

Swinford Parish Council

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Mr & Mrs Morris

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Sent by email to: [REDACTED]

30th September 2017

Dear Stephen and Julie,

I am writing to you on behalf of the Parish Council and the NPAC to let you know about the work that the NPAC Housing Group have carried out in respect of your representations about the independent site assessments on your land and those from your agent Armstrong Rigg.

As I am sure you are aware the process that the Parish Council has adopted with all landowners is to commission the independent assessments, seek comments from landowners and then make any amendments to the assessments that are agreed appropriate by the Housing Group. The final version of the assessment is then published on the PC website.

Independent site assessments are not required by the National Planning Framework, which is the framework for neighbourhood planning. However, the Parish Council and the NPAC felt that because of their independent nature the assessments would help to support the decision-making process when it came to identifying sites for development.

The Parish Council would like to emphasise to you that the scores on the land assessments do not by themselves determine which sites are identified in the Plan as most suitable for development. For example, had the 'Glebe' land in the centre of the village scored the highest mark it is unlikely that it would have been identified as a preferred location because it was made very clear by parishioners that they do not wish to see development on the land.

All the work done by the NPAC group, all the comments from consultations, all the fieldwork and research carried out, all the statistical and background information accumulated, have helped to formulate and shape the policies that are in the submission version of the Plan. This includes the identification of proposed sites for housing development.

The table below details the NPAC response to the various points you raised:

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| Site 4 - Listed Building | Whilst sites 4 is in view of Grade 2 listed Swinford Lodge, we consider that the views from the Lodge are not significantly affected as they |
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| | already overlook the houses in the village of Swinford. We appreciate this is a subjective matter. The comment will be updated. |
| Site 4 - Conservation Area | We have made all these scores consistent, so that any site outside the conservation area is now green. |
| Site 4 - Vehicular Access | Your consultants, Armstrong Rigg, have agreed with our amber grade. |
| Site 8 - Housing Density | The number of houses is not a simplistic calculation based on size but an estimate of the number attainable on the site. |
| Site 8 - Recreational Activities | Site 6 has now been altered so this point is no longer relevant. |
| Site 8 - Hedgerow | The wording has been updated. |
| Site 8 - Vehicular Access | Access for farm vehicles is of a different standard required for residential access. |
| Site 8 - Listed Buildings | We consider this score to be appropriate given the extensive views over the Grade 1 listed property grounds. We also note that some properties have a view of the building itself. |
| Site 8 - Contamination | A planning authority would require investigation of this muck heap, which is beyond the remit of these assessments. We note that this is entirely consistent with site 4, where a reported old tip has led to an amber score also. |
| Site 3 - Footpath | The path is adjacent to the site and we consider that the score should remain amber as this is potentially detrimental to PROW. |
| Site 3 - Leisure Facilities | There is evidence that dog walkers use this site. |
| Site 2 - Footpath | The comment notes that the path is to the north of the site, not on it. It is still detrimental to PROW in our view. |
| Site 2 - Current Use | This is an important local asset so remains red. |
| Site 2 - Telecoms | The telecoms box may need re-siting which affects the score. |
| Site 2 – Limits to Development | This score has already been amended to amber as a result of your consultants, Armstrong Rigg, comments. |
| Site 6 - Electricity | Sewerage has not been considered on any site so is not relevant. The electricity pole is sited on the edge of the site next to the existing PROW – this is not part of the planned site. A pathway to the new site could be sited without any impact on the pole, and therefore we do not consider this an issue. |

The revised site assessments are now available on the Parish Council website along with the submission version of the Plan and the other supporting documents. The submission version of the Plan was approved for submission to the Local Planning Authority at the Parish Council meeting on 12.09.17.

Thank you for the time that you have taken to comment on the work that has been done, please be assured that all points raised have been thoroughly reviewed.

Yours sincerely,

K Clarke

Katherine Clarke
Parish Clerk
Swinford Parish Council