

LOCAL PLAN ADVISORY COMMITTEE – 18 APRIL 2016

UPDATE

Item – 5

Draft Local Plan – Consultation responses

Since compiling the schedule of responses to the consultation on the draft Local Plan a further representation has been received.

A holding representation was received on 23 February 2016 with the formal comments being submitted on 7 April 2016. This is well after the closing date for comments (30 November 2015). However, as this stage is regarded as being an informal consultation it is considered that it is appropriate for the matter to be reported to the Advisory Committee for its consideration.

The representation

The representation is made by an agent on behalf of Euro Garages Limited and objects to the omission of land adjoining the Flagstaff Island at Ashby de la Zouch as an allocation for road related services facilities (the land in question is identified on the attached plan).

The representation makes the point that in the adopted Local Plan the land is allocated for such a use and that there has also been outline planning permission for such uses.

The land in question is currently the subject of a planning application for a road related facility.

Considerations

The fact that a site is currently allocated for road related services does not automatically mean that because the site has not been developed that it has to be re-allocated. Since the adopted Local Plan was prepared the nature of local plans has changed significantly with the government placing significant emphasis upon local plans being more succinct and less prescriptive. The inclusion of an allocation for such a specific use would run counter to this.

It is not clear that there is a need for such a development now and even if it was it would be necessary for the Council to consider what be the most appropriate location for such a facility by looking at possible alternatives. At this late stage in preparing the local Plan this would result in a delay to the plan.

In the draft Local Plan the site in question is identified as countryside. Policy S4 of the draft plan identifies a range of uses which it is considered appropriate in a countryside location (subject to all other considerations). One such use is 'transport infrastructure' which could include road related services facilities.

Recommendation

Having regard to the above it is considered that it would not be appropriate to allocate the site for road related services. However, the text supporting policy S4 should be amended to identify the type of infrastructure which might be considered to fall under the term 'transport infrastructure'.