SSP2 Part 2 Local Plan- Final submission

I send the following supporting information regarding my original submission ID31 regarding (a.) the overall residents support for the above plan (without change), Policy LOD1 and (b.) to make it clear that residents are strongly opposed to any change of status for the land designated as HVI028 in the village of Loddington.

Evidence of “Residents concern about proposals to develop The Leys (HVI028)”

A significant number of residents have raised concerns about development of The Leys as shown below:

**Planning History of The Leys paddock (HVI028)**

All the land owners applications have raised concerns with residents that development of The Leys is **not to develop the paddock for future recreational horse keeping activities** but with a view to more general development **not currently permitted by its status as agricultural land** and requiring the removal of its status as HVI028 (Historically and Visually Important open space within the village).

These are the earlier applications:

- **KET/2012/0453**, August 2012 - Rejected by KBC - This also included a track from Harrington Road to the boundary wall that he wished to demolish
- **KET/2013/0108**, February 2013 - Rejected by KBC - No track - Limited to linking paddock to Loddington House by demolishing part of the rear wall
- **KET/2013/0133**, February 2013 - Rejected by KBC - No Track - Limited to linking paddock to Loddington House by demolishing part of the rear wall

Evidence that the concern amongst residents was widespread is shown below by comments made in the KBC Planning Officers Report to planning application KET/2012/0453. (see the key extract below).
“4.0 Consultation and Customer Impact

Loddington Parish Council

Objection on the grounds that there is no justified need for the development as the existing access is not dangerous as it is served by a quiet road (Main Street) with slow moving traffic. By contrast, Harrington Road is busier and more dangerous with fast moving traffic. The proposed new access has poor visibility. In addition, the application site is defined as ‘environmentally important open space’ and presumes against the proposed development. The proposal has given rise to strong objection and is considered contrary to local planning policy.

Neighbours

A total of 32 objections were received.

In addition a 109 signature petition has been received, which objects on the following grounds: 1) impact on the limited open space / conservation land; 2) adverse impact on highway safety affecting Harrington Road; 3) development of open land will set a precedent for future residential development.

Editorial note:

Whilst many of the above objections to KET/2012/0453 were made as material considerations the 109 signature petition makes it clear that the real concern was that development may result from the application being granted.

The above objections indicate that development of The Leys is a matter of concern to the residents of Loddington.

All the above planning applications were refused.

In 2014 the landowner then made a further application KET/2014/0527 that appeared to go much further.

The following extracts from the landowners Design and Access Statement appear to indicate that the land owners wish to develop the land rather than pursue horse keeping activities as they originally suggested.

The Design and Access Statement to their 2014 Planning Application KET/2014/0527 included the following paragraphs within a significant section related to the National Planning Policy Framework.
4.3 Paragraph 2 of the Framework states that “Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and Neighbourhood plans, and is a material consideration in planning decisions. Planning policies and decisions must reflect and where appropriate, promote EU obligations and statutory requirements.”

4.5 Paragraph 7 outlines the three dimensions to sustainable development: economic, social and environmental. It states that the planning process must play a role in each of these dimensions contributing to a strong economy, supporting communities by providing the supply of housing required to meet the needs of the present and future generations and contributing to and enhancing the natural, built and historic environment.

Editorial note: The bold type in para 4.5 above was added by the land owners consultant DLP.

Paragraphs 4.8, 4.15 and 4.19 of the Design and Access statement made further statements indicating a wish to develop the paddock.

Twenty five residents submitted objections to application KET/2014/0527 and the parish council also opposed it.

The land owner asked the parish council if he could present his case to the p.c. before it decided whether to object to application KET/2014/0527. All councillors agreed to this. He was invited to do so on 4th September 2014.

Following the meeting with the land owner it was decided that the Playing Field Manager would make an appointment to discuss the Design and Access Statement (D&A) with the KBC Planning Officer concerned to see if statements within the D&A could be interpreted as establishing the principle to develop The Lays in future. Following that meeting the parish council decided that this was possible and so objected to the application.

They effectively agreed that it could lead to building on the paddock.

Below I show key extracts from the Planning officers report for KET/2014/0527.

Officers Report for KET/2014/0527

“This application is reported for Committee decision because there are unresolved, material objections to the proposal.”
**Site Description**

Officer's site inspection was carried out on 02/09/2014.

The application site is located within the village of Loddington and comprises the listed curtilage boundary wall of 3 Main Street. This wall is a substantial historic coursed rubble ironstone wall that encloses two sides of The Lays. Part of this wall serves Loddington House (a Grade II listed building) and therefore part of the site is considered to be within the curtilage of the listed building and the wall which is the subject of this application is curtilage listed. The entire site falls within the designated Conservation Area for Loddington.

**Any Constraints Affecting the Site**

**Loddington Conservation Area**

Within the curtilage of a Grade II listed building.

**4.0 Consultation and Customer Impact**

**Parish Council**

*Objection: Should this application be permitted it could be interpreted as establishing the principle to develop The Lays in future. As The Lays is not a sustainable site permission for this proposal should not be granted.*

**Environmental Health**

No objection.

**Neighbours**

As the proposal affects a curtilage listed wall dual planning and listed building consent applications have been submitted (KET/2014/0526 and KET/2014/0527). 26 letters of objection have been received from neighbouring residents that object to the proposal, but have not necessarily been submitted against the relevant application. The reasons for objection are as follows:

- The new access is part of future plans to develop The Lays.
- The part-demolition of the wall will harm its character/special historic interest.
- Lack of access between plots is not uncommon in the village; there is alternative vehicular access to The Lays that does not require this additional access point.
- The Lays is an agricultural field, not a paddock for equestrian use and so the justification for the opening (so horses can access The Lays from 3 Main Street) would result in a breach of planning control.
• By creating an opening in the wall and a gravel driveway this will have a detrimental impact upon the character and appearance of The Lays.

Between 2014 and 2020 the land owners have not sought to take up any recreational horse keeping activities.

Via their consultants they have made three submissions (two in 2018 and one in 2020) to the Site Specific Part 2 Local Plan to remove the HVI status of The Leys. (This would need to be removed before any building could take place).

Their last submission appears to indicate that, if they could remove the constraints of the HVI status and Policy NEH, they would wish to develop this land. This (as indicated above) would be against the wishes of local residents.

Key extracts of their last submission are shown below.

12/02/2020 (comment ID 140):

• NPPF, paragraph 101 dictates that policies for managing development within a Green Space should be consistent with those for Green Belts. Development on a Local Green Space would therefore be prohibited except in very special circumstances. In this respect, HVI028 would only serve to restrain sustainable patterns of development within Loddington that (but for Policy NEH3 and HVI028) would accord with the Plan as a whole.

• Whilst the scope of these representations is limited to HV1028, the matters of principle in relation to consistency with National policy may apply equally to other parcels of land designated in the Plan as Local Green Space. The question of whether National policy has been correctly applied in this case may therefore have much wider implications for the Plan and undermine its soundness.

(a.) Given Loddington Parish Councils objections to planning applications KET/2012/0453 and KET/2014/0527 plus
(b.) significant residents objections
(c.) and a 109 signature petition against development of HVI028 I hope that the planning inspector will support the existing local plan for Loddington without change.

All three HVI open spaces within Loddington (HVI027, HVI028 and HVI054 should be retained.