

**Home Farm House
48 Main Street
East Leake
Loughborough
Leicestershire
LE12 6PG**

Cursham 990585

Planning Policy
Rushcliffe Borough Council
Civic Centre
Pavilion Road
West Bridgford
Nottingham
NG2 5FE

22nd March 2016

Dear Sirs

RE: The Rushcliffe Local Plan

I am one of the owners of Home Farm House, 48 Main Street (the extent of which is shown approximately edged orange on the attached plan). I wish to raise observations on the Local Plan and referring in particular to the plan forming part of the proposed local plan and which shows the Local Centre Primary Shopping Area and the Secondary Retail Frontage. Points I would like to make are:-

1. Greenfield sites allocated for housing on the edge of the village - I note it is stated that "there is no need for further greenfield sites on the edge of the village for housing". This would not appear to affect allocation of infill sites for housing in the rear part of our garden should we wish to use that area for that purpose (subject of course to the requisite planning consent).
2. The Primary Shopping Area so far as shown as part of our property should extend back to the southern edge of what is shown on your plan as the Local Centre. This area would then include Home Farm House and the former Home Farm farm buildings which are all still in existence. This area and any addition could then be available in the very centre of the village for shopping, business or public use, subject naturally to planning consent for the proposals that might be made.
3. The planning history of our property is different from the adjacent houses to the west of our property. Home Farm included the present site of our property but also land of a similar width (from East to West) extending south for several hundred yards to the ridge line as now redeveloped. The owners of Manor Farm to the East of

Home Farm purchased Home Farm but sold the house and garden to private owners and sold the rest of the combined property for re-development. Land fronting to Main Street was sold for retail and business use and the remainder for housing. We acquired Home Farm House and its garden and also the Farm buildings of Home Farm

4 I would point out that the plan used by the Council relating to the three storied buildings of shops and flats comprising the shops numbers 54 to 60 and the post office shows the southern boundary of the adjacent Primary Shopping Area in a way that is not really correct. These properties have the use of a common yard and parking area extending from the southern edge of the building to the northern boundary of no 2 Salisbury Avenue and therefore have a mixed planning use and the use of the yard is essential to the business use. This is consistent with the point made in paragraph 2.

I will be happy to discuss any issues arising and can be contacted on 

Yours faithfully

John Cursham

