

Community Governance Review Committee – 8th December 2020

Additional responses to consultation

Lubenham/Market Harborough

Davidsons (Developer):

“I write further to our telephone discussion and exchange of e-mails on Friday 27th November 2020, which followed receipt of your consultation letter dated 1st October 2020.

I have now had the opportunity to discuss the matter further internally at Davidsons.

No objections are raised in principle to the to the Parish boundary of Lubenham being changed, which would remove the Airfield Farm site (including land owned and being built by Davidsons) from Lubenham Parish and place the development into Market Harborough Town.

The issue that needs further consideration is the detailed line of the new Parish Boundary which as a minimum should follow the approved red line boundary associated with the Davidsons planning approval (enclosed) and the other land interests with planning consent that form the remainder of the Airfield Farm site for residential and other uses.

It would be advisable to go beyond the red lines up to the access track/adjoining hedge lines which run from Harborough Road northwards (passing a wooded area) identified on the plan (referenced Track with double dash lines), which are long established physical features on the ground and would remain so going forward. This would form a clear boundary. I can provide a plan to avoid any confusion.

At present the development is under construction and the final boundaries based on the red line are not set out on site. These will be set out with relevant fencing and planting once the Open Space areas are completed. This will take a number of years given the site is built in phases and it could well be ten years before the final work on the boundary facing Lubenham is completed.

Davidsons would be happy to work with the Council to help identify and establish clear strong permanent boundaries.

I would be grateful if you can report Davidsons consultation comments at the Council meeting on the 8th December.”

(Plan referred to is attached)

Officer Comments:

The access track referred to (shown as a dotted line on the plan) is situated within the Area of Separation contained in the Lubenham Neighbourhood Plan and beyond the extent of the land subject to planning approval (shown by the red line on the developers plan attached). If the parish boundary were relocated to the line of the track it would make more sense to follow the adjoining field boundaries which are a more permanent feature than an access track. However, consultation has been

undertaken on the orange line shown on the plan Appendix C.6 forming part of the main committee report.

No written response has been received from Lubenham Parish Council to the current consultation. In their original submission they stated:

“Lubenham Parish boundary contains the Airfield Farm site where an additional 1400 homes are planned for development. Lubenham Parish Council proposes that the parish boundary be changed so that the Airfield Farm development becomes a part of Market Harborough.”

As the line suggested by Davidsons extends beyond the area with planning permission any proposal to move the parish boundary to this area should form a separate consultation with Lubenham Parish Council and other interested parties.

If Members are minded to proceed with the orange line shown on the plan at Appendix C.6, Officers will work with developers and the Council's own planning team to ensure that the line can be captured accurately. This is referred to in the recommendations.

Fleckney/Saddington

“I would like to object to the Fleckney boundary change.

Any further explanation with housing developments should be shared with other villages. Fleckney has expanded beyond recognition. It's about time Saddington had its share off house building and expansion.”

“I'm emailing to register my objection to the proposed change to the Fleckney/Saddington parish boundary.

I understand that Fleckney Parish Council does not support the proposal either. I have nothing else to add to Fleckney Parish Council's comments.”

Officers Comments:

In the December edition, the Fleckney Communicata has published an article clarifying that the parish council support the proposed boundary change. This was published after the close of **consultation**.