

Part B:

Please complete a new Part B form for every Policy/Map/Paragraph you wish to comment on

Representation Form

You do not need to return this form if you have sent the same response using the Council's online form for this consultation. Duplicates will not be considered.

Which part of the Local Plan document does this representation relate to?

E.g. Paragraph/Policy/Map/Other

Omission Site Houghton on the Hill

Do you consider the Local Plan to be legally compliant?

Yes No

Do you consider the Local Plan is sound?

Yes No

Does it comply with the Duty to Cooperate?

Yes No

If you do not consider the Local Plan is sound, please specify on what grounds:

Positively prepared Justified Effective Consistent with National Policy

Please give details below why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the statutory Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the statutory Duty to Cooperate, please also use this box to set out your comments.

An additional allocation of land south of Uppingham Road (Site Reference 21/8047) at Houghton on the Hill should be included in the plan and will go some way to address the deficiency in the housing requirement, support early delivery of new homes in the Plan period.

The site is under the control of Catesby. It is a logical extension to the village on the western side, adjoins the existing edge of the village and enclosed by new housing recently constructed to the south – it is a sound allocation and is suitable, available and achievable to contribute to the need for housing identified within the Plan.

Houghton on the Hill is a Medium Village Settlement. The site's assessment within the SHELAA 2024 Update is positive and it is unclear as to why it has been rejected in favour of two other site in the village. Those allocated sites in Houghton are objected to. The land north of Uppingham Road as allocated is more open, and less well related to the village, more of which is located south of Uppingham Road.

The land allocated to the south of the village is in a sensitive location, adjacent to the conservation area and in the setting of heritage assets. The Catesby site is better related to the settlement and has the ability to provide for a more sympathetic approach to the village, better resolving the existing housing edge of those properties off Deane Gate Drive.

The SHELAA assessment confirms that Houghton is a sustainable location for growth. Access to the site can be achieved direct from Uppingham Road, the site is suitable for development, available and achievable.

Mention is made of the HSE Major Hazardous Facilities, but these only affect the western extent of the site which in any event would be open and landscaped, and ensure a proportionately scaled development for the village.

The site is shown to have a potential for 105 dwellings within the SHELAA. Such an allocation would still be broadly consistent with the strategic growth hierarchy. The site can be deliver a positive high quality development to the locality with a mixed range of new homes including affordable homes, including the following principles;

- A landscape led frontage and gateway entrance to the village through provision of a green infrastructure containing the western boundary of the site.
- Creating a series of public open spaces and greens throughout the development offering areas for biodiversity and landscape enhancement, as well as public spaces for leisure use and children's play.
- Tree planting within streets and open spaces
- Surface water drainage ponds to be placed around the lowest topographical points of the site within public open spaces and combined with conveyance swales located within green corridors within the body of the development.
- All site boundaries will all be enhanced by new landscape buffer planting, supporting biodiversity, landscape integration and protecting the amenity of neighbouring residential properties.
- A new site access in the form of a 'T-Junction' will be created from Uppingham Road.

Continued on next sheet

If your representation is more than 100 words, please provide a brief summary here:

Continued:

- A new street through the site will provide access to a hierarchy of side streets, lanes and private drives. All streets, and particularly the main street will contain tree planting.
- Routes will also support access towards nearby bus stops, local facilities, and services within the village
- 40% affordable provision on site in a mix of types tenures and sizes meeting housing demands in the area.

The Site is an immediately available and developable opportunity to accommodate new housing supporting growth to meet the housing needs. It is in a sustainable location for this scale of growth.

The Site represents a straightforward opportunity for new housing with no undue constraints to development.

Please specify the modifications needed to make the Local Plan sound/legally compliant
(Please note any non-compliance issue relating to the statutory Duty to Cooperate cannot be resolved through modification at examination).

The land identified at Houghton on the Hill should be allocated for housing development in the plan.

Continue on a separate sheet/ expand box if necessary

If your representation is suggesting a modification do you wish to participate at the oral hearing part of the examination?

Yes No

If Yes - you wish to participate at the oral hearing part of the examination, please outline why you consider this to be necessary.

The response raises detailed matters that would benefit from oral clarification at the examination.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Do you wish to be notified?

When the Plan is submitted for independent examination?

When the Inspector's Report is published?

When document is adopted?

**Please return completed forms no later than
9am on Tuesday 6 May 2025.**

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KEY

 Site Boundary (9.58ha / 23.67ac)



A47 UPPINGHAM ROAD

REV	DATE	DESCRIPTION

PROJECT :-
HOUGHTON ON THE HILL
 TITLE :-
SITE LOCATION PLAN

SCALE :-	1:2,000 @ A3	DATE :-	19-02-2024	DRAWN :-	TB
STATUS :-	ISSUE	DRAWING No :-	SK-002	REVISION :-	-

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