Date: 26th November 2018

Southfield Road,

Loughborough,

Leicestershire

LE11 2TN

Dear Sirs,

**REF: Quorn Neighbourhood Plan**

I refer to the above consultation document. Please accept this as a formal response on behalf of William Davis Limited. The representation is in three parts:

1. Support for Policy H2 Reserve Site

William Davis Limited owns the land at Buddon Lane and supports its identification within the emerging Neighbourhood Plan as a reserve allocation under Policy H2.

The site is in a suitable and sustainable location for development without adverse impact upon the amenity or character of the surrounding residential area and surrounding landscape or adverse impact on any other environmental interests; the site is not susceptible to flooding; is of limited ecological interest, and development here would not impact on the setting of the Conservation area or any listed buildings. The site has good access to amenities

We appreciate the site has not been able to be formally allocated, rather than ‘reserved’ as it is not possible for us positively demonstrate to the Parish Council how we propose to achieve vehicular access to the land; other than to categorically state that access will not be obtained from Buddon Lane itself. This is due to sensitive land ownership issues, rather than any technical constraints. The emerging Local Plan Review revises and increases the housing figures for Charnwood as a whole; intensifying the reliance of sustainable service centres such as Quorn to provide an increased level of housing for the Plan period up to 2036. The preparation of the Neighbourhood Plan in advance of these numbers becoming fixed poses a risk of the document quickly becoming “out-of-date.” Provision of a reserve allocation is vital in that context and will bring the Plan into conformity with para 184 of the 2012 NPPF.

1. Objection to the exclusion of Site H2 from the Defined Settlement Boundary

Objection is raised to Site H2 being excluded from the revised settlement limits to the Village under Policy S1 and Figure 2. It is clear that in allocating the site ‘reserve’ status for development the Parish Council and Advisory Group accept that the site relates well to the Village, and development would not result in any detrimental impacts upon landscape or biodiversity. Therefore the inclusion of the site for within the revised settlement limits is in conformity with basic conditions B, C, D and E. Whilst we note that the final paragraph of Policy S1 has been inserted to acknowledge the status of the site, we consider that it would be clearer and more consistent to simply include the site within the defined limit, in the same way that allocation H1 has been included. The proposed reserve status of the Buddon Lane site should make no fundamental difference to these considerations as it has been accepted that the site is appropriate for development in principle.

1. Objection to Policy H4 – Clusters of up to 6 Affordable Dwellings

In accordance with national guidance, developments should endeavour to create mixed and balanced communities. Therefore it is usually preferable to disperse the affordable housing across larger sites in groups. Clusters of 10-15 dwellings have been shown to successfully provide for the required affordable housing levels whilst still being viable for the Registered Providers. Placing reduced numbers on these clusters would impact on the viability of proposals, as Registered Providers prefer larger groupings of affordable homes for ease of management.

I trust the above comments are of assistance in the development of the Local Plan.

Yours Sincerely,

For WILLIAM DAVIS LIMITED

James Chatterton

Planner

Email: James.chatterton@williamdavis.co.uk

DD: 01509 638 356