of this area and the potential for housing rather than an area of separation this matter would best be debated at the Examination rather than the subject of written representations.

**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