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From: Gary.shaller@shallconsulting.com
Sent: 16 September 2021 15:01
To: Humphrey, Elizabeth
Subject: APP/K2420/W/21/3279808

Categories: 3P - 3279808 (Hinckley & Bosworth)

Dear Planning Appeal,

I am writing to you with regard to the planning Appeal lodged by Richborough Estates under reference APP/K2420/W/21/3279808. The permission to have outline planning granted for 63 houses in Market Bosworth was rejected.

My Interest

I am a resident in the village. I objected to original application from Richborough on the grounds that it was asking to build on land that was not allocated in our Neighbourhood plan and because where they were asking to build was going to spoil the green approach to the village. I still stand by those objections.

Over the last 2 years or so I have become a little bit more familiar with the complications of planning applications. I have become more aware of concepts like the 5 year land supply and Neighbourhood plans. I have become acquainted with the Market Bosworth planning groups. The group members are dedicated enthusiasts who work hard for the village and I have been really impressed with their level headed, balanced approach. So I watched the planning meeting where this was rejected with some interest.

The Application

Central to arguments being made by Richborough seemed to be:

- The lack of the HBBC Borough five year land supply meant that planning should be granted
- That our Neighbourhood plan was out of date – they felt that it need to be refreshed every two years
- Furthermore, that meant policies in it regarding housing numbers did not apply
- There also seemed to be suggestions that sites allocated in our plan were not coming forward fast enough to make them count in our numbers

My View

I object strongly to the arguments made by Richborough.

Market Bosworth now seems to be under siege from Land speculators who are watching the borough 5 year land supply slipping back and going all out to try and claim our plan is not valid through whatever means they can – because if they prove this it gives them a pay day from a desirable village. They will say and do whatever they feel is needed I am sure. We have had Directors of Richborough undermining the local plan on Village Facebook site by making negative comments about the deliverability of other allocated sites in the plan – how is that the actions of a professional organisation? In the appeal, doubtless Richborough will be bringing forward reams of very polished, commissioned, biased evidence to prove their arguments – why wouldn't they when there's a lot at stake?

The Neighbourhood Plan is being characterised as being out of date citing a 2 year rule precedent. I don't think there is reasonable way that a proper plan could go through full democratic referendum every two years. Reasonable efforts are made to keep it up to date and relevant. The planning groups are proactive and work hard for the village but there is simply no way it can be expected that the plan is under constant democratic review – particularly when HBBC seem unable to deliver their own plan? All other democracy works on a four year cycle

minimum. Our plan might be considered out of date in terms of the letter of some misguided precedent, but in spirit it is a living document that is referred to and validated.

Furthermore, I don't think HBBC are working effectively with the Parish council because HBBC are under tremendous pressure to make their 5 year numbers. In my view it's easier for HBBC to prevaricate and not recognise the plan and let the speculators get on with it. The gamekeepers are deliberately leaving the gate open for the poachers. The constant acceptance of further new applications for sites in the village that are not in the plan also creates a vicious circle. Developers think there is a possibility of something marginally better coming so they are less forthcoming about existing sites where they might need to make some more investment – they are constantly waiting for something better. They would be better for HBBC to help promote the sites that they have already agreed to.

Planning rules are intended to get houses built in the right places, in the right proportions, to the right timetable. They should not be creating a profiteer's charter and leading to all sorts of unpleasant behaviours, falsities and agendas. By way of an analogy, when parking fines are introduced in car parks if you stay longer than two hours, then this is designed to either make you move on more quickly, or have the council compensated for the fact that you haven't. If it created a situation whereby private vigilantes watched and waited for you to be over the two hours, clamped cars and made money from that, or caused councils to not allow you to leave so they could collect the fine – then clearly that would be wrong wouldn't it? I feels like something very similar has happened here in the name of planning.

Please consider the points made here and reject the appeal from Richborough.

Your Sincerely,

Gary Shaller