

## Everton Neighbourhood Plan Hearing response on behalf of R. Troop of R. Troop & Son

NP13 should be designated as a housing site in its entirety. NP13 is part of site LA 350 in the Local Planning Authority's (LPA) Land Availability Assessment 2017 (LAA), published post appeal, and was assessed as *'suitable for development with no significant constraints identified'*. The LAA appraisal and extant permission 17/00653/OUT for 5 houses on part of the site, confirms that the entire site is deliverable as defined by Annex 2: NPPF. The Neighbourhood Plan (NP) assessment is therefore inconsistent with the LPA's view of the site and the planning permission they issued. As a minimum the NP must meet 'basic conditions'; the first of which is *'having regard to national policies and advice contained in guidance'*. The allocation of NP13 for housing is supported by the NPPF as it accords with policies at pp67(a); pp68(a); pp69; and pp78; in contrast to the two draft NP allocation sites which our client believes are subject to pedestrian safety issues, potential ransom strips and prohibitive demolition costs (owing to the presence of asbestos and/or the size of buildings). Conversely, NP13 is a viable site outside the conservation area; less prominent in the landscape/character of the settlement (given lower topography); is easily and safely accessible (with three options); permeable and therefore, deliverable.

As part of application ref: 16/01656/OUT (on a portion of NP13) a southern access was accepted by Nottinghamshire County Council (NCC) Highways in their consultation response. In his decision notice, Inspector McCormack dismissed the 16/01656/OUT non-determination appeal (APP/A3010/W/17/3173194) owing to the development boundary of the proposal, not as erroneously stated in the NP site assessments, on the principle of development of NP13. The subject of this note (the larger NP13 site) changes that boundary to enable enhanced landscaping and interface with the countryside. However, it is important to confirm that the Inspector recognised the social and economic benefits of the previous proposal (which would only increase with a larger site) and noted no technical objections from statutory consultees.

Since the appeal, three applications on adjacent land to the west of NP13 have been submitted (ref: 18/01017/NMA – approved, and ref: 17/01156/OUT & 18/01314/OUT – refused), demonstrating that NP concerns (at NP 5.15) regarding views, are no longer relevant. Our client believes that the NP has pursued the allocation of inferior sites (post appeal decision), at the expense of NP13 and rejects assertions made during this process that the NP site assessment is the definitive assessment. Our client considers the motive for blocking NP13's allocation is clear; in seeking to protect the adjacent A631 western gateway land from future development, the NP is not giving correct and due consideration to NP13, south-east of the western gateway.

Option (a) considering all of NP13 as proposed, would give a net developable area of approximately 1.16 hectares/circa 35 dwellings (at 35dph). Option (b) approximately 0.83 hectares/circa 25 dwellings (at 35dph; excluding the wayleave for the overhead power cables). The approved development for 5 dwellings on part of the site has taken design cues from the vernacular part of Everton. As this layout / design has been accepted by the LPA via 18/00035 PREAPP (2/3/18) a similar style of development could be applied. The drawings attached (Appendix 1) provide a landscape visual context, highlighting broad areas for development, relevant density of development, potential street frontage (Broomhill Lane) and local context as a visual aid for discussion in the hearing session.

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