



## 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"/>	<input type="text"/>
First Name	Mr Cripwell c/o Agent	Liberty
Last Name	<input type="text"/>	Stones
Job Title <i>(Where relevant)</i>	<input type="text"/>	<input type="text"/>
Organisation <i>(Where relevant)</i>	<input type="text"/>	Fisher German LLP
Address Line 1	<input type="text"/>	
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 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 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.

It is considered that the Council's proposed trajectory is over ambitious and as a result additional land needs to be allocated within the Plan in order to ensure the Plan can deliver the identified housing need over the plan period.

The Council, in its housing trajectory, indicates that over the next five years, sites within the Coalville Urban Area will deliver on average 403 dwellings per annum. This is considered to be a hugely over inflated number, particularly when in the period April 2011 to March 2016, only 487 dwellings were delivered in total, equating to 97 units per annum. The forecasted delivery for the Coalville Urban Area for the next five years requires an increase in delivery of some 306 dwellings per annum, or more than 4 times the number delivered annually in the last 5 year period.

Similarly, in Ashby, the trajectory indicates the delivery of approximately 176 dwellings per annum over the next five years. In comparison, delivery for the period April 2011 to March 2016 totalled 490 dwellings; averaging at 98 per annum. The proposed trajectory requires the delivery of 78 additional dwellings per year, or 1.8 times the current delivery rate.

The step change in delivery is proposed in an emerging market where Brexit has already created uncertainty; it is therefore questioned whether the delivery rates for the current period 2016/17 will be achieved, let alone the ambitious trajectory for the next 5 years.

Furthermore, in order to meet the identified need, the Plan relies on the delivery of a number of strategic sites. Placing reliance on the delivery of so many large sites over the Plan period is a further risk to the Council's trajectory. The sites require significant infrastructure to deliver them. In order to deliver the Money Hill scheme, only part of which is consented, the site relies on the delivery of a new road junction on the A511, a significant length of new road to serve the development, a new primary school and a new doctors surgery; all of which will need to be implemented by agreed trigger points. Irrespective of whether the market is buoyant and supporting the level of delivery proposed by the Council's trajectory for this site, any delay to the delivery of the above key infrastructure will significantly impact the delivery of the site. Again, on sites such as Money Hill, Ashby and South East Coalville, it is considered that the trajectory informing the delivery of the Plan is overly optimistic.

It is recognised that Council have sought to ensure that more land is allocated than that which is needed, however, it is considered that when the trajectory is considered in detail, additional land is required in order to meet the Plan's requirements.

Having regard to the tests of soundness, the Plan cannot be considered to be sound in that it is not 'Effective' as the trajectory on which it is based is not deliverable over the Plan period. It is considered that a detailed review of the trajectory needs to be undertaken with realistic delivery rates applied. In so doing, the large strategic sites need to be reviewed and regard had to the timing of the proposed trigger points and delivery of the necessary infrastructure. Finally, additional land needs to be allocated to ensure flexibility within the Plan should delivery rates slow, or one of the larger sites stall.

In identifying additional land, smaller sites which can deliver quickly should be considered. Land at Blackfordby Lane, Moria represents an obvious and sustainable location for development. The site is located to the east of Blackfordby Lane and is bounded to the south by existing residential development and to the west by site reference H2f. The land is well contained by National Forest Planting to the east and a modern farmyard and green lane to the north.

Moria is identified as a Sustainable Village with an expanding range of services and facilities which meet the everyday needs of people living within the village; the most recent new facility being the Co-op food store. The site is available and deliverable and has housebuilder interest. The site totals approximately 6 hectares and could deliver up to 140 dwellings and extensive National Forest Planting. If allocated, the site could deliver the full 140 dwellings within five years. A plan of the site is provided below.



*(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.

As set out above, a detailed review of the trajectory needs to be undertaken with realistic delivery rates applied. In so doing, the large strategic sites need to be reviewed and regard had to the timing of the proposed trigger points and delivery of the necessary infrastructure. Finally, additional land needs to be allocated to ensure flexibility within the Plan should delivery rates slow, or one of the larger sites stall.

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(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:

It is considered that some of the matters raised above require further discussion and review at

**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:

L. Stones

Date:

15.08.16



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This form has two parts-

**Part A** – Personal Details

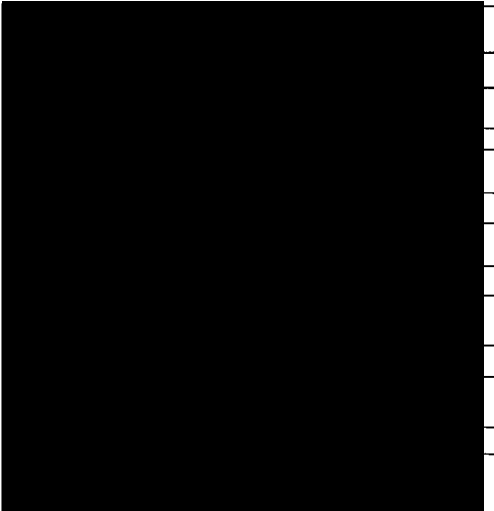
**Part B** – Your Representation(s). Please fill in a separate sheet for each representation you wish to make.

### 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.*

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First Name	Mr Criowell c/o Agent	Liberty
Last Name	<input type="text"/>	Stones
Job Title <i>(Where relevant)</i>	<input type="text"/>	<input type="text"/>
Organisation <i>(Where relevant)</i>	<input type="text"/>	Fisher German LLP
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Moria is identified as a Sustainable Village with an expanding range of services and facilities which meet the everyday needs of people living within the village; the most recent new facility being the Co-op food store. The site is available and deliverable and has housebuilder interest. The site totals approximately 6 hectares and could deliver up to 140 dwellings and extensive National Forest Planting. If allocated, the site could deliver the full 140 dwellings within five years.



Similarly, in Ashby, the trajectory indicates the delivery of approximately 176 dwellings per annum over the next five years. In comparison, delivery for the period April 2011 to March 2016 totalled 490 dwellings; averaging at 98 per annum. The proposed trajectory requires the delivery of 78 additional dwellings per year, or 1.8 times the current delivery rate.

The step change in delivery is proposed in an emerging market where Brexit has already created uncertainty; it is therefore questioned whether the delivery rates for the current period 2016/17 will be achieved, let alone the ambitious trajectory for the next 5 years.

Furthermore, in order to meet the identified need, the Plan relies on the delivery of a number of strategic sites. Placing reliance on the delivery of so many large sites over the Plan period is a further risk to the Council's trajectory. The sites require significant infrastructure to deliver them. In order to deliver the Money Hill scheme, only part of which is consented, the site relies on the delivery of a new road junction on the A511, a significant length of new road to serve the development, a new primary school and a new doctors surgery; all of which will need to be implemented by agreed trigger points. Irrespective of whether the market is buoyant and supporting the level of delivery proposed by the Council's trajectory for this site, any delay to the delivery of the above key infrastructure will significantly impact the delivery of the site. Again, on sites such as Money Hill, Ashby and South East Coalville, it is considered that the trajectory informing the delivery of the Plan is overly optimistic.

It is recognised that Council have sought to ensure that more land is allocated than that which is needed, however, it is considered that when the trajectory is considered in detail, additional land is required in order to meet the Plan's requirements.

Having regard to the tests of soundness, the Plan cannot be considered to be sound in that it is not 'Effective' as the trajectory on which it is based is not deliverable over the Plan period. It is considered that a detailed review of the trajectory needs to be undertaken with realistic delivery rates applied. In so doing, the large strategic sites need to be reviewed and regard had to the timing of the proposed trigger points and delivery of the necessary infrastructure. Finally, additional land needs to be allocated to ensure flexibility within the Plan should delivery rates slow, or one of the larger sites stall.

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#### Part A

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First Name	<input type="text" value="Mr Cripwell c/o Agent"/>	<input type="text" value="Liberty"/>
Last Name	<input type="text"/>	<input type="text" value="Stones"/>
Job Title <i>(Where relevant)</i>	<input type="text"/>	<input type="text"/>
Organisation <i>(Where relevant)</i>	<input type="text"/>	<input type="text" value="Fisher German LLP"/>
Address Line 1	<input type="text"/>	
Line 2	<input type="text"/>	
Line 3	<input type="text"/>	
Line 4	<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 | <input 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 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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In identifying additional land, smaller sites which can deliver quickly should be considered. Land at Blackfordby Lane, Moria represents an obvious and sustainable location for development. The site is located to the east of Blackfordby Lane and is bounded to the south by existing residential development and to the west by site reference H2f. The land is well contained by National Forest Planting to the east and a modern farmyard and green lane to the north.

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L. Stones

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