

**From:** George Machin [<mailto:george@gracemachin.com>]  
**Sent:** 08 February 2013 11:15  
**To:** planningpolicy  
**Cc:** [nick@gracemachin.com](mailto:nick@gracemachin.com)  
**Subject:** Lo/Ho/3 - Proposed Housing Allocation (Lowdham)

Dear Sir or Madam

Following our previous formal submissions to NSDC and appearance at the Hearing Session in December 2012 we have noted that in the *N&S Submission Allocations & Development Management Development Plan Document (DPD) – Final Modifications* it is proposed to now 'remove all reference to site Lo/Ho/3'. (Ref: FPM156 & FPM157).

At the hearing session it was openly agreed by the Council that the **ONLY** reason for now deleting the allocation was based on the latest (not final) comments from the Highway Authority (Nottinghamshire County Council). It was because of these 'latest' comments that we submitted a further proposed access arrangement which very clearly showed / shows that access to the site **IS** achievable for both cars and a refuse vehicle. This drawing ('1-1 swept path analysis.pdf') is attached for your reference.

We are extremely disappointed that these modifications fail to acknowledge this.

We however highlight that paragraph 23.7 of the NSDC document, *Matter 5 – Site Specific Issues / Nottingham Fringe (issues 22 & 23) – NOVEMBER 2012 (published circa 2 to 3 weeks before the hearings commenced)* states,

*Given the very limited number of dwellings allocated and the size of the site, it is considered that a satisfactory technical solution can be designed to address this issue **alongside other material considerations*** (my emphasis – i.e. Highways Access).

We are unsure of the precise timing of events between the publication of this document and the publicly announced proposed deletion of the site circa 24/48 hrs. before the hearings sessions commenced but it appears that 'some pressure' was applied 'somewhere' to remove the site as an allocation.

Taking into account the NPPF and that it states that planning should be a 'creative exercise' this proposed change by NSDC appears to fly in the face of that advice.

The planning partners of GraceMachin Planning & Property have been involved with many hundreds of planning applications (across the UK) over 20 years of combined professional practice (both as Local Authority Development Control Officers and Private Consultants).

During this time there are numerous examples of where the advice of the Highway Authority has either not been accepted or proved to be wrong (most often at appeal).

We therefore feel that the omission of this site would remove a site from allocation which **CAN** be delivered. Furthermore, recent advice from Planning Inspectors dealing with Core Strategies and Allocations documents in the East Midlands have identified that it is important to identify and allocate sites in locations where they will be delivered. Again the NPPF states that planning should take account of 'market signals'.

In this context, Lowdham is unashamedly an attractive settlement. Many people in the local area would like to live in the village and importantly people who have lived in the settlement all their life would like to continue to live in Lowdham.

NSDC have already acknowledged that they have been unable to identify sufficient sites in the village to meet the Core Strategy target (set at 71 dwellings) and it is now proposing to delete this site which will fly in the face of 'housing demand' (again a reference to advice in the NPPF).

## **Conclusion**

We consider that the omission of the site would be simply wrong. It would ultimately pre-judge the ability of the Highway Authority, the LPA and a possible future Planning Inspector to carefully review the highway solution submitted at the Hearing Session or a future alternative solution.

This site is not being replaced by another site in Lowdham. Therefore the net result is that the loss of this site will result in less housing in Lowdham where it is acutely needed.

It is our view and the view of the landowner that it would be a fundamental injustice to them if the site were now removed when it has been supported for allocation by NSDC for so long and apart from the highway 'issue' that remains the case.

**The highway access may require further technical analysis & assessment to provide the best highway solution to the site but it does not render the site 'undeliverable'.**

It is for the reasons previously submitted, discussed at the Hearing Sessions and above that we respectfully request that the Inspector recommends site Lo/Ho/3 to remain a proposed housing for **'around 3 dwellings'**.

We look forward to hearing from you.

Regards,

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