

84/1/EC210



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		Mr
First Name		Nick
Last Name	Brackley Property Developments	Grace
Job Title <i>(Where relevant)</i>	AND	BA (Hons) Dip TP MRTPI / Partner
Organisation <i>(Where relevant)</i>	The Rosamond Pattinson 1991 Declaration of Trust	GraceMachin Planning & Property
Address Line 1		
Line 2	c/o Agent	
Line 3		
Line 4		
Post Code		
Telephone Number		
Email Address <i>(Where relevant)</i>		

Putting “all the eggs in one basket” fails to provide choice of lot size and site location.

We do not favour an ‘in-flexible’ approach to employment land allocation – i.e. restricting strategic employment land provision to a single location in North West Leicestershire.

From a broader economic development perspective we favour a more balanced approach which would provide a mix of job opportunities across both ‘key service centres’ (Castle Donington and Ashby).

(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.

We recommend that the Local Plan be modified accordingly to:

A) 10 hectares of employment land at Money Hill, Ashby

AND

B) 6 Hectares of employment land East of Carnival Way, Castle Donington

Land East of Carnival Way is **available, suitable and deliverable** for 6 Hectares of employment land.

Importantly, it would **provide choice** for occupiers and a smaller site for local companies wishing to expand within or relocate to Castle Donington specifically.

(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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We propose the following modification:

Whilst there is a significant amount of existing employment land in this area, much of the current commitments have been taken up, and additional choice in the market is limited.

There is a particular requirement for smaller sized B8 plots for local businesses.

A modest provision of 6 hectares in addition to 10 hectares at Ashby would be prudent and justified.

Employment land at both 'key service centres' will ensure these local communities have the capacity to grow in a balanced and 'managed way'.

The District should have some 'balance' and no one location should be 'without' some employment land provision capable of accommodating both existing and new businesses across a range of commercial unit sizes.

At this current time we believe that the local plan (without an allocation in Castle Donington) is in conflict with this approach.

(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:

received by local commercial agents.

Castle Donington has successfully delivered employment land over a long period of time. This 'track record' should not be discounted. It should be acknowledged by the Local Planning Authority that in assessing future 'needs' this is an important reason to justify more land being allocated in Castle Donington rather than rejecting it.

The successful track record is testament to Castle Donington being a favoured location for business occupiers.

The success of Castle Donington should be built-on. It does have 'location and accessibility strengths' which will ensure that local businesses remain in North West Leicestershire and will encourage new occupiers to look to North West Leicestershire as a destination of choice, which will have the associated benefits of new jobs for local people currently out of work.

If space is not made available then jobs and prosperity will simply be lost to neighbouring Nottinghamshire and Derbyshire.

The majority of sites allocated for employment have been targeted by developers for large scale industrial warehouse buildings in excess of 100,000 sq. ft. Some sites are designed for units having a minimum floor area 250,000 sq. ft.

For example :

- EC1a – owned by Gazeley – very expensive to open up for development – seeking large sheds 400k sq. ft.
- EC1b – owned by Everards – office site not viable at the price they paid for it – owner looking to a deliver a 'drive thru / mixed use scheme'.
- EC1c – developed for single warehouse.
- EC1d – being developed for large sheds- Amazon taking 1 million sq. ft.
- EC1e – sold to Aldi for circa 330k chilled warehouse.

These sites identify that North West Leicestershire have a lack of sites catering for the local and regional occupier market.

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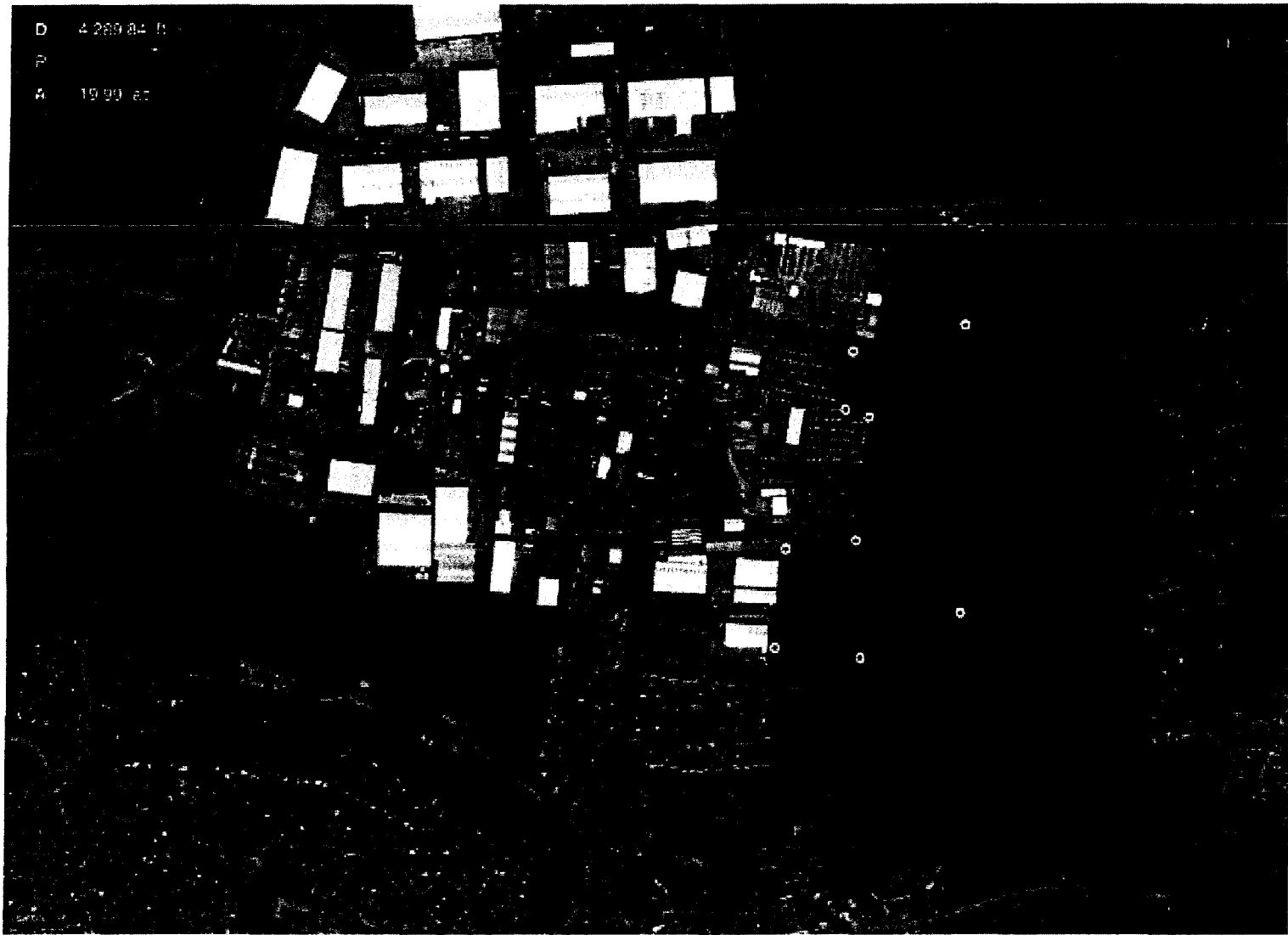
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Importantly, with regard to National Planning Policy Guidance and Local Plan Policy it would **significantly** improve the chances of the 16 Hectares total allocation being delivered.

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

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We propose the following modification:

- The majority of the employment land allocation (10 hectares) should be retained in Ashby.

However both the key service centres (Castle Donington and Ashby) should be allocated employment land to ensure a balanced approach is taken to meeting the needs of a range of new and existing businesses.

In the particular case of Castle Donington we are concerned that existing smaller businesses are restricted in their ability to grow. This would be to the detriment of the local community (through the loss of jobs) if they were forced to re-locate outside of North West Leicestershire. Therefore:

- 6 hectares of employment land should be allocated at land East of Carnival Way (for small B8 uses or alternatively for broad employment uses).

This site is deliverable, with occupier interest, and it would help ensure delivery of the employment allocation and create jobs.

Furthermore, it would extend no further East than existing employment land immediately to the North. No significant 'coalescence' would result between Castle Donington and Hemington.

The employment land to the North already establishes a robust and defensible North / South boundary maintaining to the East of it a suitable and adequate open farmland buffer between Hemington and Castle Donington.

Development of this site would merely extend this North / South building line.



STEPHEN GEORGE & PARTNERS LLP Architects | Masterplanners | 120 London Road, Leicester LE2 1ND | T: 0116 247 0557 | F: 0116 251 1095 | www.stephengeorge.co.uk

Date: August 2014 Scale: 1:11250 @ A3 Drawn by: JLB

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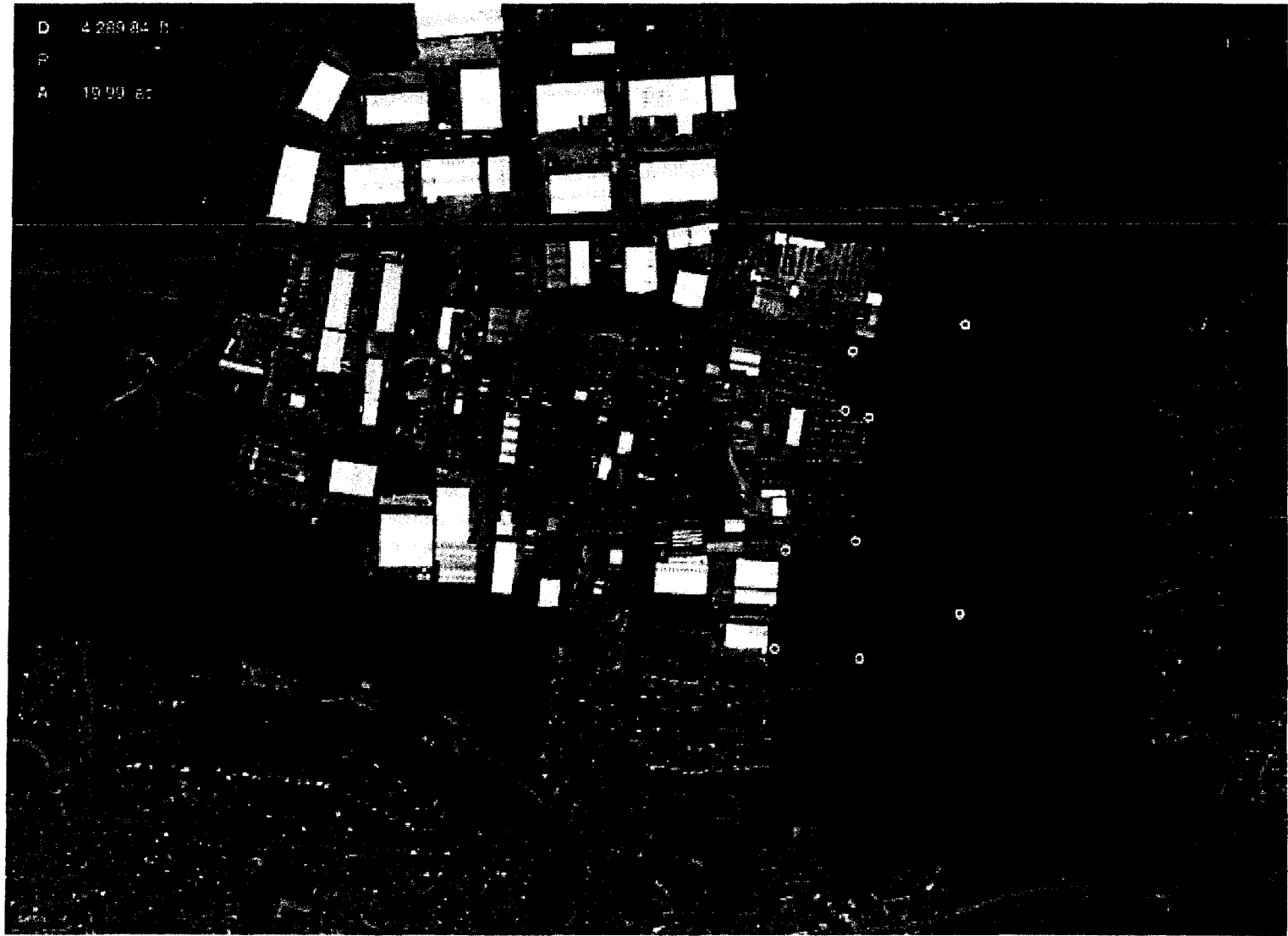
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