



Newbold Verdon Neighbourhood Plan

The Neighbourhood Planning (General) Regulations 2012 (Regulation 16) Publication of Plan Proposal Consultation

Wednesday 22 January 2020 to 5pm Wednesday 4 March 2020

Response Form

How to respond:

- Complete our [planning policy contact form](#)
- Send a letter to the planning policy team
- Download, complete and return this Newbold Verdon Regulation 16 response form
 - Please return to the Hinckley Hub or electronically using our [planning policy contact form](#)

Respondent Details	
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Organisation (if applicable):	BLOOR HOMES
Position (if applicable):	DEVELOPMENT PLANNER

Your Representation on the Newbold Verdon Neighbourhood Plan		
Overall do you support the plan, would support the plan with some modifications, or oppose the plan? (please tick one answer)		
Support <input type="checkbox"/>	Support with Modifications <input checked="" type="checkbox"/>	Oppose <input type="checkbox"/>

Please indicate whether you wish to be informed of any decision by Hinckley and Bosworth Borough Council to either make/adopt the Neighbourhood Plan or refuse to make/adopt the Neighbourhood Plan.

- Yes, please inform me of the decision
- No, I do not wish to be informed of the decision

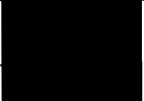
Please give details of your reasons for support/opposition

Paragraph number/policy reference	Comments/Suggested Modifications
INTRODUCTION	<p>Bloor Homes' land interests lie south of Bosworth Lane, within the Newbold Verdon Neighbourhood Area. The site has been allocated for residential development in this draft Neighbourhood Plan (Policy H1.) These representations are submitted to the present consultation under Regulation 16 of the Neighbourhood Plan (General) Regulations 2012 and follow on from those made in July 2018.</p> <p>Bloor Homes was granted full planning permission in 2012 (planning reference 11/00489/FUL) for the "Proposed demolition of No.71 Dragon Lane and Erection of 94 dwellings with associated garages, car parking and infrastructure". This development has been implemented and construction is now complete.</p> <p>Bloor Homes submitted a full planning application on the Policy H1 land which seeks the "Development of 116 dwellings and associated infrastructure" (Planning Reference 20/00143/FUL) on 10th February 2020, representing a second phase of development for the Company in this location.</p> <p>The application has been submitted now in response to the draft Neighbourhood Plan allocation and in response to the Borough Council's acknowledgement that it does not have an adequate supply of deliverable housing land. Further detail in respect of the principle and acceptability of the development is provided in the package of information submitted with the application, in particular the Planning Statement.</p> <p>The scheme will provide a high quality development that is sensitive to its context whilst providing a mix of housing types that vary in size, type and tenure to provide choice for the local and future community. The proposed development will also deliver 40% affordable housing in accordance with HBBC's adopted policy.</p> <p>The development proposals have been informed by a suite of technical and environmental work, including a Landscape and Visual Impact Assessment and an Ecological Appraisal produced by specialist consultants, which have</p>

	<p>assessed the landscape/biodiversity features present at the site and the likely impact that the proposed development would have upon its surrounding environment. The proposed development will sit within existing landscape features which will screen the development from long distance views.</p> <p>Bloor Homes welcomes the opportunity to comment on Newbold Verdon's Draft Neighbourhood Plan and appreciates the extensive engagement with the Parish Council and Neighbourhood Plan Steering Group which has influenced the proposed development's design to meet the community's needs and aspirations.</p>
<p>POLICY H1: RESIDENTIAL SITE ALLOCATIONS</p>	<p>The proactive approach taken by the Neighbourhood Plan Steering Group and the community in identifying the development needs of the village in advance of HBBC's Local Plan Review is welcomed and supported, particularly as the Local Plan Review is in its early stages and has been subject to delay.</p> <p>We consider that the Parish Council has positively engaged in a comprehensive Site Sustainability Assessment ('SSA') of available, developable and deliverable residential sites in the Parish to help determine the most appropriate locations for development so that the Parish delivers an appropriate level of new housing to meet the Borough's projected housing requirements.</p> <p>It is important to note here, that Newbold Verdon Phase 2 (Site 2a in the SSA) received the highest green rated score within the settlement of Newbold Verdon, concluding that the site had no major constraints that would preclude residential development; and the one that was most sustainable. This assessment provides the justification that the site to the south of Bosworth Lane should be allocated for residential development. These findings reflect those of our own technical work carried out in support of the pending planning application.</p> <p>We do however have some comments on the Policy H1 criteria, as set out below:</p> <p>Criteria 'A' seeks to secure a minimum of 40% of the total units developed as affordable housing and where possible, all affordable units should be offered to eligible households with a proven direct connection to the Parish, before being made available to people elsewhere in the Borough. This aligns with HBBC's adopted policy and therefore, this is supported. Our Phase 2 scheme is compliant with this policy and includes the provision of 46 affordable dwellings (40%). Appropriate provisions, including local connection preferences, will be included in a s106 agreement should the application be approved.</p> <p>Criteria 'B' states that affordable housing units should be visually indistinguishable from the equivalent market housing on the site and should be provided as clusters of up to 5 units dispersed throughout the development. We object to the clustering restriction created by this policy and consider that it is unjustified.</p>

	<p>The suggested 5 unit clustering of the affordable housing units around a development will make it difficult to achieve an acceptable offer from a registered social landlord (housing association) for the units, as they prefer affordable properties to be in larger clusters to make them easier and cheaper to manage through reduced maintenance costs on shared spaces. Moreover, HBBC's adopted Affordable Housing SPD determines that affordable housing should be distributed in small clusters, evenly across the site and that the size of any cluster should be proportionate to the size of the development. We consider that the affordable units on Phase 1 were positioned in clusters of similar size to that now proposed and there has been no suggestion that this has caused any particular problems or issues. This criteria should be amended to reflect that of the Borough Council's in the absence of any supporting evidence or justification.</p> <p>Criteria 'D' seeks to achieve a minimum of 5% of all the units developed to achieve Part M(3) of the 2016 Building Regulations. This is objected to. We consider that there is no identified need for M4(3) properties according to the Council or Housing Association's waiting lists. If there is no one on the Council or HA's waiting lists in need of a wheelchair unit, this can cause issues as the unit will remain empty until such time a user is identified. We consider this criteria should be removed from Policy H1.</p> <p>Criteria 'F' requires appropriate junction improvements to be made in line with Highways Authority requirements. We welcome the NDP's departure from its earlier stipulation that the site should be accessed via a new roundabout at Bosworth Lane/Barlestone Road T Junction. Phase 2 will provide a signalised junction which will operate at reserve capacity for the assessment years up to 2036. There is no justification in capacity or safety terms for the provision of a roundabout and signals are a much more cost effective solution.</p> <p>Criteria 'J' determines that priority should be given to dwellings of three bedrooms or fewer and that the inclusion of four-bedroom or larger houses in the development will be supported where they are subservient in number to one, two or three-bedroom accommodation. We support this criteria in principal; the proposed development is providing more 2 and 3 bedroom dwellings than 4 bedroom dwellings so is compliant with this criteria.</p> <p>Criteria M requires Path R60 to be extended to link with Path S19 as suggested in the SEA. We object to this criteria. The land required to effect this footpath link is not in the control of Bloor Homes and therefore cannot be delivered.</p>
<p>POLICY H6: DESIGN</p>	<p>Bloor Homes supports this policy in principal. We made comments in our previous representations that more clarity was needed as to whether garages would count towards criteria 'B's' requirement of three parking spaces for any proposed 4 bedroom or larger dwelling. This draft Neighbourhood Plan does not seek to clarify this point any further than its predecessor.</p>
<p>CONCLUSIONS</p>	<p>Paragraph 29 of the NPPF states that <i>"Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood Plans can shape, direct and help to deliver sustainable</i></p>

	<p><i>development, by influencing local planning decisions as part of the statutory development plan”.</i></p> <p>With the minor modifications suggested above, we consider that this draft Neighbourhood Plan plans positively for the rural community of Newbold Verdon and has directed development to the most sustainable location in the village.</p> <p>We will welcome further engagement with the Parish Council, Neighbourhood Plan Steering Group and the Newbold Verdon community, as the planning application progresses through the system.</p>
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Signature: 	Date: 28/02/2020
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Privacy notice

All comments will be made available, and identifiable by name and organisation (where applicable) to the appointed examiner, Local Planning Authority, and Newbold Verdon Parish Council. Please note that any personal information will be processed by the council in line with the Article 6(1)(e) of the General Data Protection Regulation and the Data Protection Act 2018