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16th November 2017

Dear Mr Slater,

Re: Examination of the Broughton and Old Dalby Parish Neighbourhood Plan 2017-2036

I write in reference to the current examination of the Broughton and Old Dalby Neighbourhood Plan (BODNP), to which Gladman Developments Ltd ('Gladman') has previously made representations. I have reviewed the recent correspondence on the Neighbourhood Plan and in the interests of transparency and to ensure all parties involved have had the opportunity to comment on the contents of the BODNP through the examination process, I would like to provide the following update on our Six Hills Garden Village proposal and a response to the information recently issued by the Qualifying Body (QB) on community facilities.

Six Hills Garden Village Update

It may be helpful to know the application for the Six Hills Garden Village has now been submitted to Melton Borough Council, with reference 17/01374/OUT. Enclosed below is the description of development for ease of reference:

“Demolition and removal of existing site buildings and golf course and the development of a new garden village settlement comprising the following. Residential uses of up to 2,625 homes and up to 70 extra care apartments (C2 use), 4,500 m2 retail and employment space, not exceeding 2,500m2 of retail. Up to 500m2 GEA of A3-A4 or D1-D2 uses in The Square, and up to 500m2 GEA of D2 uses as part of an expanded Race Hub facility. Land for two primary schools (including pre-school/creche/day nursery provision) and a secondary school (D1 use); Up to 2,400m2 GEA of B1a- B1b employment uses within the Innovation Employment Campus, and up to 27,400m2 GEA of employment (B2-B8 uses) within the Employment Quarter; car parking provision to include a 'Park & Ride' (60 spaces), green infrastructure, allotments, open space children's play areas, formal sports facilities to include a sports pavilion 250m2 GEA (D2 uses), walking and cycling routes, sustainable urban drainage system (SUDS); associated engineering and earthworks. All matters reserved except for points of access into the site from B676 Six Hills Lane and A6006 Paddy's Lane, to include a point of access into the proposed allotments only.”

As was highlighted in our Submission Version representations, the BODNP has been prepared taking into account both the adopted 1999 Local Plan and the provisions of the emerging Melton Local Plan (eLP), which was submitted for examination to the Secretary of State in October this year. The Six Hills site is identified in Submitted Policy SS6 of that plan and therefore the BODNP rightly acknowledges that it provides only for

local needs and that it would need to be reviewed in circumstances where the Council took the BODNP forward. We consider this is appropriate as were the BODNP to seek to preclude the development of the site, it would not be consistent with the eLP and therefore it would be inconsistent with part (e) of the Basic Conditions.

We trust this has been taken into account in your consideration of the submitted Plan.

Community Facilities and Submitted Policy CF1

We note from the correspondence on the BODNP examination that the QB has been asked to identify community facilities relevant to submitted Policy CF1 (Question 13). The response provided has identified the Six Hills Golf Course as a relevant community facility, which was not previously identified in the Regulation 16 consultation document. We therefore consider it fair and reasonable to provide our comments in relation to this and we would be most grateful if the below points are taken into account in your consideration of the Plan.

As part of the submitted planning application for Six Hills, we have undertaken the enclosed Golf Needs Assessment which has been the subject of consultation with Sport England and England Golf. In line with the findings of the Assessment, both bodies have confirmed that the Six Hills Golf Club is surplus to golfing needs locally and that there are other accessible sites in the vicinity to meet needs. It is worth noting that Knight Kavanagh Page (KKP) who have prepared this assessment are the same company who prepared the evidence and standards for the Council's open space needs assessments for their eLP.

Turning to relevant national policy, paragraph 73 of the Framework requires that planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities. In line with Basic Condition (a) and on the basis that an up to date assessment of needs has confirmed the Six Hills Golf course to be surplus to sporting needs, we respectfully disagree with the QB and we do not consider it appropriate for the Neighbourhood Plan to identify it as a community facility when it is not even designated as an open space or sports and recreation facility in the adopted or emerging development plans. The proposed designation is also incompatible with the parent strategies considering the status of the site in the submitted eLP as a reserve development site under Policy SS6.

Paragraph 28 of the Framework seeks to support economic growth in rural areas to create jobs through, *inter alia*, promoting the retention and development of local services and community facilities in villages such as sports venues. Whilst the Six Hills Golf Course remains open at present, it is a declining facility and its future remains highly uncertain, irrespective of the Garden Village application. With the greatest respect to the work undertaken by the QB on the neighbourhood plan, the Golf Course is a private commercial enterprise which could close at any time or change its membership criteria. It is therefore not appropriate for the BODNP to identify it as a community facility / asset to which Policy CF1 might be applied. Further, and as is highlighted by the description of development for the submitted application, the Garden Village will provide a new park, open space and sports facilities and a regional triathlon centre. We hope that the QB appreciate that the proposed new facilities at the Garden Village would be of far greater utility to their community than the current golf course which is of use to the privileged few.

On the basis of the above, we respectfully submit that for the BODNP to comply with Basic Conditions (a) the Six Hills Golf Course should be removed as an identified community asset from the submitted plan.

Should you require any further clarification on the contents of this letter, please do not hesitate to contact me. Alternatively, should there be any further changes to the BODNP which were not previously the subject of public consultation, we would be most grateful of the opportunity to provide our comments please.

Yours sincerely,

A handwritten signature in cursive script that reads "L. Lane".

Laurie Lane
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Encs. (1)