



Clerk to the Council - Martin Broomhead
Desford Library, Main Street, Desford, Leicester LE9 9JP
Email: clerk@desfordparishcouncil.co.uk - Telephone: 01455 822993

Timothy Jones
c/o Fran Belcher
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley, Leics

16th April 2020

Dear Fran

**Desford Parish Council response to Questions from Timothy Jones,
Dated 8th April 2020**

Q1.1 nothing to add

Q1.2 subject to any permissions granted in the weeks preceding the appeal being accounted for, no comments

Q1.3 no comments

Q1.4 The appeal site for 80 homes and the Barns Way extension proposed in the Neighbourhood Plan for 80 homes (now with planning permission) should be deducted from the 5yr shortfall of 407 homes, leaving only 247 to be found in the whole borough area over the next 4 years. No information about other permissions in the Borough has been volunteered to DPC despite the "No surprises" provisions in the Service Level Agreement between HBBC and DPC.

Q.2 no alternative was ever proposed to DPC: the draft NP includes provision for dealing with the situation of further houses being required in the emerging Local Plan. Further, the figure used within the NP is based on the most up to date evidence of local housing need. It is not understood why HBBC say that little weight can be attached to this figure without providing an alternative to the one they supplied in September 2018 and the evidence base for such an alternative. The only factor affecting the standard method of calculation, it appears to DPC, is the change in 5 year land supply (pending the local plan review.)

In the absence of an updated housing figure, the submission NP acknowledges (on page 15) that should there be an increase in housing needed in the Parish through the local plan review which is above that provided through the NP allocation policy

and planning approvals made by HBBC, then the NP will be subject to formal review.

The allocation itself exceeds the minimum housing requirement, and this is still considered to be sufficient to meet future local housing need when recent planning approvals and an allowance for windfall are taken into account.

The potential for allocating reserve sites was considered at length by the Steering Group but discounted in view of the large amount of development locally which has resulted in the NP significantly exceeding the minimum requirement for residential development and provides a cushion for future increases in housing need locally.

Q3 It is hoped that an inspection will be made at the Primary School opening and closing times outside the school, and at peak morning and afternoon times at the Kirby Road/Peckleton Lane junction: plus consideration of the inadequate and over-parked roads in the vicinity of the application site, to judge the NP spatial strategy of preferring development to the Eastern side (i.e. nearest to Leicester) and of preferring connections to the principal roads, e.g. B452 and Peckleton Lane, rather than to narrow and overcrowded estate roads debouching all the traffic into the village itself.

Q4 no comments

Q5.1 DPC are interested to learn this.

Q5.2 no comments

Q5.3 DPC are interested to learn this

Q5.4 DPC agrees it should be.

Q6.1 As there are now extant permissions for virtually all the gross numbers in the HBBC Housing Need figure for the NP 2016 to 2036, without even taking windfall sites into account, no reserve sites are needed. This is especially so at the present time, when nationwide housing construction is severely affected by lockdown and the levels of demand and affordability in the medium term cannot be predicted. The small amount remaining of the 5 year land supply shortage should be ignored, and any further housing allocated to Desford should be part of the Local Plan Process when the impact of traffic and growth on village life can be considered holistically. The 160 homes plus windfall sites represent a very large and potentially rapid (in the early stages) growth in size and population numbers in a parish with less than 4% of the HBBC area and population.

Colin Crane

(Chairman, Desford Parish Council)