

Fleckney Parish Council

F1: Land off Arnesby Road, Fleckney

Fleckney retains its status as a Rural Centre in the Local Plan and as such is expected to accommodate new housing over the plan period. A minimum of 295 dwellings are planned for Fleckney to 2031 which includes the allocation of land off Arnesby Road for the development of about 130 dwellings (Policy F1). The inclusion of this site in the Plan as an allocated housing site was to ensure that over the Plan period housing numbers were achievable whilst reflecting a preference for smaller sites close to the Village centre.

Since the inclusion of the Arnesby Road site in the Local Plan a number of significant changes have taken place which makes its inclusion as an allocated site unsound.

Full planning permission (Ref: 16/01355/FUL) has been granted on appeal to Persimmon Homes for **290 dwellings** on land west of Fleckney Road, Saddington.

In addition a further a further **23 dwellings** were approved at the Planning Meeting on 11th June 2018 on land off Leicester Road (17/02094/OUT). A decision notice has still to be issued.

On 30th October 2017, Gladman Developments submitted an outline application (17/01860/OUT) for the erection of up to **130 dwellings** on land off Fleckney Road, Saddington. Although in Saddington Parish the development is adjacent to the Fleckney boundary and would if developed become part of Fleckney. The planning application was refused and a refusal notice issued on 18th July 2018. It is not known at this time if the decision will be appealed by the applicant.

On 19th December 2017 Shire Homes submitted an application for **44 dwellings**, retail units and **8 flats** on land off High Street on land off High Street which currently remains undetermined.

On 29 Mar 2018, Gladman Developments submitted an outline application (18/00579/OUT) for the erection of up to **150 dwellings** on land off Arnesby Road. The application remains undetermined.

The approval of the Persimmon Homes scheme for **290 dwellings** and the Leicester Road scheme for **23 dwellings** means that the minimum target of 295 dwellings has already been exceeded. It makes the proposed Local Plan allocation at Arnesby Road for at least 130 dwellings unnecessary.

The expression of the housing requirement for Fleckney as a minimum provides for flexibility to take account of changing housing requirements over time. It is not a signal that the figure should be comprehensively exceeded. Indeed, the emerging Local Plan already provides an additional 15% contingency in the supply of housing land to provide flexibility.

It is the Parish Council's contention that, in view of the number of dwellings already granted permission, the number of sites that are the subject of outstanding applications and other sites in the Village that have just as much merit but have been omitted as allocated sites, the inclusion of the Arnesby Road site as an allocated site (Policy F1) in the Local Plan is unsound.

It is the Parish Council's view that all future development in the Villages should be judged against the National Planning Policy Framework and the policies contained in the Local Plan and the emerging Neighbourhood Plan on site by site basis as applications come forward without the need to allocate specific sites.

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