



18 July 2017

Planning Policy Team
NWLDC
Council Offices
Whitwick Road
Coalville LE67 3FJ

Dear Sir

PROPOSED MODIFICATIONS TO NORTH WEST LEICESTERSHIRE LOCAL PLAN POLICY EN5 AREAS OF SEPARATION

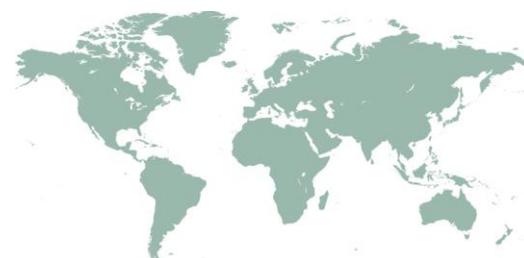
We write on behalf of our client, William Davis, in relation to the recent proposed modifications to the North West Leicestershire Local Plan and specifically relating to the policy for Areas of Separation within Coalville covered by Policy EN5. We note the Council does not propose to make any changes to that policy and we maintain our client's position that the approach taken to this issue is unsound for the purposes of the further continuance of the Local Plan to adoption. The recent Supreme Court case – the Richborough Case – made conclusions in relation to what may constitute a housing policy in the context of the Council not having a five year housing land supply. In that Judgement, however, Lord Gill made it clear that policies such as Areas of Separation – which under the Judgement would not be regarded as housing policies – should be considered in the context of the aims and objectives of the NPPF. An important objective is the provision of land for housing so as to provide a significant boost in housing provision across the country. The Local Plan has been argued not to meet those objectives.

The maintenance of the Areas of Separation policy without a conclusion being reached as to whether the Local Plan provides for sufficient housing would be at best premature and otherwise inappropriate. This is particularly the case given Coalville is the principal settlement for growth in North West Leicestershire. The inappropriate allocation of large areas of the settlement as an Area of Separation could prevent the right amount of housing coming forward as our client has no doubt that the Council will operate the Area of Separation policy in a way equivalent to a local form of Green Belt. Thus whilst an Area of Separation policy may not legally be regarded as a 'housing policy' following the Supreme Court Case, this does not mean the Council should be permitted to designate such an area without considerations of the scale of housing required and where it should be located.

That matter aside William Davis maintains its view that the Council has not carried out any credible assessment of the suitability of the land proposed to be designated as an Area of Separation for that purpose. The possibility of the function of 'separation' – which is not considered necessary by William Davis – being performed by a smaller area as part of a comprehensive development scheme has not been considered. The masterplan submitted by William Davis with its earlier representations demonstrates that even if some separation between parts of Coalville (not Coalville and another settlement) could be achieved in this way.

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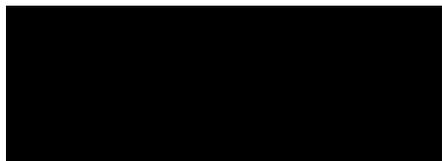
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William Davies continues to object to the Plan and modifications to it relating to the Areas of Separation and request the Inspector recommends their removal or at the very least recommends they are not designated until the scale of housing in Coalville has been calculated and the merits of specific parcels of land as part of any Areas of Separation has been fully addressed.

Yours faithfully
for WYG



SIMON CHADWICK
Director