

Matthew Fardell

From: W R Davidge [REDACTED]
Sent: 10 August 2017 18:47
To: Ext PlanningPolicy
Subject: EMERGING MELTON LOCAL PLAN - PROPOSED CHANGES - LAND AT VALE END HOUSE, GREEN LANE, EASTHORPE, BOTTESFORD, NG13 0DW
Attachments: MELTON PRE-SUBMISSION DRAFT LOCAL PLAN - NOVEMBER, 2016 - LAND AT VALE END HOUSE, GREEN LANE, EASTHORPE, BOTTESFORD, NG13 0DW - REPRESENTATIONS UPON BEHALF OF MR. D. AND MRS. L. HENSON
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Worley,

I act upon behalf of Mr. D. and Mrs. L Henson who are the owners of the land and property identified in the heading to this email. On behalf of those Clients I hereby submit further representations in response to your Council's current Proposed Local Plan Changes.

Those representations relate to the residential allocations at Green Lane, Easthorpe, Bottesford (References EAST1 and EAST2, on page 38 with its accompanying plan) and are as follows:-

1. I note, with disappointment, that the Changes proposed take no account whatsoever of the representations submitted to your Council on 14th December, 2016.

A copy of those representations, including the plan which defines the area to which they relate, is attached. Subsequently I refer to these as the "*original representations*".

2. The pre-application enquiry referred to and identified in these original representations, together with the site characteristics and other considerations identified, combine to create a situation where there is no tenable or material planning objection to the residential development of my Clients' land upon the scale and basis proposed.
3. It is, therefore, illogical, inappropriate and incorrect that allocation EAST1 has not been extended to the south to include my Clients' ownership.
4. It is also not "*positive preparation*", "*justified*" or "*effective*" to prepare a plan omitting land from a residential allocation, when seeking to resist such development in any future application or appeal situation is indefensible - as it would be here.
5. The appropriateness of, coupled with the need for, further residential development hereabouts is most compellingly demonstrated by your Council's actions in identifying allocation EAST2 (for the erection of 12 dwellings) upon greenfield land which is outside the current limits of development of Easthorpe hereabouts.
6. In contrast the contribution which my Clients' land is able to make the housing needs of the locality is not only logical and unobjectionable (for the reasons explained above), but is upon land which is residential curtilage and which does not extend the existing limits of development of Easthorpe.

7. The original representations explain the basis of the arrangements in place to ensure the ready availability of my Clients' land for development as an integrated and comprehensive part of the development of the adjacent land to the north (i.e. allocation EAST1).
8. Those arrangements remain in place and operative, thereby ensuring that this land is a viable and deliverable site for early development in full accordance with the terms, guidelines and criteria set out in paragraph 173 of the National Planning Policy Framework.
9. In all the circumstances I hereby reiterate the request registered in the original representations for:-
 - a) The southern enlargement and extension of EAST1 to incorporate the whole of my Clients' ownership hereabouts.
 - b) The indicative housing capacity of that enlarged allocation to be increased accordingly.

Self-evidently these representations are being sent substantially in advance of your Council's set closing date of 23rd August.

I shall be pleased if you will specifically acknowledge safe receipt of these representations and confirm that they will be fully taken into account as your Council's Local Plan preparation process continues.

Should there be any aspect of the foregoing in need of clarification or elaboration, then I will be pleased to provide it upon hearing from you. In this regard, however, please note that I will now be "*out of circulation*" until 29th August.

I look forward to hearing from you.

With best regards.

Ray Kilsby
The W. R. Davidge Planning Practice

RFK/JMJ/5647



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