

On Wed, 17 Oct 2018 at 07:37, Matthew Bills <M.Bills@harborough.gov.uk> wrote:

Martin

I have been placed in a slightly awkward position by xxx, who have submitted some comments to the Tur Langton NDP two weeks after the close of the Regulation 16 consultation on 3rd October.

My view is that the comments were not duly made. Do you have any advice on this and would you wish to be forwarded the comments?

Regards

Matthew

From: Martin Lee [mailto:martinstuartlee@gmail.com]

Sent: 19 October 2018 15:40

To: Matthew Bills

Subject: Re: [EXTERNAL] Re: Tur Langton Neighbourhood Plan - Examination

Matthew

I appreciate your position.

Current guidance published by NPIERS provides the following advice:

12. Late representations

1.12.1. Whether late representations can be made will be a matter of judgment. As part of the Regulation 16 process, the local planning authority will decide whether to accept a late representation.

Once the plan, with the representations, has been submitted to the independent examiner, it will be a matter for them to decide whether to accept any late representations.

The general rule is that late representations will not be considered, other than in exceptional circumstances. Examples include:

- A change in policy
- A change in legislation
- The handing down of a relevant judgment
- A relevant factual development (such as the grant of a substantial planning permission).

There may, however, be opportunities during the examination for comments to be made at the request of the independent examiner, e.g. during a hearing (if one is held).

If you can identify the late representation incorporates an exceptional circumstance such as those identified above then it is acceptable for you to forward on to me without cause for concern on your part.

If you cannot I am happy to consider the matter further before coming to a final decision.

Best Regards

Martin

Martin S. Lee, MA MRTPI AMInstLM MTCPA NPIERS

On Mon, 22 Oct 2018 at 07:47, Matthew Bills <M.Bills@harborough.gov.uk> wrote:

Martin

Thank you for the information concerning late representations.

I am not convinced that the late representations cover any of the exceptional circumstances listed below.

I will be happy to forward the information should you wish to consider it further.

Regards

Matthew

From: Martin Lee [mailto:martinstuartlee@gmail.com]

Sent: 22 October 2018 11:23

To: Matthew Bills

Subject: Re: [EXTERNAL] Re: Tur Langton Neighbourhood Plan - Examination

Matthew

I will let you know as soon as the SEA arrives.

I would like to see what xxxx has to say so I can make a determination on whether the relevance of any of the comments may outweigh the ideal need for exceptional circumstances.

If you could email their representation through with confirmation of how far outside the cut-off date it had been received it would be much appreciated.

I will then come back with a definitive answer.

Best Regards

Martin

Martin S. Lee, MA MRTPI AMInstLM MTCPA NPIERS

Although I can read it fine, the light green font used for NP Policies is hard to read and should be changed to a more legible colour.

On Mon, 22 Oct 2018 at 12:30, Matthew Bills <M.Bills@harborough.gov.uk> wrote:

Martin

Please find below the comments from xxxx. The submission date was 16th October 2018 which is 13 days outside the end of the consultation period

xxxx were contacted as part of the Reg. 16 consultation along with other

Regards

Matthew

- *P.22 states "The purpose of Limits to Development is to ensure that sufficient sites for new homes are available in appropriate locations that will avoid impinging into the local countryside." What evidence is there to demonstrate that the proposed extended Limits are appropriate in landscape terms and would avoid impinging on the local countryside?*

The sites within the extended Limits are about as far away as possible from the village hall and public house & services at The Manor (Manor Farm) (café, hairdressers, etc), and access to these shops and services would require walking along and crossing the busy B6047 Melton Road (and also Cranoe Road for one of the sites). The sites are not ideal in these respects in terms of being sustainably and safely integrated into the existing village fabric / services. This weakens the NP's premise that allowing new housing growth would aid to ensure the long term survival of the village pub and other services. I cannot see evidence in the NP that allowing several new houses in the village would have a significant impact on the sustainability of the village's pub and other services. More critically, the NP's approach would compound the carbon emission problems which are identified on p.13 of the NP (my yellow highlight):

"The area is strategically well located in relation to the national road network and has a number of walking routes. Public transport is limited and there is a very high dependency on the car for travel purposes.

The built environment is very good. This includes 16 Listed Buildings including a telephone kiosk and other structures and the majority of the Parish is in a Conservation Area.

The Parish is set within and surrounded by very attractive open countryside. It also has a number of important and attractive green spaces, including some of ecological interest.

Water and air quality are generally good, but there are some indications that relative CO2 emissions are high linked to the high levels of car usage.”

- *P.23. What purpose does Policy S1 serve compared to the more detailed Policy H1? It appears Policy S1 is superfluous and should be deleted?*

- *P.24. Is Policy S2 primarily to negate unsustainable development which would cause high levels of carbon output without extenuating justification?*

I cannot identify any additional harm in principle were a landowner to propose a site for a new house/s which sits outside the proposed extended Limits but adjacent to the village, for example compared to a matching proposal on one of the sites within the proposed extended Limits. The emerging Local Plan seeks to abolish Limits because it wishes planning applications to be judged on material planning merit and harm and despite the wording of emerging Local Plan GD4(a) there is an inherent friction.

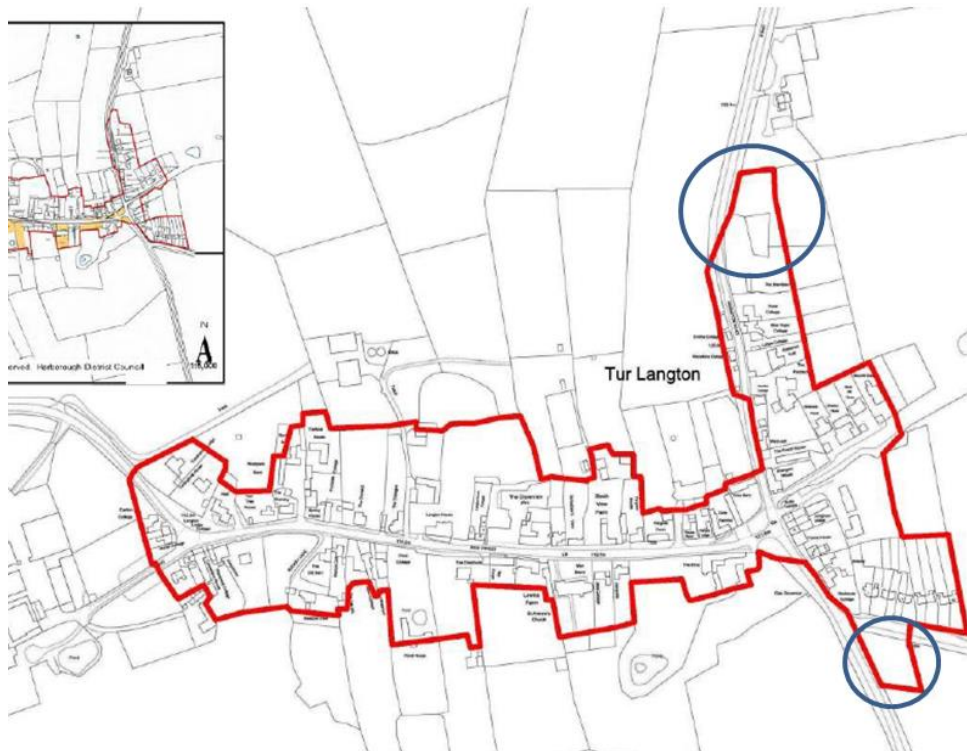
Furthermore, emerging Local Plan GD4(a) states “providing this has been evidenced through ...a Neighbourhood Plan”. I am unclear on what evidence there is in the NP, other than it showing that there are a disproportionate amount of 4 and 5+ bed dwellings in the Parish, which imbalances the ratios of smaller dwellings and affordability in terms of its District-wide & regional (East Mids) context. The solution based on the evidence would appear to be to split the larger dwellings into smaller dwellings, not to build additional dwellings in a location where “Public transport is limited and there is a very high dependency on the car for travel purposes” (NP p.13).

- *P.25. Housing Provision – you will no doubt have this in hand already, but editing is required re 20% buffer etc.*

- *Pp.23-26. I have concerns with the way Limits are being redrawn and how they conflict with the wording of Policy H1. From what I can see, there are two places the Limits are being altered, creating extensions to the Limits on the east side of the B6047 Melton Road to the north and south ends of the village. These sites would not represent “infill or redevelopment sites” if a planning application were to be submitted on them. The sites are currently agricultural land. Their development would not infill spaces between existing buildings. I have circled the sites below.*

POLICY H1: WINDFALL SITES - Small residential development proposals of up to three dwellings on infill and redevelopment sites within the Limits to Development will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this Plan and the District-wide planning policies and where such development:

The site to the south appears poor in landscape terms in the way it incongruously partitions a portion of a large agricultural field which sits between the historic confluence of Cranoe Road and B6047 Melton Road. The village has never historically grown on the rising land to the south of Cranoe Road. Is this site supported by Landscape evidence?



- P.26. Policy H1:

“c) Involves single-fronted dwellings where appropriate and avoids tandem development.”

I am not sure these terms are clear enough. Tandem development is perhaps better understood, but “single-fronted dwellings” is not a regular planning term. Does it mean the dwellings should have one front elevation, that they should front onto a road, is it tautology for avoiding tandem development, or something else?

- P.27. Policy H2 wording is not precise or strong enough. It reads as if new houses need to be of 3 or fewer bedrooms and suitable for “older” people. Is it the Policy’s intention that only houses suitable for “older” people and with 3 or fewer bedrooms will be acceptable? Why does the Policy need to refer to “older” people if the critical point is that new dwellings shall have no more than 3 bedrooms? Or is the Policy seeking to state that single storey dwellings are more acceptable than multiple storey dwellings?

Who is an “older” person – is it 60+, 65+, 75+? What makes a house suitable for an “older” person? – is this a single storey bungalow only? Are rooms in the roof precluded, e.g., “dormer bungalows”? Must the dwelling be below a certain internal square meterage of floorspace?

What does the following Policy H2 wording mean in practice – “local need is adequately evidenced.”?

- *P.31. Policy H3 (a). Do the authors of the NP plan wish development on land adjoining / surrounding the Conservation Area to also pay particular regard to enhancing and reinforcing the local distinctiveness and character of the area? Would they wish to add in something like this highlighted wording?*

“a) New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, particularly within the Conservation Area and where its setting is affected, and proposals should clearly show how the general character, scale, mass, density and layout of the site, of the building or extension fits in with the aspect of the surrounding area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views;”

“of” typo for ‘or’?

“aspect” – should be plural?

- *P.31. Policy H3 (b). I am not sure what this means – what does “consistent” mean? If 3 houses are proposed, should their design be consistent amongst themselves? If 1 house is proposed, should this, for example, be consistent with 1950s ex-Council housing closest to the site?*

“b) New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building”

How does H3 criterion (b) accord with H3 criterion (d) which states that “contemporary and innovative materials and design will be supported”?

From: Martin Lee [mailto:martinstuartlee@gmail.com]

Sent: 22 October 2018 13:00

To: Matthew Bills

Subject: Re: [EXTERNAL] Re: Tur Langton Neighbourhood Plan - Examination

Matthew

Thank you for this.

I can confirm points are being made in the representation which I already intended to take into consideration, but that this should not be read as an indication of the weight I may accord to them in reaching my conclusions on the Draft Plan.

I intend to make it clear in my Report that whilst the representation has been received beyond the normal cut-off date it raises issues I had already intended to address in my own analysis.

I take it that there are no other late representations received within the same time period.

Best Regards

Martin

Mon 22/10/2018 13:23

Martin

I can confirm that no other late representations have been received.

For transparency I will prepare a document detailing our conversation on this matter and add it to the website

Regards

Matthew