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Meeting	LOCAL PLAN COMMITTEE
Time/Day/Date	6.00 pm on Wednesday, 22 May 2024
Location	Abbey Room, Stenson House, London Road, Coalville, LE67 3FN
Officer to contact	Democratic Services 01530 454512

AGENDA

Item		Pages
1	APOLOGIES FOR ABSENCE	
2	DECLARATION OF INTERESTS	
	Under the Code of Conduct members are reminded that in declaring interests you should make clear the nature of that interest and whether it is a disclosable pecuniary interest, registerable interest or other interest.	
3	PUBLIC QUESTION AND ANSWER SESSION	
	To receive questions from members of the public under rule no.10 of the Council Procedure Rules.	
4	MINUTES	
	To confirm and sign the minutes of the meeting held on 17 January 2024	3 - 6
5	LOCAL PLAN REGULATION 18 CONSULTATION	
	The report of the Planning Policy and Land Charges Team Manager	7 - 28
6	HOUSING AND EMPLOYMENT LAND UPDATE	
	The report of the Principal Planning Officers	29 - 34

Circulation:

Councillor J G Simmons (Chair)
Councillor P Lees (Deputy Chair)
Councillor M Ball
Councillor D Bigby
Councillor S Lambeth
Councillor J Legrys
Councillor R L Morris
Councillor P Mout
Councillor C A Sewell
Councillor L Windram
Councillor M B Wyatt

MINUTES of a meeting of the LOCAL PLAN COMMITTEE held in the Abbey Room, Stenson House, London Road, Coalville, LE67 3FN on WEDNESDAY, 17 JANUARY 2024

Present: Councillor J G Simmons (Chair)

Councillors D Bigby, R Blunt (Substitute for Councillor P Lees), D Everitt, J Legrys, R L Morris, P Moul, C A Sewell, L Windram, A C Woodman and M B Wyatt

Officers: Mr I Nelson, Mr C Elston and Mrs R Wallace

21 APOLOGIES FOR ABSENCE

Apologies were received from Councillor P Lees.

22 DECLARATION OF INTERESTS

In the interest of transparency, the following Members declared that they had been lobbied without influence by the developer interested in the Meadow Lane, Coalville site in relation to item 5, New Local Plan – proposed Housing and Employment Allocations:

Councillors D Bigby, D Everitt, J Legrys, R Morris, P Moul, C Sewell, J Simmons and A Woodman.

23 PUBLIC QUESTION AND ANSWER SESSION

The Chair announced that two questions had been received and were detailed in the additional papers. However, the questioners were not in attendance and therefore in accordance with the Council's Constitution, the questions could not be dealt with.

24 MINUTES

Consideration was given to the minutes of the meeting held on 15 November 2023.

It was moved by Councillor J Legrys, seconded by Councillor D Everitt and

RESOLVED THAT:

The minutes of the meeting held on 15 November 2023 be approved and signed by the Chair as a correct record.

25 NEW LOCAL PLAN - PROPOSED HOUSING AND EMPLOYMENT ALLOCATIONS

The Planning Policy and Land Charges Team Manager presented the report to Members and referred to the additional papers as circulated. He also provided an update in relation to the removal of the land to the rear of Bardon Road site from the consultation as he had been notified that Leicestershire County Council required it as part of a compulsory purchase order for highway improvements. This would need to be reflected in the recommendations.

In response to a question, it was clarified that it was likely that additional sites would be suggested during the consultation process, and they would need to be assessed, therefore the list in front of Members could change as a result of new sites being preferable or objections in respect of any of the proposed sites.

A Member referred to the amendment that was made at the previous meeting to remove the land at Meadow Lane, Coalville and a discussion was had on replacement sites. It was questioned whether the removal of this site would be rejected at examination.

Officers confirmed that this was highly likely, but it was not certain. Concerns were also raised about the land at Broom Leys Farm site which had been put forward for allocation in place of the Meadow Lane site. Members discussed the history of successfully defending this site from development at planning inquiries in the past, to protect the area of separation between Coalville and Whitwick.

Following this discussion, Councillor P Moulton moved that the land at Broom Leys Farm site be removed from the proposed housing and employment sites and replaced by the land at Meadow Lane Coalville. It was seconded by Councillor J Legrys.

The Planning Policy and Land Charges Team Manager confirmed that there was still a shortfall in the Coalville area and unless sites came forward the land at Broom Leys Farm may still need to be allocated at some point.

A discussion was had on the reasons behind the removal of the land at Meadow Lane, Coalville site from the allocation list and the importance of listening to the local community. Comments were also made on making this decision on behalf of the entire district and that houses were required across all wards. Further comments were made both in support and against the proposed motion.

Several questions of clarity were put forward by Members and addressed by officers.

The Chair put the motion as detailed above to the vote. A recorded vote having been requested; the voting was as detailed below.

The motion was LOST.

The recommendations as detailed within the report and updated by Officers in relation to the land rear of Bardon Road were moved by Councillor R Morris and seconded by Councillor A Woodman.

The Chair put the motion to the vote. A recorded vote having been requested; the voting was as detailed below.

The motion was CARRIED.

RESOLVED THAT:

- a) The proposed housing and employment sites identified at appendix A, with the exception of site C21 (Rear of Bardon Road) be agreed for the purposes of public consultation.
- b) That the boundary of the area of separation be changed to exclude Land at Broom Leys Farm.

Motion to allocate the Meadow Lane, Coalville site and not allocate the Broom Leys Farm site for housing development (Motion)	
Councillor Jenny Simmons	Against
Councillor Dave Bigby	For
Councillor Richard Blunt	Against
Councillor David Everitt	For
Councillor John Legrys	For
Councillor Ray Morris	Against
Councillor Peter Mout	For
Councillor Carol Sewell	For
Councillor Lee Windram	Against
Councillor Andrew Woodman	Against
Councillor Michael Wyatt	Against
Stephen James	No vote recorded
Rejected	
Motion to approve recommendations as detailed within the report (Motion)	
Councillor Jenny Simmons	For
Councillor Dave Bigby	Against
Councillor Richard Blunt	For
Councillor David Everitt	Against
Councillor John Legrys	Against
Councillor Ray Morris	For
Councillor Peter Mout	Against
Councillor Carol Sewell	Against
Councillor Lee Windram	For
Councillor Andrew Woodman	For
Councillor Michael Wyatt	For
Stephen James	No vote recorded
Carried	

26 SELF-BUILD AND CUSTOM HOUSE BUILDING - DRAFT POLICY FOR CONSULTATION

The Planning Policy and Land Charges Team Manager presented the report to Members.

Councillor D Bigby referred to his proposed amendment as detailed at paragraph 2.3 of the report. He felt that the Committee were considering a major watering down of the policy and the wording used unclear, however, his proposed amendment would strengthen it, still provide the five percent self-build allocations, and protect the countryside. The Planning Policy and Land Charges Team Manager explained that officers were trying to find the most pragmatic way forward without making it difficult to deal with applications outside the limits to development. He added that if the amendment was agreed there was a risk that applications would be lost on appeal.

During discussion several questions of clarity from Members were addressed by Officers. Concerns were also shared about the importance of protecting the countryside and the risk of small settlements appearing around the district in the future due to this policy. Members urged each other to publicise the consultation throughout their wards to ensure that residents were aware and involved.

Councillor D Bigby moved the amendment as detailed at paragraph 2.3 of the report. It was seconded by Councillor J Legrys.

The Chair put the motion to the vote. A recorded vote having been requested; the voting was as detailed below.

The motion was LOST.

Councillor R Morris moved the recommendations as detailed within the report and it was seconded by Councillor A Woodman.

The Chair put the motion to the vote. A recorded vote having been requested; the voting was as detailed below.

The motion was CARRIED.

RESOLVED THAT:

The draft Self-Build and Custom Housebuilding Policy as set out in appendix C of the report be approved for the purposes of consultation.

At the conclusion of the item, officers confirmed that they would provide details of the consultation events to the Committee Members for information should they wish to attend.

Proposed changes to the draft as detailed at paragraph 2.3 of the report (Motion)	
Councillor Jenny Simmons	Against
Councillor Dave Bigby	For
Councillor Richard Blunt	Against
Councillor David Everitt	For
Councillor John Legrys	For
Councillor Ray Morris	Against
Councillor Peter Mout	For
Councillor Carol Sewell	For
Councillor Lee Windram	Against
Councillor Andrew Woodman	Against
Councillor Michael Wyatt	Against
Stephen James	No vote recorded
Rejected	
Motion to approve recommendations as detailed within the report (Motion)	
Councillor Jenny Simmons	For
Councillor Dave Bigby	Against
Councillor Richard Blunt	For
Councillor David Everitt	Against
Councillor John Legrys	Against
Councillor Ray Morris	For
Councillor Peter Mout	Against
Councillor Carol Sewell	Against
Councillor Lee Windram	For
Councillor Andrew Woodman	For
Councillor Michael Wyatt	For
Stephen James	No vote recorded
Carried	

The meeting commenced at 6.00 pm

The Chairman closed the meeting at 7.35 pm

LOCAL PLAN COMMITTEE – 22 MAY 2024

Title of Report	LOCAL PLAN REGULATION 18 CONSULTATION	
Presented by	Ian Nelson Planning Policy and Land Charges Team Manager ian.nelson@nwleicestershire.gov.uk	
Background Papers	Draft North West Leicestershire Local Plan 2024	Public Report: Yes
		Key Decision: Yes
Financial Implications	The cost of the Local Plan Review is met through existing budgets.	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	The Local Plan must be based on robust and up to date evidence.	
	Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	No staffing implications associated with the specific content of this report. Links with the Council's Priorities are set out at the end of the report.	
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	To outline the number of responses to the consultation on the Draft Local plan undertaken in February and March 2024 and to provide an update in respect of the development of the evidence base.	
Recommendations	THAT THE LOCAL PLAN COMMITTEE NOTES: (i) THE NUMBER OF COMMENTS MADE IN RESPECT OF THE DRAFT LOCAL PLAN; AND (ii) THE PROGRESS IN RESPECT OF THE DEVELOPMENT OF THE EVIDENCE BASE.	

1 INTRODUCTION

- 1.1 The Regulation 18 (draft) Local Plan was considered and agreed for consultation purposes at meetings of this Committee on 15 November 2023 and 17 January 2024. The consultation was undertaken between 5 February and 17 March 2024.
- 1.2 This report provides an overview of the responses and an update on various matters pertaining to the Local Plan, including the development of the evidence base and outlines the next steps in the preparation of the Local Plan.

2 THE CONSULTATION

- 2.1 Three documents were published for consultation purposes which collectively make up the draft Local Plan. These were:
- Proposed Policies
 - Proposed Housing and Employment Allocations
 - Proposed Limits to Development Review

- 2.2 The documents were published on the ⁷Council website together with the draft Policies Maps.

- 2.3 Copies of all documents were also sent to local libraries in the district. In addition, a number of topic papers were also published to provide more background information on some of the key issues.
- 2.4 Copies of all documents can be viewed from this link [New Local Plan - North West Leicestershire on the website Council \(nwleics.gov.uk\)](https://www.nwleics.gov.uk)
- 2.5 In accordance with the Statement of Community Involvement, the consultation was promoted in the following ways:
- Contacts on the Council's Local Plan database received an email notification two weeks before the consultation opened and another three days before. This database includes local residents, agents/developers, public agencies and other local authorities
 - Notification emails to councillors and parish and town councils
 - Council press release which resulted in articles on Ashby Nub, Coalville Nub, Leicestershire Live and BBC as well as in the Coalville Times
 - Social media posts by the NWL Communications team
 - A Teams meeting was held on 30 January 2024 for all parish and town councils to provide more information about the draft plan and to publicise the face-to-face consultation events (see below). There was a recording of the event which attendees could download and share with other parish council colleagues
 - Posters publicising the consultation events displayed at parish council offices and local libraries.
- 2.6 Six consultation events were held (estimated attendance figures in brackets):
- Kegworth Village Hall: Monday 5 February, 3pm to 7pm (50)
 - Diseworth Heritage Centre: Tuesday 6 February, 3pm to 7pm (100+)
 - Castle Donington Community Hub: Wednesday 7 February 4pm to 7.30pm (70)
 - New Life Church, Coalville: Monday 12 February, 3pm to 7pm (50)
 - Measham Leisure Centre: Wednesday 14 February, 3pm to 7pm (43)
 - Ibstock College: Thursday 15 February, 4.30pm to 7.30pm (50)
- 2.7 The events presented a series of boards which illustrated the key proposals and policies or relevance to the particular location. Copies of the boards can viewed from the above link.
- 2.8 Planning policy officers staffed drop-in sessions on Tuesdays (10am-4pm) at the Customer Centre between 20 February to 12 March.
- 2.9 Appendix A of this report summarises the issues raised at the various events. Most of the points raised are very specific to that settlement and are reflected in actual submissions which will be the subject of later reports.
- 2.10 In addition to the above, Whitwick Parish Council also arranged a separate consultation event on 15 March 2024. This was only a couple of days before the close of the consultation. Officers agreed that as long as people had submitted a statement before the close of the consultation on 17 March saying that they were going to submit a more detailed response within five days of the close of the consultation, then these would still be accepted.

3 WHO RESPONDED TO THE CONSULTATION?

- 3.1 In total, 639 responses were received from organisations and individuals. Most commented on more than one policy or proposal. The comments made will be considered at forthcoming meetings of this Committee (see section 6 of this report). This report provides a high-level overview of the responses for information purposes.
- 3.2 Of the responses (percentages are rounded):
- 504 (79%) were from residents or local businesses;
 - 77 (12%) were from landowners, developers or agents;
 - 41 (6%) were from statutory consultees
 - 17 (3%) were from parish or town councils or district councillors.
- 3.3 The majority of responses (504) came from residents or local business. Of these, 453 were from within the district.
- 3.4 In terms of the responses from local residents or businesses, Appendix B provides a more detailed breakdown by settlement. Two settlements (Diseworth and Whitwick) account for about 59% of all responses from within the district (there were 53 from addresses outside of the district).
- 3.5 Of the non-resident/business responses:
- 14 were from parish and town councils within the district (in addition three external parish councils responded);
 - Six were from local authorities from Leicester and Leicestershire (along with Derbyshire County Council and South Derbyshire District Council);
 - Seven were from government agencies;
 - 76 were from developers, agents or landowners.
- 3.6 The remaining responses were from non-government or interest groups including national organisations such as the Council for the Protection of Rural England, the Home Builders Federation and Logistics UK, together with local groups including Protect Diseworth and the Ashby Canal Association.
- 3.7 In addition, a petition was received from Councillor French with 175 signatures objecting to the proposed allocation for housing at Broom Leys Farm, Coalville.

4 HOW DID PEOPLE RESPOND?

- 4.1 There were three ways in which people could respond to the consultation:
- Via an online form (MS Forms)
 - Submitting on a standard response form via email or
 - Submitting on a standard response in paper form.
- 4.2 In terms of the online MS form, this is a relatively new corporate tool which has not been used previously for consultations on the Local Plan (previous consultations used the Council's previous consultation tool, Citizen Space). Each of the three principal documents contained a series of questions which people could respond to as they felt appropriate via a series of prompts. It was not necessary to provide a response to every question.
- 4.3 It had been hoped that as with previous consultations, most people would respond using the online survey as this would automatically populate a database that sits behind the form saving some (but not all) officer time from the need to undertake administrative tasks. However, that was not the case in this instance. In total, 247 submissions were received via the online response form. From email and telephone conversations it was apparent that it was quite difficult for people to use the form, not least because it could only be completed in one sitting (i.e. it was not possible to complete part and then come back at a later date to amend or add to it). Bearing in mind the length and complexity of the Local Plan this would be challenging but had not been appreciated before starting the

consultation. This issue also resulted in one formal complaint being received and responded to.

- 4.4 From the feedback received, the use of the current configuration of MS Forms was not an effective mechanism for consulting on complex issues such the Local Plan. Essentially it is more suited to more straightforward consultations. There are various other consultation products on the market which officers will need to investigate before the Regulation 19 consultation next year. This will come at a cost to the Council.
- 4.5 Instead of using the online form, many people responded via other means, particularly emails (either with or without an attachment providing further details). In addition, some of the responses, particularly those from agents on behalf of developers or landowners, were supported by various other supporting documents or reports. This, together with the overall volume of the responses and the lack of uniform use of the online response form has resulted in officers having to spend more time than anticipated pulling together all the consultation responses.

5 THE CONSULTATION COMMENTS

- 5.1 Of the 639 respondents:
- 552 commented on the proposed housing and employment allocations document.
 - 194 commented on the proposed policies document and
 - 37 commented on the limits to development document.
- 5.2 In terms of the number of comments made (as distinct from the number of respondents),
- Appendix C provides a breakdown in respect of the proposed housing allocations
 - Appendix D provides a breakdown in respect of the proposed employment allocations
 - Appendix E provides a breakdown in respect of the other proposed policies.
- 5.3 In terms of housing sites, it can be seen that the proposed new settlement at Isley Woodhouse (IW1) accounted for 205 comments (out of 635 comments – 32%), followed by 111 in respect of the proposed Broad Location west of Whitwick (17.5%), 68 in respect of land South of Church Lane, New Swannington (12.3%), 54 in respect of land at Broom Leys Farm Coalville (9.8%) and 47 in respect of land at Leicester Road Ibstock (8.5%).
- 5.4 In respect of proposed employment sites, of 296 comments 183 (62%) relate to the proposed Freeport site south of J23a of the M1 with a further 59 (20%) in respect of land at J11 of the A42.
- 5.5 In terms of the proposed policies, it can be seen that the Housing chapter attracted the most comments (287), followed by the Strategy chapter (190) and Creating Attractive Places (188). In terms of actual policies, the following were those that attracted the most comments:
- policy S1 (Future Housing and Economic Development Needs) – 79 comments
 - policy H7 (Self and Custom Housebuilding) - 70 comments
 - policy S2 (Settlement Hierarchy) - 53 comments
 - policy H1 (Housing Strategy) – 52 comments
 - policy Ap4 (Reducing Carbon Emissions) – 38 comments
 - policy IF1 (Development and Infrastructure) – 33 comments

6 CONSIDERING THE CONSULTATION RESPONSES

- 6.1 It is intended that reports will be presented to future meetings of this committee that will consider the issues raised in the consultation and what these might mean for the plan going forward.
- 6.2 The following is currently envisaged:
- Local Plan Committee – 3 July 2024 – Strategy Policies

- Local Plan Committee – 1 August 2024 – Housing and employment allocations
- Local Plan Committee – 11 September 2024 – Other policies

6.3 The above is subject to ongoing review and members will be kept informed of any changes. As set out in the following section of this report, evidence gathering is still being undertaken and so it is possible that this may throw up additional issues which require further consideration of the policies or proposals at a later date.

6.4 All comments will be published on the Council’s website prior to the publication of these reports.

7 EVIDENCE BASE AND OTHER UPDATES

7.1 Work continues in respect of developing the evidence base to support the Local Plan. The following provides a brief overview of these.

Transport modelling

7.2 Using the Leicestershire County Council transport model, work is nearing completion on a study to assess the potential implications of development at the Freeport site south of East Midlands Airport, the proposed new settlement at Isley Woodhouse and land west of Castle Donington. This work is due to be completed by the end of June and will then be followed by further modelling work to consider mitigation measures, but to also consider the other proposed housing and employment sites.

Infrastructure Delivery Plan

7.3 The first stage of this study was completed in 2022 and established a baseline position across a broad range of infrastructure. This was reported to the 8 December 2022 meeting of this committee. The second stage is to consider the future infrastructure requirements for each of the proposed housing and employment sites. This is initially concentrating on all infrastructure types other than transport which will then be considered once the outcome from the transport modelling work is known. A final report is anticipated in the autumn.

Viability Study

7.4 The purpose of this study is to consider the viability implications for the proposed housing and employment allocations arising from the various policy and infrastructure requirements. This work will need to tie in with the transport modelling and again is scheduled to be completed in the autumn.

Open space study

7.5 Work is being commissioned jointly with leisure services to:

- update the existing playing pitch strategy;
- undertake an assessment of the quantity and quality of open spaces (e.g. parks, playing fields);
- assess the current supply and demand for a broad range of sports; and
- assess the current supply and demand for community facilities.

Freeport proposals

7.6 That part of the proposed Freeport that is located in North West Leicestershire has now been accorded status as a development of national significance for which development consent is required as allowed under section 35(1) of the Planning act 2008 (as amended). This means that the Secretary of State will make a final decision as to whether the proposal, when submitted, should be approved or not. The District Council will be a

consultee rather than the decision maker. This may have implications for the Local Plan which officers are currently considering.

Policies and other considerations, as appropriate	
Council Priorities:	Insert relevant Council Priorities: <ul style="list-style-type: none"> - Planning and Regeneration - Clean, green and zero carbon - Communities and Housing
Policy Considerations:	The National Planning Policy Framework requires that plans meet the development needs of their area.
Safeguarding:	None discernible
Equalities/Diversity:	An Equalities Impact Assessment of the Local Plan review will be undertaken as part of the Sustainability Appraisal.
Customer Impact:	As noted, in the report, all comments received to the consultation will be published shortly.
Economic and Social Impact:	The decision, of itself, will have no specific impact. The new Local Plan as a whole will aim to deliver positive economic and social impacts and these will be recorded through the Sustainability Appraisal.
Environment and Climate Change:	The decision will have no specific impact; however, the new Local Plan as a whole will aim to deliver positive environmental and climate change impacts and these will be recorded through the Sustainability Appraisal.
Consultation/Community Engagement:	The consultation was undertaken in accordance with the Council's approved Statement of Community Involvement
Risks:	A risk assessment for the Local Plan Review has been prepared and is kept up to date. As far as possible control measures have been put in place to minimise risks, including regular Project Board meetings where risk is reviewed.
Officer Contact	Ian Nelson Planning Policy and Land Charges Team Manager ian.nelson@nwleicestershire.gov.uk

Local Plan Exhibitions summary of comments/issues

Kegworth - Monday 5 February (50 attendees)

HMOs

- Concern that there are too many HMOs
- Concern that planning applications are always approved
- Issues – lack of parking, loss of family homes, students not invested in the village
- Policy H8 – general support for the concept of a threshold and for parking requirements
- Concern that it already is 'too late' for the policy – the horse has bolted
- The proposed policy discriminates against students. Questions raised over the evidence used to demonstrate that there is actually an 'issue' with the number and concentration of HMOs.
- Evidence is only anecdotal. What evidence is there for increase parking requirements, i.e. the Article 4 direction report identified a link between HMOs and parking could not be evidenced.

Computer centre site

- Regarded as a good site for redevelopment – housing, supermarket
- What is going to happen to it?

Housing Permissions

- Permission for 251 houses on exhibition board is misleading. Should state that this comprises 2 permissions.
- Map appears to illustrate that the playing fields will be built on.

Employment allocations

- Loss of productive agricultural land (when the country needs to be more self-sufficient)

Infrastructure

- Concern that development (e.g. Slack & Parr site which is u/c) puts further pressure on facilities (esp. schools and GP) and no additional capacity is created. Impacts on existing residents.

General

- Kegworth isn't on the council's radar compared with e.g Coalville, Ashby because it is in the north of the district
- a supermarket is needed

Diseworth - Tuesday 6 February (100+ attendees)

Overall

- Diseworth will be changed fundamentally – it won't be a rural village any longer
- Development should go elsewhere
- loss of countryside - impacts on a) rural setting of the village; b) countryside walks from the village;
- Diseworth is a heritage village
- Traffic. Route N/S though the village is a rat run when there are problems on M1/A42 and it will be made much worse.

Freeport site

- large sheds will dominate Diseworth
- poor quality jobs
- more large warehousing units are not needed. Units have been built and stand empty e.g. EM Distribution Centre, units on A453
- Loss of productive agricultural land (when the country needs to be more self-sufficient)
- it is a fait accompli.
- NWLDC is complicit in the designation of the Freeport. Information is being withheld.
- Ecology impacts
- Opposition to the concept of Freeports

Isley Woodhouse

- It will be a commuter village – don't agree that people will work locally
- Houses will be too expensive for a) local workers; b) young people
- Too large – it is a small town
- Isley Walton will be surrounded by development
- There are better places for a new settlement like this (e.g. south of Leicester)
- Loss of productive agricultural land (when the country needs to be more self-sufficient)
- Roads can't cope
- Flooding in Diseworth (and Long Whatton) – history of flooding caused by EMA

Land at Park Lane, Castle Donington

- Should be an exemplar for carbon neutral housing.
- Include significant walking/cycling route and limit car parking spaces

Approach to the consultation

- Concern that Parish Councils and the residents were only given short notice of the Public Consultation Events.

Castle Donington Wednesday 7 February (70 attendees)
(additional points only)

- 'Watering down' of proposals by developers after initial outline permission
- Why aren't new homes being built with solar panels
- Need for a leisure centre in CD
- Relief road isn't used

Isley Woodhouse

- Concern that the new settlement is not viable, based on the likely costs of infrastructure e.g.
 - Pumping stations will be needed to pump to Castle Donington sewerage works (uphill). (who maintains the pumping stations?)
 - Cost of gas mains to the site (but aren't we meant to be moving away from gas heating?)
 - Large amounts of the site will be needed to deal with surface water run off.
- Have we consulted residents of **Melbourne** who will be deeply affected by the development of this site?

Land at Park Lane, Castle Donington

- Scepticism that Stud Brook Hollow will be protected. Not clear who would manage/protect it during construction and beyond
- Scepticism that GP services will be delivered (based on what has happened on the development to the east) (see general comment above re 'watering down' of proposals)

Coalville - Monday 12 February (50 attendees)

General

- Complaints about SE Coalville – particularly the lack of direct pedestrian and cycle links
- Scepticism that what is promised and what is delivered is very different
- Coalville Urban Area (Hugglescote) has had its share of development, no more is needed
- Coalville Urban Area needs a new primary school
- Parts of Coalville have issues with HMOs – possibility of Article 4 raised (Cllr Terri Eynon).
- Michael Miller (Leicestershire Local Access Forum) flagged representations the LAS would be making – where is our general policy on safeguarding of public rights of way? Flagged issues with PROWs around Isley Walton (farmer blocking access etc.). He also flagged that the extended Ibstock site crosses parish boundaries. The northern part site is in Hugglescote and Donington le Heath and protected by development from the Neighbourhood Plan.
- General concern about impact on infrastructure – schools, doctors etc
- Flooding on Broom Leys Road site – no watercourse so presumably just due to the amount of water?

Ellistown

- Concerns about traffic impact of the two proposed developments – particularly from the employment site

Measham Wednesday 14 February (43 attendees)

General

- View that Measham is escaping major development this time
- General concern about lack of infrastructure, congestion
- Quite a number of the attendees have highlighted an increase in the flooding on farmland and in a number of the smaller villages (Clifton Mill, Clifton Campville) since the Mercia Park development. Questions raised whether the SUDs are doing the job needed and if they are sufficient? Surface Water has been raised as a result of the loss of greenfield land – cumulative impact i.e. Mercia Park development, housing development in Ashby, Measham and Blackfordby.

J11 A/M42

- More warehousing not needed. Empty units on A5 and elsewhere.
- Loss of agricultural land.
- Congestion at J11
- Little public transport (suggested that there is only one bus service/day serving Mercia Park which does not match shift pattern)
- Rat running through and around Measham when A42 closed will be exacerbated
- Will make flooding worse – flows in River Mease is already high

Donisthorpe site

- Land is unstable

Ibstock – Thursday 15 February (50 attendees)

General

- We shouldn't be building on the countryside, we have our policies all wrong, we should be regenerating the towns and we should be finding sites rather than asking for people to submit them.
- Ellistown Town Football Club will be impacted by new development (more demand) and needs more funding / facilities, is it possible to fund through S106?
- Schools, healthcare, traffic

Ib18

- Important archaeology on this site (Roman)
- Most in favour of a link road, some felt it wouldn't be used
- Existing issues with road safety on Leicester Road
- Interest in self-build plot
- Ecology is important issue to consider – several people concerned about proximity to Kelham Bridge to the north.
- Ibstock Bowls Club needs a new venue after Miners Club shut down, could it be provided on this site?
- Reference to existing underground storage tank leaking?
- Part of site lies in Hugglescote and Donington le Hetah Parish area

Limits to development

- Queries about the parcel of land that is not Ib18 but is now included in the limits – what does this mean for this piece of land?

Emp 24 (Ellistown)

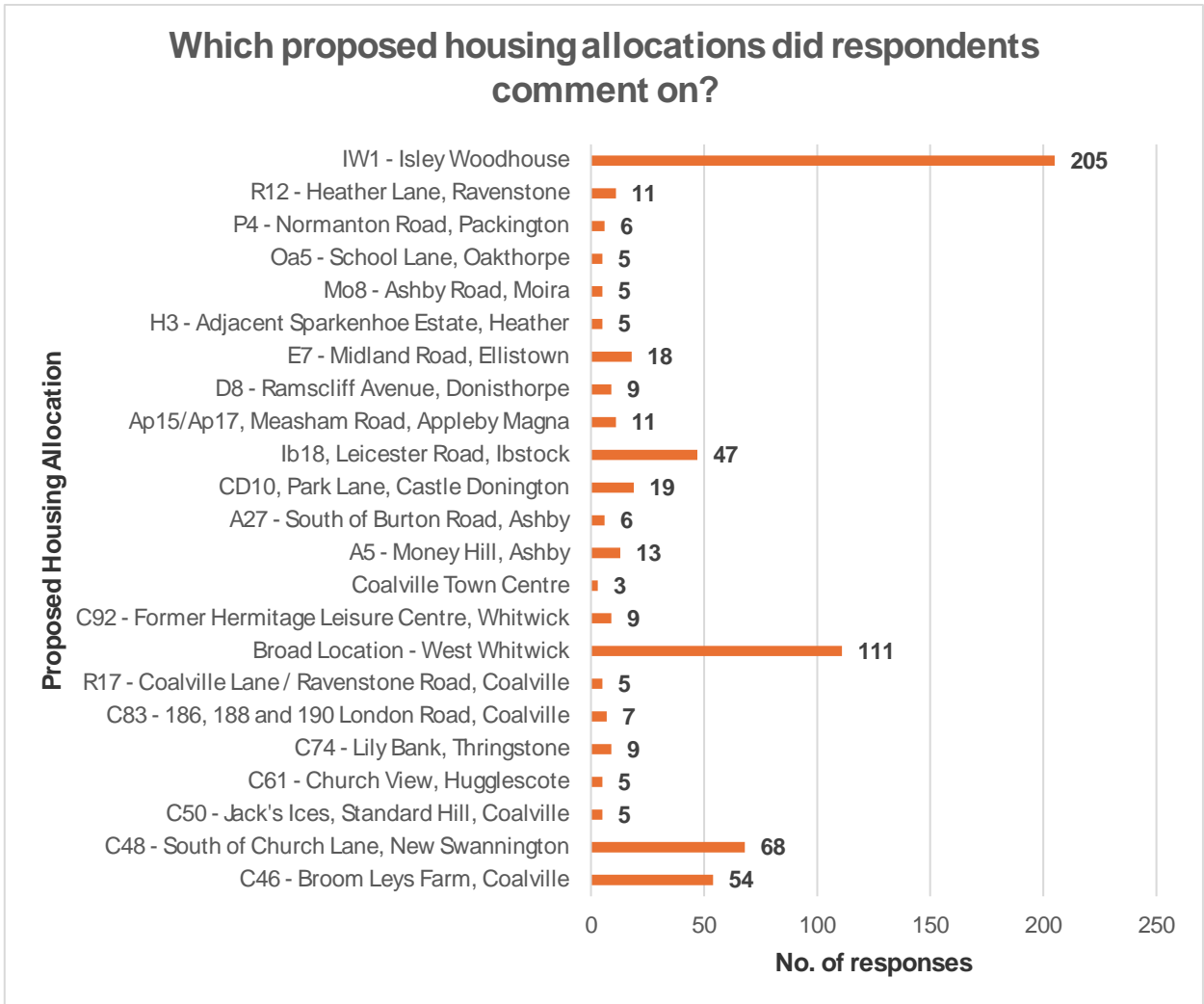
- Light and noise pollution and other impacts on residential amenity
- Units need to be small, not large warehouses due to impact on area
- Land rises up from Midland Road, potential impact of any employment buildings on the landscape, would be visible from Hugglescote

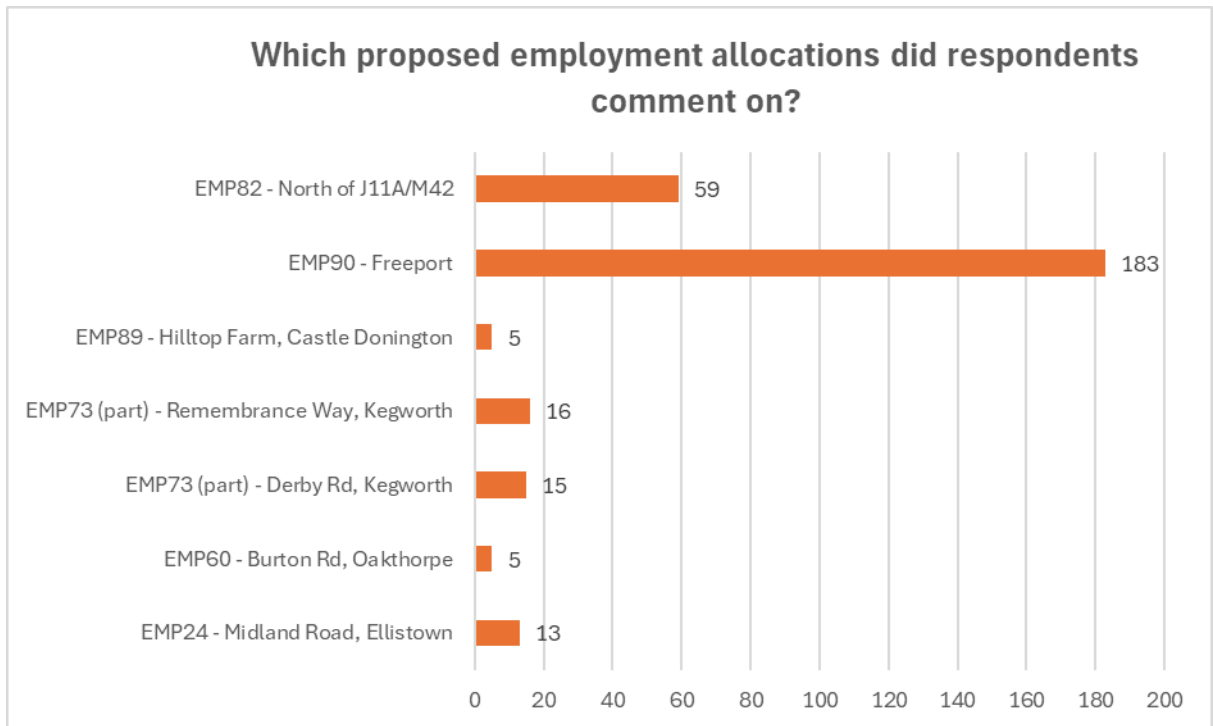
Potential housing Ravenstone

- Spoke to owner of land not included in SHELAA but which has subsequently been put forward (R18?)

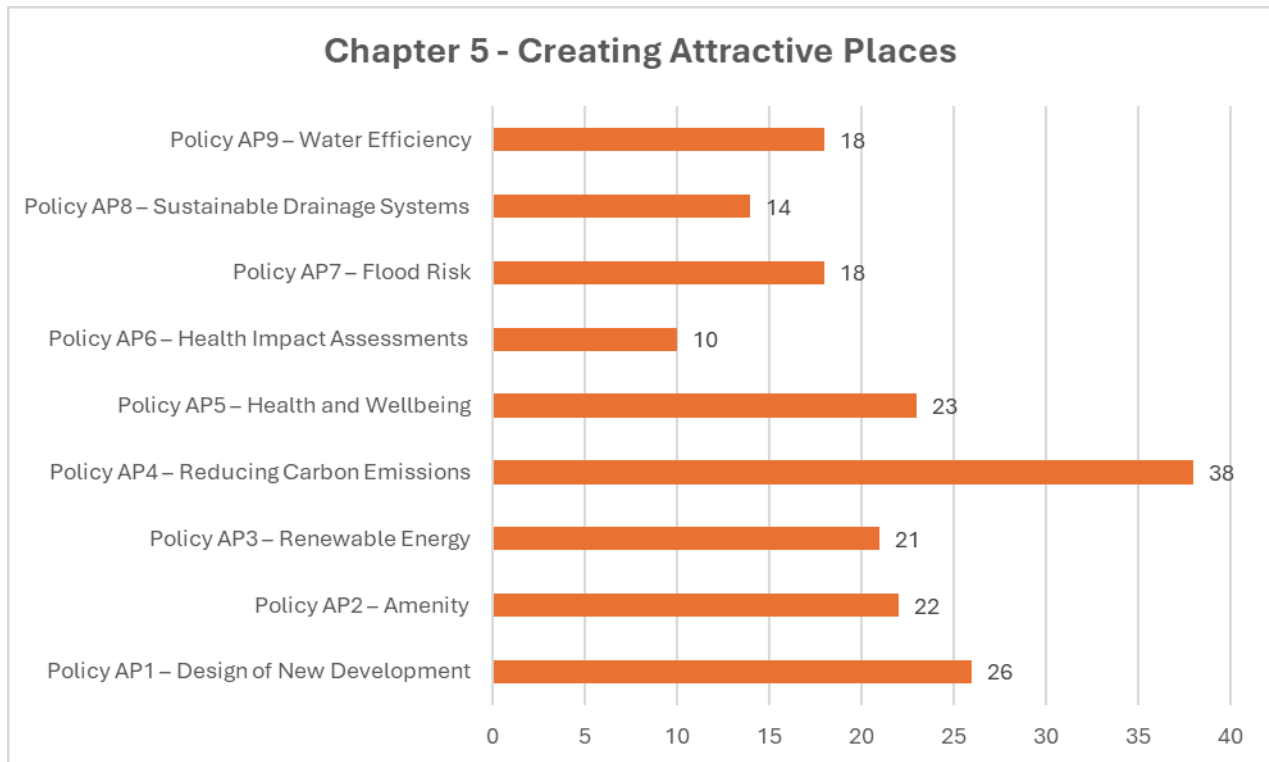
Responses from local residents or business in North West Leicestershire by settlement

Diseworth	154
Whitwick	111
Coalville	48
Ibstock	33
Coleorton	32
Kegworth	18
Castle Donington	7
Isley Walton	7
New Swannington	6
Thringstone	4
Breedon on the Hill	4
Hugglescote	4
Long Whatton	4
Appleby Magna	3
Swannington	2
Ravenstone	2
Ellistown	2
Wilson	2
Belton	2
Measham	1
Donington-le-Heath	1
Moira	1
Donisthorpe	1
Packington	1
Peggs Green	1

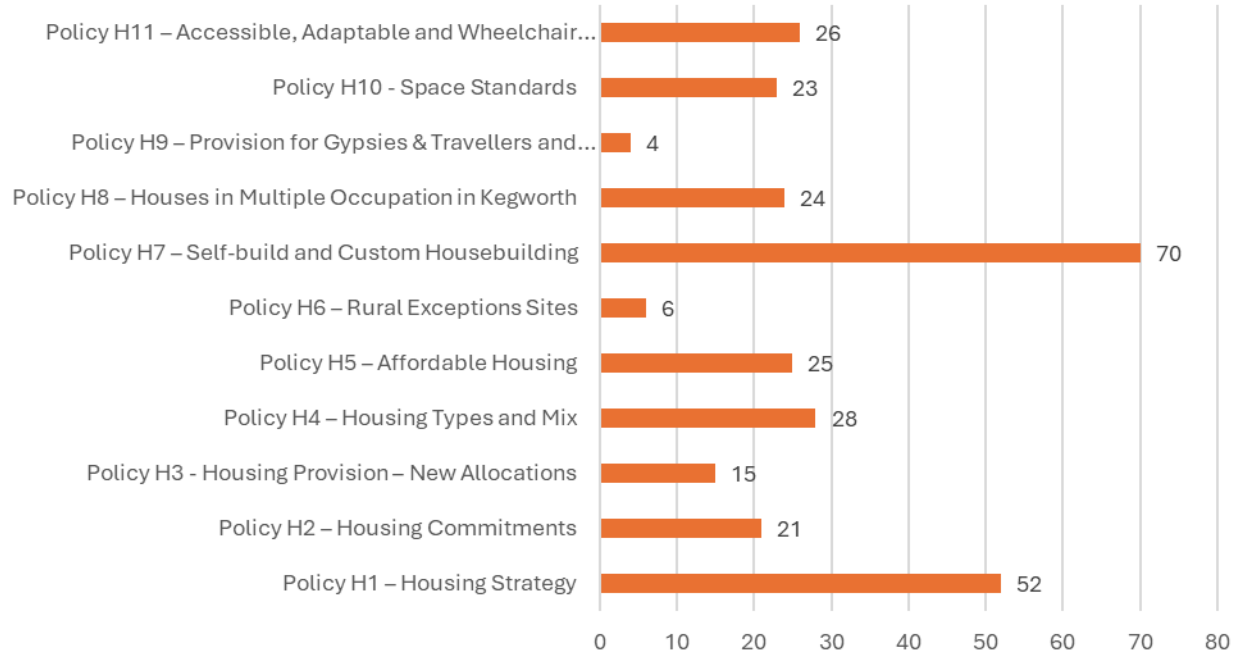




Comments received by chapter



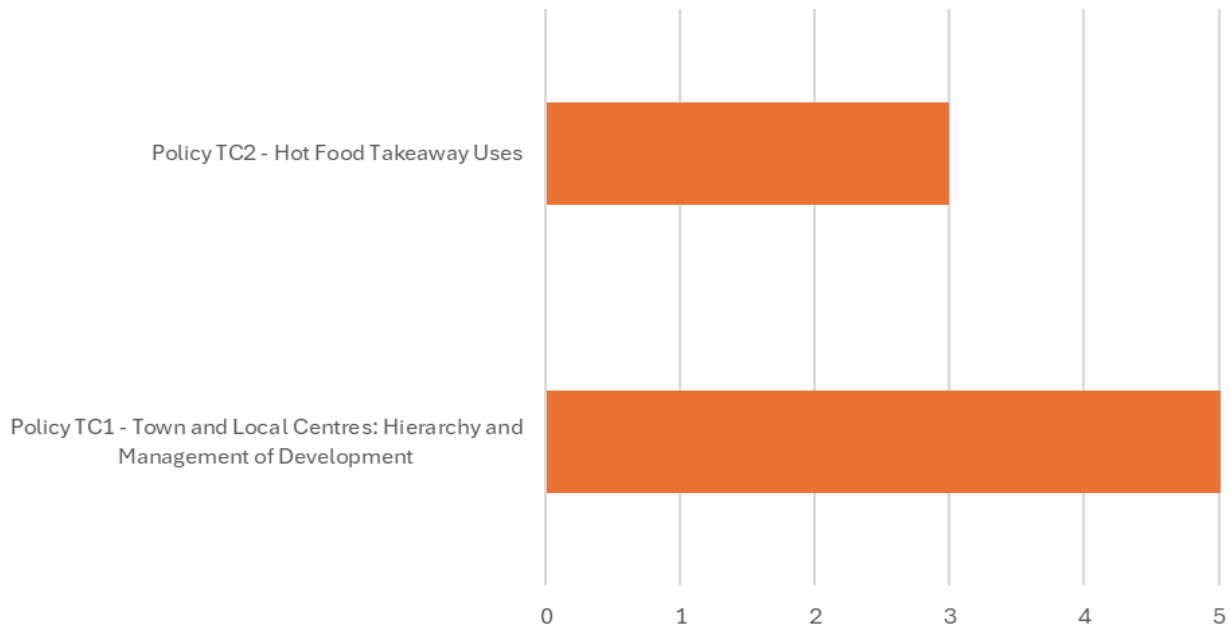
Chapter 6 - Housing



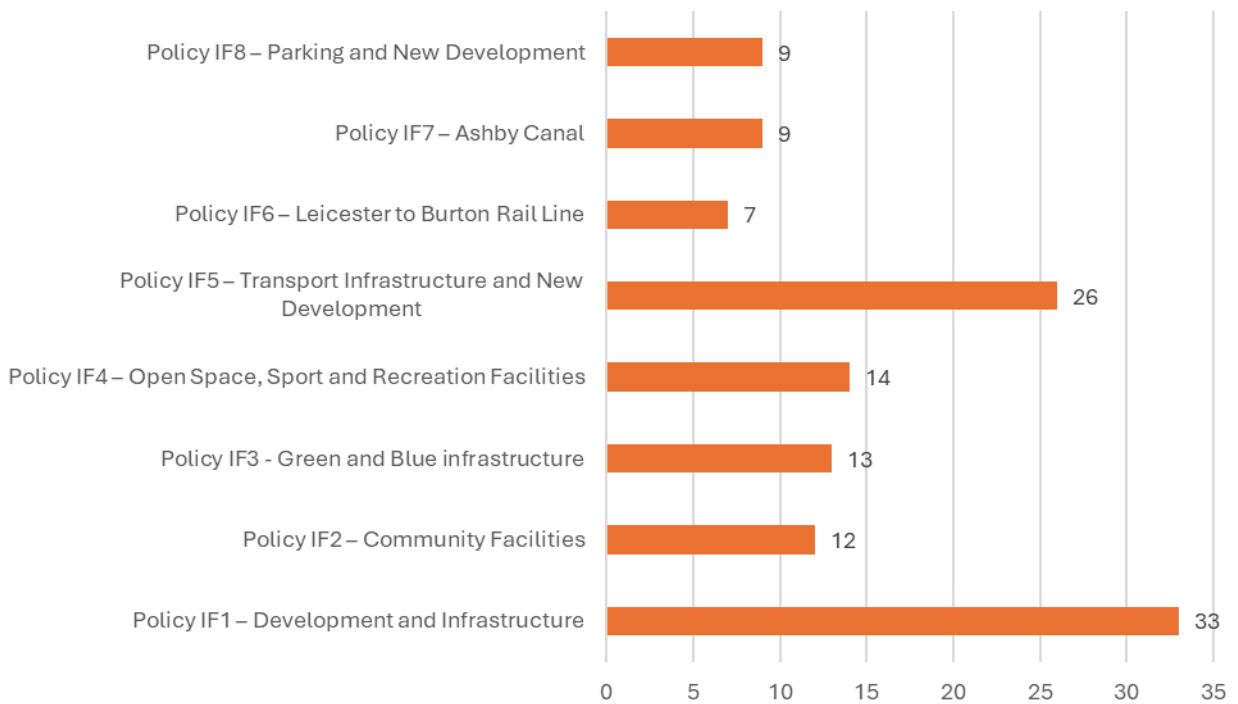
Chapter 7 - The Economy



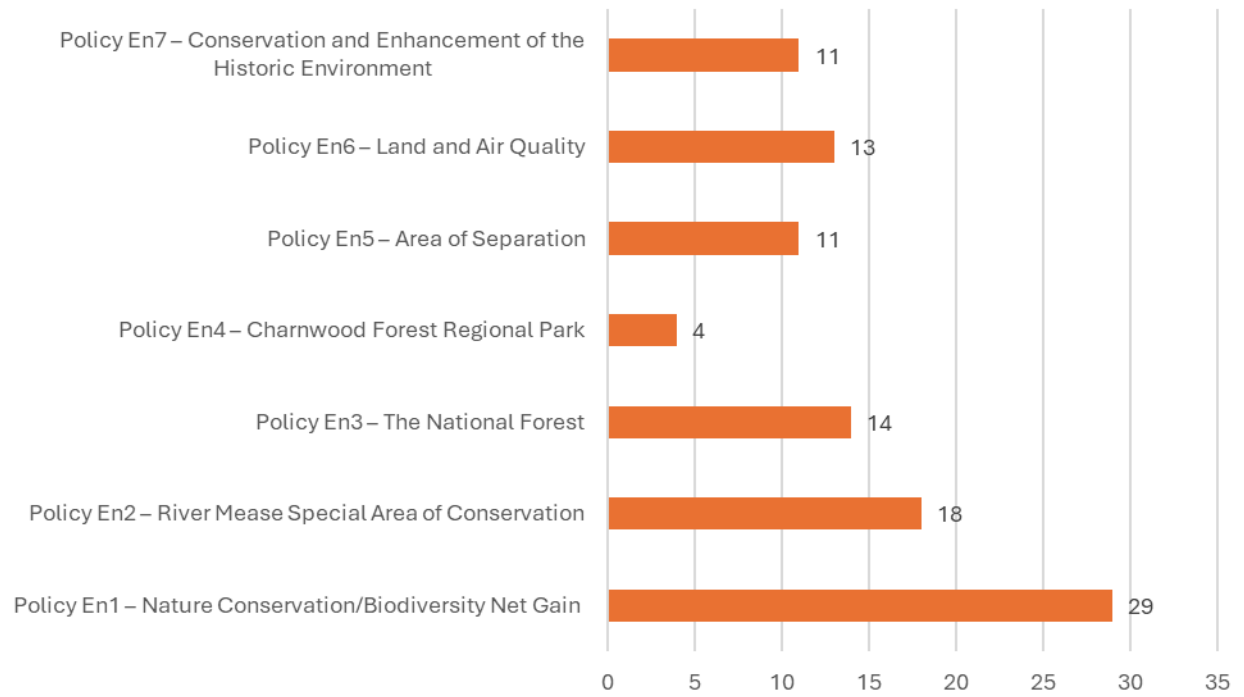
Chapter 8 - Town and Local Centres



Chapter 9 - Infrastructure and Facilities



Chapter 10 - Environment



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NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL
LOCAL PLAN COMMITTEE – WEDNESDAY, 22 MAY 2024



Title of Report	HOUSING AND EMPLOYMENT LAND UPDATE	
Presented by	Joanne Althorpe Principal Planning Policy Officer Sarah Lee Principal Planning Policy Officer	
Background Papers	Leicester and Leicestershire Statement of Common Ground (July 2022) North West Leicestershire: the need for employment land (November 2020) Leicester and Leicestershire Strategic Distribution Study (2021)	Public Report: Yes
Financial Implications	The cost of monitoring housing and employment land are met by existing budgets. Signed off by the Section 151 Officer: Yes	
Legal Implications	The Local Plan must be based upon robust and up-to-date evidence. Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	None identified. Signed off by the Head of Paid Service: Yes	
Purpose of Report	To provide an update on housing and employment land supply as of April 2024.	
Recommendations	THAT THE LOCAL PLAN COMMITTEE NOTES THE HOUSING AND EMPLOYMENT LAND POSITION AS AT APRIL 2024 AS SET OUT IN THE REPORT.	

1.0 BACKGROUND

- 1.1 Local Plans must provide sufficient housing and employment land to meet identified needs. Officers update the position annually, at the start of each monitoring year. Monitoring years run from 1 April to 31 March.

1.2 This report sets out the position at the start of the 2024/25 monitoring year and will inform the Regulation 19 version of the Plan. The report confirms:

For housing:

- how many dwellings were completed in the last monitoring year (1 April 2023 to 31 March 2024).
- how many homes have been completed since the start of the new Local Plan period (1 April 2020 to 31 March 2024).
- the number of homes under construction or with planning permission that is expected to be completed by the end of the plan period (31 March 2040).
- the residual number of homes to be allocated in the Local Plan.

For employment:

- the up-to-date requirement for, and supply of, general employment floorspace
- sites with planning permission for strategic distribution.

2.0 HOUSING

2.1 The new Local Plan requirement for North West Leicestershire is 686 dwellings per year (2020 to 2040). This is set out in the Leicester and Leicestershire Statement of Common Ground (June 2022) and was agreed at a meeting of this Council on 6 September 2022.

2.2 At its meeting on 12 July 2022, this Local Plan Committee also agreed to include a flexibility allowance equal to 10% of the residual housing requirement.

2.3 In the last monitoring year (1 April to 31 March 2024), a net total of 564 dwellings were completed (1 April 2023 to 31 March 2024).

2.4 Since the beginning of the new Local Plan period (1 April 2020 to 31 March 2024), a net total of 2,959 dwellings have been built. This is 215 dwellings above the requirement for the same period (2,744 dwellings / 686 dwellings x four years).

2.5 **Table 1** below updates the housing land supply position as of 1 April 2024.

Table 1: Housing Land Supply Position at 1 April 2024

		No. of dwellings
A	Annual housing requirement	686
B	Housing requirement 2020 to 2040 (A x 20)	13,720
C	Completions 1 April 2020 to 31 March 2024	2,959
D	Residual requirement at 1 April 2024 (B-C)	10,761
E	10% flexibility requirement (D x 10%)	1,076
F	Commitments from major sites (10+ dwellings) 2024 to 2040	6,347
G	Residual requirement to be allocated in Local Plan ((D+E)-F)	5,490

2.6 The commitments referred to in row F are predominantly dwellings currently under construction or with planning permission. The figure also includes:

- One site with a resolution to grant planning permission (101 dwellings at Waterworks Road, Coalville);

- Approximately 1,200 dwellings at Money Hill, currently allocated in the adopted Local Plan;
- Two Neighbourhood Plan allocations (14 dwellings at 31 Main Street Blackfordby and 12 dwellings at St George’s Hill, Swannington); and
- 677 dwellings with planning permission (251 in Kegworth and 426 in Measham) which are expected to be built following the cancellation of the eastern leg of HS2.

2.7 Officers are currently preparing a detailed housing trajectory as part of the annual Five Year Housing Land Supply Assessment.

2.8 Based on the information in Table 1, the Local Plan will need to make provision for a minimum of 5,490 dwellings.

2.9 The Proposed Housing and Employment Allocations for Consultation (January 2024) consulted on potential housing allocations totalling 5,466 dwellings. This figure does not include 1,200 dwellings at Money Hill which are an existing Local Plan commitment and includes 1,900 dwellings at Isley Woodhouse. Following the end of the consultation and as progress is made towards the Regulation 19 plan, officers will be reviewing the suitability of the proposed housing allocations, as well as their capacity and when in the Local Plan trajectory they could be delivered.

3.0 EMPLOYMENT

3.1 As for housing, officers monitor progress on sites which have planning permission for employment uses. Planning permissions for ‘general employment’ are monitored, namely offices, industry and smaller-scale warehousing/distribution (units up to 9,000sqm) and also those for strategic-scale warehousing (9,000+ sqm).

General employment

3.2 The employment land supply has been updated with the permissions granted during the last 12 months (April 2023-March 2024). Table 3 shows this up to date position and compares it with the employment land requirements in the ‘North West Leicestershire: the need for employment land’ report (‘the Stantec study’) which provides the evidence base for the new Local Plan.

Table 3: Employment land supply at 1 April 2024

		Offices (sqm)	Industrial/non-strategic Warehousing (sqm)
A	Stantec Requirement (2017 – 40)	59,590	195,500
B	Losses allowance (2026-40)	3,180	51,577
C	Flexibility margin	10,946	77,653
D	TOTAL REQUIREMENT (A+B+C)	73,716	324,730
E	Net completions (2017 – 24)	13,701	87,471
F	Net permissions	14,644	77,436
G	Allocation (Money Hill)	31,980	42,640
H	TOTAL SUPPLY at 1 April 2024 (E+F+G)	60,325	207,547
	Residual requirement (2024-40)	Up to 13,391sqm (=2.23Ha) *	At least 117,183sqm (=29.3Ha)*

* land areas calculated using the conversion factors (‘plot ratios’) from the Stantec study.

- 3.3 Consistent with previous years, a losses allowance (Line B) is included to compensate for employment floorspace put to alternative uses over the lifetime of the new plan (e.g. empty offices being converted to homes) and also a flexibility allowance (Line C) as a contingency against planning permissions not coming forward when expected and/or delivering less floorspace than anticipated.
- 3.4 The position at April 2023 provided the basis for the recent new Local Plan consultation:

	Offices (sqm)	Industrial/non-strategic warehousing (sqm)
Residual requirement (2023-40)	Up to 10,506 sqm (=1.75Ha)	At least 114,562 sqm (=28.64Ha)

- 3.5 The amount of additional floorspace needed has increased marginally from the April 2023 position. This may seem unexpected, but employment land supply can fluctuate year on year. In this case, the main reason for the office increase is because some planning permissions have expired without being implemented. This is also the case for industry/smaller warehousing although a degree of double counting has also been found and this has been corrected in the 2024 position.
- 3.6 This 2024 position is important because it is likely to be the one used in the next, 'pre-submission' version of the new Local Plan. Whilst on the face of it these figures suggest that the overall amount of employment land needed is broadly the same as outlined in the most recent Local Plan consultation, additional factors require consideration before recommendations on the content of the pre-submission plan are made, including:
 - A reasoned position on the likely supply of new office space
 - Employment land capacity at Money Hill
 - More detailed consideration of the representations made during the recent consultation with respect to a) employment land evidence; b) challenges to the Council's employment land supply calculations; c) site-specific matters.

Strategic warehousing

- 3.7 The Leicester and Leicestershire Strategic Distribution Study (2021) identified a need for an additional 768,000 sqm (307 hectares) of strategic scale warehousing at rail served sites and 392,000 sqm (112 hectares) at non-rail served sites across Leicester and Leicestershire for the period 2020-41.
- 3.8 Further work has been commissioned to assess how to geographically meet the needs identified in the study within Leicester and Leicestershire. The outcomes of this work will inform (but not dictate) the plan's approach to strategic distribution and will be reported to a future meeting of this committee.
- 3.9 In the meantime, the sites which currently have planning permission for strategic warehousing are listed below:
 - a) G-Park, Ashby (Ex Lounge site) - 63,992sqm (plus ancillary offices)
 - b) Equities Park, Sawley (Land at Netherfield Lane) - 64,660 sqm (plus 8,125sqm non-strategic floorspace)
 - c) Land south of J1 A50 – outline permission for up to 92,500sqm industry/strategic warehousing

- 3.10 These are all road-served sites although sites b) and c) are close enough to East Midlands Gateway for occupiers to potentially make use of the rail freight services there. In addition, land identified under Local Plan Policy Ec1c adjacent to the Aldi Distribution Centre at Sawley has capacity for some 60,000sqm. It is also understood that a brand-new unit at Mercia Park (J11 A42) is currently on the market (18,580sqm).

Policies and other considerations, as appropriate	
Council Priorities:	The Council Priorities (2023-28) which the new Local Plan will help deliver are: <ul style="list-style-type: none"> - Planning and regeneration - Communities and housing - Clean, green and Zero Carbon
Policy Considerations:	The National Planning Policy Framework requires that plans meet the development needs of their area.
Safeguarding:	None discernible.
Equalities/Diversity:	An Equalities Impact Assessment of the Local Plan review will be undertaken as part of the Sustainability Appraisal
Customer Impact:	None discernible.
Economic and Social Impact:	The decision will have no specific impact, however, the new Local Plan as a whole will aim to deliver positive economic and social impacts and these will be recorded through the Sustainability Appraisal.
Environment, Climate Change and zero carbon:	The decision will have no specific impact, however, the new Local Plan as a whole will aim to deliver positive environmental and climate change impacts and these will be recorded through the Sustainability Appraisal.
Consultation/Community/Tenant Engagement:	None.
Risks:	None applicable – this report is to be noted only and no decision is required
Officer Contact	<p>Housing Joanne Althorpe Principal Planning Policy Officer joanne.althorpe@nwleicestershire.gov.uk</p> <p>Employment Sarah Lee Principal Planning Policy Officer sarah.lee@nwleicestershire.gov.uk</p>

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