

Rothley Neighbourhood Plan Questionnaire Survey

Proposals from respondents for specific sites for development

The following proposals were put forward

1. Land off Westfield Lane, Rothley (ref: PSH377)
David Wilson Homes (East Midlands), c/o Mr Robert Love, Bidwells, John Ormond House, 899 Silbury Boulevard, Milton Keynes, MK9 3XJ. Tel: 01908 541609, Mob: 07880 007111
2. Rear of 971 Loughborough Road, Rothley
Mr and Mrs I A Wood, 971 Loughborough Road, Rothley, LE7 7NJ 0116 230 3240
3. West of 128-134 Swithland Lane, Rothley adjoining PSH 288 (Between PSH 288 and Houses)
David Ackerley, 57 Swithland Lane, Rothley 0116 230963
4. East and adjacent to No 24 Westfield Lane
Mr A D Lee-Elliott 01162303100
5. 43 Westfield lane
Liz Robson 0116 2375168 E: midwife4wine@btinternet.com
6. No location supplied
B P Chandarana bpc@bpc.cc

With respect to proposal 1, this site has been the subject of two planning applications to Charnwood Borough Council both of which have been refused. There is ample information in the public domain and on the CBC website to enable the RNP Steering Group to formulate a Neighbourhood Plan Policy relating to this site. For example, see CBC Plans Committee Report (document Mis011)

For proposals 2 to 6 further information was requested in writing by post or email to the addresses provided. Only one response was received, for proposal 5. The Steering Group does not consider it possible to formulate a Neighbourhood Plan policy for proposals 2, 3, 4 and 6 on the basis of the information available.

For proposal 5 the information requested and provided is contained in the exchange of emails below and the photographs that follow. A Neighbourhood Plan policy has been proposed on the basis of this information.

Assessment

The proposals meet the requirements of Policy R02, in that they represent a small scale development. They are also in line with the spirit of Policies R08 and R010 in that they represent an enhancement to an existing commercial enterprise close to the village centre.

Conclusion

These proposals should be supported provided that they meet the requirements of the other Policies in the Neighbourhood Plan.

Re: Rothley Neighbourhood Plan

Liz Robson <midwife4wine@btinternet.com>

Reply

Wed 01/08, 15:30

Dear Roger,

In order to continue living at the vineyard and to augment the wine making I enclose my answers:

1. Are you the owner of the site? **Yes**
2. What is the exact location or address of the site? **39-43 Westfield Lane, LE7 7LH**
3. Approximately how large is the site? **5 acre**
4. Are there any buildings on the site at present? **Yes, one open plan house with garage and L-shaped ex-farm building**
5. How would you describe the site, eg part of the plot of an existing house, agricultural land etc? **Part domestic and part agricultural (but no agricultural holding number)**
6. Can you describe what you think the site might be suitable for, eg a single house, about 5 houses, about 10 houses etc? **I new house with new winery. 1 conversion of the old farm building currently used to store empty wine bottles.**

Yours sincerely,

S. Elizabeth E. Robson

On Wednesday, 1 August 2018, 14:13, Roger Gross <Roger_Gross@msn.com> wrote:

Dear Ms Robson,

In your response to our questionnaire survey in April/May 2017 you indicated that you would like to propose a particular site as suitable for possible development. I would be grateful for further information as follows:

1. Are you the owner of the site?
2. What is the exact location or address of the site?

3. Approximately how large is the site?
4. Are there any buildings on the site at present?
5. How would you describe the site, eg part of the plot of an existing house, agricultural land etc?
6. Can you describe what you think the site might be suitable for, eg a single house, about 5 houses, about 10 houses etc?

Yours sincerely,
Roger Gross
Chair, RNP Steering Group

Site Plan



House seen from vineyard



Winery



Old stables

