

# NORTH WEST LEICESTERSHIRE LOCAL PLAN: CORE STRATEGY SCHEDULE OF PROPOSED SIGNIFICANT CHANGES- MARCH 2013

Proposed significant changes to the Pre-Submission version (April 2012)

Insertion

~~Deletion~~

Change Reference	Pre-Submission version Para/ Policy/ Appendix	Original Text	Proposed Change	Reason for Change
S1	4.1		<p><i>New policy:</i>  <b><u>Policy CS1A: Presumption In Favour of Sustainable Development</u></b>  <u>When considering development proposals North West Leicestershire District Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</u></p> <p><u>In addition, North West Leicestershire District Council will seek to involve local communities in shaping development proposals when they are forthcoming.</u></p> <p><u>Planning applications that accord with the policies in this Local Plan Core Strategy (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</u></p>	NPPF compliance

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			<p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</u></p> <p><u>1 Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u></p> <p><u>2 Specific policies in that Framework indicate that development should be restricted.</u></p>	
S2	CS1	<p><b>Policy CS1: District Housing Provision</b></p> <p>Provision will be made for at least 9,700 new homes (an average of 388 per annum) in the district over the period 2006 to 2031.</p>	<p><b>Policy CS1: District Housing Provision</b></p> <p>Provision will be made for at least 9,700 new homes (an average of 388 per annum) in the district over the period 2006 to 2031.</p> <p><u>The District Council will co-operate with planning authorities in the Leicester &amp; Leicestershire Housing Market Area on the preparation of an update of the Strategic Housing Market Assessment (SHMA) (so that it accords with the requirements of National Planning Policy Framework, paragraph 159).</u></p> <p><u>If the updated SHMA indicates that housing provision within the District needs to be at least 10% greater or less than currently planned, a review of the Core Strategy's housing provision</u></p>	NPPF Compliance, flexibility, Duty to Cooperate

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		<p><b>We will know Policy CS1 is working if-</b> Over the period 2006 to 2031, at least 9,700 new homes are built.</p> <p><b>We will implement Policy CS1 by-</b> Allocating land for development Determining planning applications</p>	<p><u>will commence within six months of the publication of the SHMA.</u></p> <p><b>We will know Policy CS1 is working if-</b> Over the period 2006 to 2031, at least 9,700 new homes are built. <u>Over the period 2006 to 2016 at least 3,060 houses have been completed.</u> <u>Over the period 2006 to 2021 at least 6,420 houses have been completed</u> <u>Over the period 2006 to 2026 at least 9,030 houses have been completed</u></p> <p><b>We will implement Policy CS1 by-</b> <u>Supporting the preparation of an update of the Leicester and Leicestershire Strategic Housing Market Assessment</u></p> <p>Allocating land for <u>housing development in the Allocations and Development Management Policies DPD</u></p> <p>Determining planning applications</p>	
S3	CS2	<p><b>Policy CS2: District Employment Provision</b> Provision will be made for at least 134 hectares of employment land for B1 Business, B2 general industrial and B8 Storage or distribution uses (as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)) in the District over the period 2006 to 2031.</p>	<p><b>Policy CS2: District Employment Provision</b> Provision will be made for at least <del>134</del> 164.434 hectares of employment land for B1 Business, B2 general industrial and B8 Storage or distribution uses (as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)) in the District over the period 2006 to 2031.</p>	Accuracy

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		<p><b>We will know Policy CS2 is working if-</b></p> <p>Over the period 2006 to 2031, at least 134ha of new employment land is developed.</p>	<p><b>We will know Policy CS2 is working if-</b></p> <p>Over the period 2006 to 2031, at least <del>134</del> <u>164</u>ha of new employment land is developed.</p>	
S4	CS3	<p><b>Policy CS3: East Midlands Airport</b></p> <p>The Council will provide for the operational growth of East Midlands Airport having regard to its impact on local communities and the wider environment, and the need to increase the number of employees and visitors travelling to the airport by means other than the private car:</p> <p>A Development within the boundaries of the airport, as defined on the Proposals Map, will be restricted to airport operational development only;</p> <p>B Noise-sensitive development, particularly housing, will be resisted where it can be demonstrated that the noise levels associated with the airport would be detrimental to the occupiers or users of any such development;</p> <p>C Seek to ensure that any new operational development should minimise its impact upon the environment (including making appropriate provision for renewable energy) and the local highway network;</p> <p>D Work with the Airport and other partners to seek to maximise accessibility to the airport, particularly from Priority Neighbourhoods, by public transport and other sustainable means of travel in preference to the use of the car. This would include implementing and periodically reviewing the airport Surface Access Strategy and the preparation of Green Travel Plans in support of planning</p>	<p><b>Policy CS3: East Midlands Airport</b></p> <p>The Council will provide for the operational growth of East Midlands Airport <u>whilst</u> having regard to its impact on local communities and the wider environment, and the need to increase the number of employees and visitors travelling to the airport by means other than the private car:</p> <p>A <del>New d</del><u>D</u>Development within the boundaries of the airport, as defined on the Proposals Map, will be restricted to airport operational <del>development – uses only, including:</del></p> <ol style="list-style-type: none"> <li>i. <u>Operational Facilities and infrastructure;</u></li> <li>ii. <u>Passenger and terminal facilities;</u></li> <li>iii. <u>Cargo facilities and infrastructure;</u></li> <li>iv. <u>Airport ancillary infrastructure;</u></li> <li>v. <u>Landscape works; and</u></li> <li>vi. <u>Internal highways and associated infrastructure.</u></li> </ol> <p>B Noise-sensitive development, particularly housing, will be resisted where it can be demonstrated that the noise levels associated with the airport would be detrimental to the occupiers or users of any such development;</p> <p>C Seek to ensure that any new operational development should minimise its impact upon the environment (including making appropriate provision for renewable energy) and the local highway network;</p> <p>D Work with the Airport and other partners to</p>	Clarification

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		<p>applications;</p> <p>E Work with the Airport and other partners, including local communities, to seek to minimise the environmental impact of operations at and connected with the airport;</p> <p>F Any further consolidation or development at the Airport related to night flights will require the application of stringent controls over night-time noise.</p> <p><b>We will know Policy CS3 is working if-</b> The targets of the East Midlands Airport Masterplan are being met. The proportion of employees accessing the airport by means other than single car occupancy increases to 30% and, for passengers, 10%.</p> <p><b>We will implement Policy CS3 by-</b> Collaborating with East Midlands Airport Consulting with local communities Determining planning applications</p>	<p>seek to maximise accessibility to the airport, particularly from Priority Neighbourhoods, by public transport and other sustainable means of travel in preference to the use of the car. This would include implementing and periodically reviewing the <u>existing</u> airport Surface Access Strategy and the preparation of Green Travel Plans in support of planning applications;</p> <p>E Work with the Airport and other partners, including local communities, to seek to minimise the environmental impact (<u>including noise</u>) of operations at and connected with the airport;</p> <p>F Any further consolidation or development at the Airport related to night flights will require the application of stringent controls over night-time noise.</p> <p><b>We will know Policy CS3 is working if-</b> The targets of the East Midlands Airport Masterplan are being met. The proportion of employees accessing the airport by means other than single car occupancy increases to 30% and, for passengers, 10% <u>by 2016</u>.</p> <p><b>We will implement Policy CS3 by-</b> Collaborating with East Midlands Airport Consulting with local communities Determining planning applications <u>Reviewing the boundary of the airport as part of the Allocations and Development Management</u></p>	

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			<p><u>Policies DPD</u></p> <p>Insert in to the glossary the following</p> <p><b><u>Airport Operational Uses</u></b></p> <p><u>Operational Facilities and infrastructure including:</u></p> <p><u>Runways and taxiways; Airport apron and handling services buildings and facilities; Aircraft fuelling and storage facilities; Emergency services and control authorities services; Control tower, air traffic control accommodation, ground and air navigation aids, airfield and approach lighting; Facilities for the maintenance, repair and storage of service vehicles; Airfield drainage facilities.</u></p> <p><u>Passenger and terminal facilities including:</u></p> <p><u>Terminal facilities including passenger handling, lounges, baggage handling catering and retail; Administrative accommodation for airlines, handling agents, tour operators, airport authority and Government agencies; Public and staff car parking; Public transport facilities including buses, coaches and taxis; Facilities for general and business aviation (including air taxi, helicopter and private use).</u></p>	

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			<p><u>Cargo facilities including:</u></p> <p><u>Freight forwarding and handling facilities and bonded warehouses; Associated accommodation for airline agencies, freight forwarders, integrators and Government agencies; Lorry parking for vehicles employed in activities related to the airport, fuelling and servicing facilities; In-flight catering and flight packaging facilities.</u></p> <p><u>Airport ancillary infrastructure including:</u></p> <p><u>Car rental, maintenance and storage facilities; Hotel accommodation; Training centres for airlines and airport related services; Ancillary office accommodation; Maintenance facilities for aircraft and avionics; Petrol filling stations; Utility infrastructure including sewage, waste, telecommunications, water, gas and electricity.</u></p> <p><u>Landscape works including:</u></p> <p><u>_____ Planting, earth mounding and habitat creation</u></p> <p><u>Internal highways and infrastructure including:</u></p> <p><u>_____ Cycleways, footways and roadways</u></p>	

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S5	CS9	<p><b>Policy CS9: Development Adjoining Swadlincote</b>  Provision will be made for the extension of Swadlincote urban area into North West Leicestershire District where:</p> <p>A South Derbyshire District Council is able to demonstrate that it is required to meet the development needs of South Derbyshire District and Swadlincote, and is the most sustainable option for meeting those needs;</p> <p>B Water quality impacts on the River Mease SAC have been assessed in accordance with Policy CS33;</p> <p>C It is part of a larger, comprehensive development that incorporates land in South Derbyshire, and</p> <p>D The separate identity of Albert Village is protected.</p> <p>E North West Leicestershire District Council will cooperate with South Derbyshire District Council regarding the future planning of Boundary.</p>	<p><b>Policy CS9: Development Adjoining Swadlincote</b>  <u>The District Council will work with South Derbyshire District Council in respect of the future planning of the potential extension of the Swadlincote Urban Area through regular officer and member liaison as necessary.</u></p> <p><u>Accordingly, in the event that South Derbyshire District Council proposes regeneration development to the south-east of Swadlincote Town Centre and west of Woodville, p</u><del>Provision will be made for the extension of Swadlincote urban area into</del> <u>for development within</u> North West Leicestershire District <u>will be made</u> where:</p> <p>A South Derbyshire District Council is able to demonstrate that it is required <u>to assist with the delivery of a larger comprehensive scheme to meet the development needs of South Derbyshire District and Swadlincote, and is the most sustainable option for meeting those needs including provision of the Woodville Regeneration Route;</u></p> <p>B Water quality impacts on the River Mease SAC have been assessed in accordance with Policy CS33;</p> <p>C <del>It is part of a larger, comprehensive development that incorporates land in South Derbyshire, and</del></p> <p><del>D</del> The separate identity of Albert Village is protected.</p> <p><del>E North West Leicestershire District Council will cooperate with South Derbyshire District Council</del></p>	Clarification, Duty to Cooperate



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			<p><del>regarding the future planning of Boundary.</del></p> <p>Consideration will be given to the need to <u>prepare a joint Development Plan Document or Area Action Plan in co-ordinating any such cross boundary development.</u></p>	
S6	CS12	<p><b>Policy CS12: Town and Local Centres</b></p> <p>In North West Leicestershire, the hierarchy of centres is:</p> <p>Coalville is the primary Town Centre and is the preferred location for new Town and Local Centre Uses.</p> <p>Ashby de la Zouch, Castle Donington, Ibstock, Kegworth and Measham are centres where we will seek to enhance the diverse range of retail and non-retail services that meet day-to-day needs.</p> <p>North West Leicestershire District Council will plan for the management and growth of these centres by:</p> <p>A Defining the extent of the centres and, where appropriate, the Primary Shopping Area and Primary and Secondary Shopping Frontages. A1 Shop uses will be the dominant use on Primary Shopping</p>	<p><b>Policy CS12: Town and Local Centres</b></p> <p>In North West Leicestershire, the hierarchy of centres is:</p> <p>Coalville is the primary Town Centre and is the preferred location for new Town <del>and Local</del> Centre Uses.</p> <p>Ashby de la Zouch, Castle Donington, Ibstock, Kegworth and Measham are centres where we will seek to enhance the diverse range of retail and non-retail services that meet day-to-day needs.</p> <p>North West Leicestershire District Council will plan for the management and growth of these centres by:</p> <p>A Defining the extent of the centres and, where appropriate, the Primary Shopping Area and Primary and Secondary Shopping Frontages. A1 Shop uses will be the dominant use on Primary Shopping</p>	To bring plan up-to-date, clarification, NPPF compliance, new evidence

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		<p>Frontages;</p> <p>B Maintaining an up-to-date assessment of the need for land or floorspace for the main Town and Local Centre Uses. That assessment will take account of the quantitative and qualitative need for additional floorspace for different types of retail and leisure developments;</p> <p>C Having regard to the Hierarchy of Centres, identifying sites in the Centre, or failing that on the Edge of the Centre, capable of accommodating the need for additional retail and leisure floorspace;</p> <p>D Supporting a diverse range of Town and Local Centre Uses which appeal to a wide range of age and social groups, avoiding an over-concentration of uses in any one area;</p> <p>E Planning for a strong retail mix so that the retail offer meets the requirements of the local catchment area;</p> <p>F Taking measures to conserve and enhance the character and diversity of Town and Local Centres' built environments, and</p> <p>G Encouraging a diverse range of complementary evening and night-time uses</p>	<p>Frontages;</p> <p>B <u>Making provision in the Allocations and Development Management Policies Development Plan Document for additional retail floorspace for the period 2013 to 2031 as follows:</u></p> <p>i. <u>3,000 to 16,500 sq m net comparison goods floorspace; and</u></p> <p>ii. <u>1,800 to 2,500 sq m net convenience goods floorspace.</u></p> <p><u>The majority of this provision will be used to support the regeneration of Coalville Town Centre.</u></p> <p>C Maintaining an up-to-date assessment of the need for land or floorspace for the main Town and Local Centre Uses. That assessment will take account of the quantitative and qualitative need for additional floorspace for different types of retail and leisure developments;</p> <p>D <del>Having regard to the Hierarchy of Centres, identifying sites in the Centre, or failing that on the Edge of the Centre, capable of accommodating the need for additional retail and leisure floorspace;</del>Having regard</p>	

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		<p>which appeal to a wide range of age and social groups, and has regard to their impact on the character and function of the centre, anti-social behaviour and crime, and the amenities of residents.</p> <p>The main Town and Local Centre Uses are A1 Shops, A2 Financial and Professional Services, A3 Restaurants and Cafes, A4 Drinking Establishments, A5 Hot Food Takeaways, D2 Assembly and Leisure uses (as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)), arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).</p>	<p><u>to the above Hierarchy of Centres, in identifying and considering the suitability of sites for main town centre uses, we will apply the sequential approach, and require these uses to be located in town centres and then in edge of centre locations. Only if suitable sites are not available in these locations will out of centre sites then be considered;</u></p> <p>E Supporting a diverse range of Town and Local Centre Uses which appeal to a wide range of age and social groups, avoiding an over-concentration of uses in any one area;</p> <p>F Planning for a strong retail mix so that the retail offer meets the requirements of the local catchment area;</p> <p>G Taking measures to conserve and enhance the character and diversity of Town and Local Centres' built <u>and historic</u> environments, and</p> <p>H Encouraging a diverse range of complementary evening and night-time uses which appeal to a wide range of age and social groups, and has regard to their impact on the character and function of the centre, anti-social behaviour and crime, and</p>	

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		<p><b>We will implement Policy CS12 by- Collaboration with LLEP</b></p> <p>Deciding planning applications</p> <p>Town centre management</p> <p>Defining the extent of Town and Local Centres, Primary Shopping Areas, and Primary and Secondary Shopping Frontages.</p> <p>Assessing the need for land or floor space for the main Town and Local Centre Uses.</p> <p>Identifying sites in the Town and Local Centres, or failing that on the edge of the Centres, capable of accommodating the need for additional retail</p>	<p>the amenities of residents.</p> <p>The main Town and Local Centre Uses are A1 Shops, A2 Financial and Professional Services, A3 Restaurants and Cafes, A4 Drinking Establishments, A5 Hot Food Takeaways, D2 Assembly and Leisure uses (as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)), arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).</p> <p><b>We will implement Policy CS12 by- Collaboration with LLEP</b></p> <p>Deciding planning applications</p> <p>Town centre management</p> <p>Defining the extent of Town and Local Centres, Primary Shopping Areas, and Primary and Secondary Shopping Frontages <u>through the production of an Allocations and Development Management Development Plan Document.</u></p> <p><del>Assessing the need for land or floor space for the main Town and Local Centre Uses.</del></p> <p>Identifying sites in the Town and Local Centres, or failing that on the edge of the Centres, capable</p>	

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		<p>and leisure floor space.</p> <p>Determining planning applications</p>	<p>of accommodating the need for additional retail and leisure floor space.</p> <p>Determining planning applications</p>	
S7	After CS25		<p><i><u>New text and policy</u></i></p> <p><b><u>RENEWABLE ENERGY</u></b></p> <p><u>The European Union's Renewable Energy Directive (2009) imposes a legislative requirement on the UK to ensure 15% of its energy is generated from renewable sources by 2020. This target is equivalent to a seven-fold increase in UK renewable energy production from 2008 levels. The Climate Change Act became law in 2008, and requires Government to reduce greenhouse gas emissions by at least 34% by 2020, and 80% by 2050, compared to 1990 levels. One way of achieving this target is through producing less carbon-intensive energy from renewable sources. There is, therefore, a clear need at the more-than-local level to ensure renewable energy technologies are installed in the appropriate locations.</u></p> <p><u>A Planning for Climate Change report, which considered sources of potential renewable energy across Leicestershire (except Charnwood Borough) was published in 2008. The report</u></p>	To bring plan up-to-date, NPPF compliance

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			<p><u>considered three specific sources of renewable energy – wind, water and biomass – and made an assessment as to the potential for these to be harnessed and at a settlement level.</u></p> <p><u>The areas around each of the six main settlements all performed well in terms of availability of wind resource and accessibility to woodland, and therefore the report considered that the opportunities for harnessing those resources is high. There are two potential hydro-power sites near Kegworth; some potential for hydropower was also considered to exist at Sawley Cut near Castle Donington.</u></p> <p><u>The report identified concerns that the presence of East Midlands Airport would prevent wind turbines being installed within North West Leicestershire due to potential impact on radar operations. Discussions with East Midlands Airport have subsequently concluded that this is not the case, and the table above reflects this.</u></p> <p><u>While the proximity to woodland was the measure used to assess the potential for biomass, the report also noted that the district's weather and landscape is ideally suited to energy crops. These are grown to fuel biomass energy production facilities. With some 17,870 hectares of farmed land in the District, there exists the</u></p>	

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			<p><u>potential for the production of energy crops should landowners wish to pursue it.</u></p> <p><u>The District Council commissioned a separate report specific to North West Leicestershire in respect of Climate Change. The Climate Change Viability Assessment, published in 2010, confirmed that there is no need for a blanket ban on wind turbines, although their installation would require careful consideration.</u></p> <p><u>Large scale renewable energy technologies can be contentious as they are often land-hungry and visually imposing. Any proposals for renewable energy technology will also be considered in the context of Core Strategy Policies CS8, CS21, CS30, CS31, CS32, CS33, CS34 and the Place Policies. Micro renewable energy installations – typically at the level of households –are often permitted development and do not require a specific policy.</u></p> <p><u>Early consultation with the local community, and pre-application discussions, will be necessary to help ensure large-scale renewable energy installations are appropriately designed and located.</u></p>	

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			<p><b><u>Policy CS25A –Renewable Energy</u></b></p> <p><u>Proposals for renewable energy schemes, including large-scale schemes, will be encouraged and supported, where:</u></p> <ul style="list-style-type: none"> <li>A <u>the proposal, including any associated transmission lines, buildings and access roads, does not (allowing for possible mitigation measures) have a significant adverse impact on the historic and natural landscape, landscape character or the natural environment;</u></li> <li>B <u>the proposal does not (allowing for possible mitigation measures) have an adverse impact on the amenity of the area in respect of noise, dust, odour and traffic generation both during construction and when operational;</u> and</li> <li>C <u>provision is made for the removal of the facilities and remediation of the site should it cease to be operational.</u></li> </ul> <p><b><u>Policy CS 25A helps us meet the following objectives:</u></b></p> <p><u>SO11 Climate change adaptation and mitigation</u></p> <p><b><u>We will know Policy CS25A is working if-</u></b></p> <p><u>The amount of energy generated from renewable</u></p>	



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			<p><u>energy schemes in the district increases</u></p> <p><b><u>We will implement Policy CS25A by-</u></b></p> <p><u>Determining planning applications</u></p>	
S8	CS32	<p><b>Policy CS32: Natural Environment</b></p> <p>New development should contribute to the protection and improvement of the natural environment.</p> <p>Where a proposed development is likely to have an adverse effect on a Site of Special Scientific Interest (SSSI) (either individually or in combination with other developments), planning permission will not be granted. Exceptions will only be made where the benefits of the development clearly outweigh both the impact that it is likely to have on the features of the site that make it of special scientific interest, any broader impacts on the national network of SSSIs and provide for a net gain in biodiversity.</p> <p>Development that will have an adverse effect on a Regionally Important Geological Sites, Local Nature Reserves or Local Wildlife Sites, should minimise the impact on biodiversity and provide for a net gain in biodiversity.</p>	<p><b>Policy CS32: Natural Environment</b></p> <p><del>New development should contribute to the protection and improvement of the natural environment.</del></p> <p><del>Where a proposed development is likely to have an adverse effect on a Site of Special Scientific Interest (SSSI) (either individually or in combination with other developments), planning permission will not be granted. Exceptions will only be made where the benefits of the development clearly outweigh both the impact that it is likely to have on the features of the site that make it of special scientific interest, any broader impacts on the national network of SSSIs and provide for a net gain in biodiversity.</del></p> <p><del>Development that will have an adverse effect on a Regionally Important Geological Sites, Local Nature Reserves or Local Wildlife Sites, should minimise the impact on biodiversity and provide for a net gain in biodiversity.</del></p>	Accuracy and consistency with the NPPF

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			<p><b><u>Policy CS32: Biodiversity and Geodiversity</u></b></p> <p><u>We expect new development to protect and enhance our most ecologically sensitive areas, including the River Mease Special Area of Conservation, the National Forest and the Charnwood Forest.</u></p> <p><u>New development must not result in significant harm to the network of local and national ecological features, habitats and designated sites in the District, including:</u></p> <ul style="list-style-type: none"> <li>A <u>Sites of Special Scientific Interest (SSSIs);</u></li> <li>B <u>Locally and Regionally Important Geodiversity Sites (RIGS) and candidate Regionally Important Geodiversity Sites (cRIGS);</u></li> <li>C <u>Local Wildlife Sites (LWSs, Local Nature Reserves (LNRs and candidate Local Wildlife Sites (cLWSs which meet the Leicester, Leicestershire and Rutland LWS criteria;</u></li> <li>D <u>Local and National Biodiversity Action Plan-related (BAP) priority habitats;</u></li> <li>E <u>Irreplaceable habitats, including veteran trees, ancient semi-natural woodlands, mature broadleaved plantation woodlands, ancient parkland, species-rich and ancient hedgerows, species-rich grassland, heathland, natural watercourses and important wetland systems;</u></li> <li>F <u>River corridors;</u></li> </ul>	

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			<p>G <u>Any other sites which are designated or have the potential to be designated for the purpose of conserving wildlife and their associated habitats.</u></p> <p><u>New development will be expected to maintain existing ecological corridors and landscape features (such as watercourses and waterways, disused railway lines, hedgerows and tree-lines) for biodiversity, as well as for other green infrastructure and recreational uses.</u></p> <p><u>New development should avoid or mitigate harm to ecological features, habitats, the ecological network and designated sites. Development that results in the loss of ecological features will only be permitted in circumstances where replacement provision of equal or greater value and potential than that which will be lost is made, and which is likely to result in a net gain in biodiversity.</u></p> <p><u>Where a proposed development is likely to have an adverse impact on a designated site and/or important habitat, planning permission will not be granted unless the benefits of the development clearly outweigh the likely adverse impact on the important ecological features of the site and the wider ecological network.</u></p>	

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			<p><u>Sites, or areas, that create links, or “stepping stones”, between important sites and together with those important sites form ecological networks, will be conserved.</u></p> <p><b><u>We will implement Policy CS32 by-</u></b>  <u>Preparation of a Local Green Infrastructure Strategy</u></p> <p><u>Working with partners to identify candidate Local Wildlife Sites</u></p> <p><u>Determination of planning applications</u></p>	
S9	CS33	<p><b>Policy CS33: River Mease Special Area of Conservation</b></p> <p>The Council will work with Natural England, the Environment Agency, Severn Trent Water and the development industry to improve the water quality of the River Mease Special Area of Conservation.</p> <p>In order to achieve this, our strategy will be to only allow new development within the River Mease catchment where:</p> <p>A There is sufficient headroom capacity available at the Wastewater Treatment Works to which it is proposed that flows from the</p>	<p><b>Policy CS33: River Mease Special Area of Conservation</b></p> <p>The Council will work with Natural England, the Environment Agency, Severn Trent Water and the development industry to improve the water quality of the River Mease Special Area of Conservation.</p> <p>In order to achieve this, our strategy will be to only allow new development within the River Mease catchment where:</p> <p>A There is sufficient headroom capacity available at the Wastewater Treatment Works to which it is proposed that flows</p>	

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		<p>development will go; and</p> <p>B The proposed development is in accordance with the provisions of the Water Quality Management Plan including, where appropriate, the provision of infrastructure or water quality improvements proposed in a Developer Contributions Strategy.</p> <p>In the event that there is no headroom capacity available at wastewater treatment works, development will only be allowed where it can be demonstrated that the proposed development will not have an adverse impact upon the River Mease Special Area of Conservation.</p> <p><b>We will know Policy CS33 is working if-</b> Water quality and volume targets are met</p> <p><b>We will implement Policy CS33 by-</b> Cooperating with the Environment Agency, Natural England, Severn Trent Water through the</p>	<p>from the development will go; and</p> <p>B The proposed development is in accordance with the provisions of the Water Quality Management Plan including, where appropriate, the provision of infrastructure or water quality improvements proposed in a Developer Contributions <del>Strategy</del> <u>Scheme</u>.</p> <p>In the event that there is no headroom capacity available at wastewater treatment works, <u>or exceptionally where as part of the development it is proposed to use a non-mains drainage solution for the disposal of foul water and this is supported by the Environment Agency,</u> development will only be allowed where it can be demonstrated that the proposed development will not have an adverse impact upon the River Mease Special Area of Conservation.</p> <p><b>We will know Policy CS33 is working if-</b> Water quality and volume targets are met.</p> <p><u>Phosphate levels in the River Mease are no more than 0.06mg/l by 2027.</u></p> <p><b>We will implement Policy CS33 by-</b> Cooperating with the Environment Agency, Natural England, Severn Trent Water through</p>	

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		<p>River Mease SAC Water Quality Management Plan (WQMP) Programme Board</p> <p>Preparation of a Developer Contributions Strategy.</p> <p>Determining planning applications</p>	<p>the River Mease SAC Water Quality Management Plan (WQMP) Programme Board</p> <p>Preparation <u>and implementation</u> of a Developer Contributions <del>Strategy</del><u>Scheme</u>.</p> <p>Determining planning applications</p>	
S10	CS35	<p><b>Policy CS35: Coalville Urban Area</b></p> <p>Coalville Urban Area's role as the main social and economic focus of North West Leicestershire district will be strengthened.</p> <p>A Provision will be made for at least 4,030 more homes by 2031 and at least 20 Hectares of employment land in accordance with Policy CS10. This growth will be accommodated in a way which respects the individual identity of each of the communities that make up Coalville Urban Area.</p> <p>B Most of the new housing development will take place within the Broad Growth Locations in accordance with Policy CS36. The remaining provision will come from a range of smaller sites across the Coalville Urban Area.</p> <p>C The reuse of previously developed land within the Coalville Urban Area will be supported where appropriate, including sites well related</p>	<p><b>Policy CS35: Coalville Urban Area</b></p> <p>Coalville Urban Area's role as the main social and economic focus of North West Leicestershire district will be strengthened.</p> <p>A Provision will be made for at least 4,030 more homes by 2031 and at least <del>20 Hectares</del> <u>30 hectares</u> of employment land in accordance with Policy CS10. This growth will be accommodated in a way which respects the individual identity of each of the communities that make up Coalville Urban Area.</p> <p>B Most of the new housing development will take place within the Broad Growth Locations in accordance with Policy CS36. The remaining provision will come from a range of smaller sites across the Coalville Urban Area.</p> <p>C The reuse of previously developed land within the Coalville Urban Area will be supported where appropriate, including sites well related</p>	Clarification, NPPF compliance

Change Reference	Pre-Submission version Para/ Policy/ Appendix	Original Text	Proposed Change	Reason for Change																												
		<p>to Coalville Town Centre where such development would complement the regeneration of the Town Centre as the district's primary Town Centre in accordance with Policy CS11 .</p> <p>D New dwellings on sites of ten dwellings or more in the Coalville Urban Area will be expected to meet the following sub-category requirements of Code for Sustainable Homes:</p> <table border="1" data-bbox="568 722 1028 946"> <thead> <tr> <th>Category</th> <th>Sub-Categories</th> </tr> </thead> <tbody> <tr> <td>Energy and Carbon Dioxide Emissions</td> <td>At least 1 credit to be achieved in <i>Cycle Storage</i> ("Ene 8")</td> </tr> <tr> <td>Surface Water Run-off</td> <td>Full additional credits to be achieved in <i>Management of Surface Water Run-off from Developments</i> ("Sur 1") At least 1 credit to be achieved in <i>Flood Risk</i> ("Sur 2")</td> </tr> <tr> <td>Ecology</td> <td>Full additional credits to be achieved in <i>Ecological Enhancement</i> ("Eco 2") At least 2 additional credits to be achieved in <i>Change in Ecological Value of Site</i> ("Eco 4")</td> </tr> <tr> <td>Pollution</td> <td>Full credits to be achieved in <i>NO<sub>x</sub> Emissions</i> ("Pol 2")</td> </tr> </tbody> </table> <p>E New non-residential buildings on large sites in the Coalville Urban Area will be expected to meet the following sub-categories of the Building Research Establishment's Environmental Assessment Method:</p> <table border="1" data-bbox="573 1209 1041 1289"> <thead> <tr> <th>Category</th> <th>Sub-Categories</th> </tr> </thead> <tbody> <tr> <td>Pollution</td> <td>Four credits to be achieved in Surface Water Run-off ("Pol 03"), excluding 'minimising water course pollution'</td> </tr> </tbody> </table>	Category	Sub-Categories	Energy and Carbon Dioxide Emissions	At least 1 credit to be achieved in <i>Cycle Storage</i> ("Ene 8")	Surface Water Run-off	Full additional credits to be achieved in <i>Management of Surface Water Run-off from Developments</i> ("Sur 1") At least 1 credit to be achieved in <i>Flood Risk</i> ("Sur 2")	Ecology	Full additional credits to be achieved in <i>Ecological Enhancement</i> ("Eco 2") At least 2 additional credits to be achieved in <i>Change in Ecological Value of Site</i> ("Eco 4")	Pollution	Full credits to be achieved in <i>NO<sub>x</sub> Emissions</i> ("Pol 2")	Category	Sub-Categories	Pollution	Four credits to be achieved in Surface Water Run-off ("Pol 03"), excluding 'minimising water course pollution'	<p>to Coalville Town Centre where such development would complement the regeneration of the Town Centre as the district's primary Town Centre in accordance with Policy CS11 .</p> <p>D New dwellings on sites of ten dwellings or more in the Coalville Urban Area will be expected to meet the following sub-category requirements of <u>the</u> Code for Sustainable Homes:</p> <table border="1" data-bbox="1178 758 1637 981"> <thead> <tr> <th>Category</th> <th>Sub-Categories</th> </tr> </thead> <tbody> <tr> <td>Energy and Carbon Dioxide Emissions</td> <td>At least 1 credit to be achieved in <i>Cycle Storage</i> ("Ene 8")</td> </tr> <tr> <td>Surface Water Run-off</td> <td><del>Full additional credits to be achieved in <i>Management of Surface Water Run-off from Developments</i> ("Sur 1")</del> At least 1 credit to be achieved in <i>Flood Risk</i> ("Sur 2")</td> </tr> <tr> <td>Ecology</td> <td>Full additional credits to be achieved in <i>Ecological Enhancement</i> ("Eco 2") At least 2 additional credits to be achieved in <i>Change in Ecological Value of Site</i> ("Eco 4")</td> </tr> <tr> <td>Pollution</td> <td>Full credits to be achieved in <i>NO<sub>x</sub> Emissions</i> ("Pol 2")</td> </tr> </tbody> </table> <p>E New non-residential buildings on large sites in the Coalville Urban Area will be expected to meet the following sub-categories of the Building Research Establishment's Environmental Assessment Method:</p> <table border="1" data-bbox="1205 1244 1675 1321"> <thead> <tr> <th>Category</th> <th>Sub-Categories</th> </tr> </thead> <tbody> <tr> <td>Pollution</td> <td>Four credits to be achieved in Surface Water Run-off ("Pol 03"), excluding 'minimising water course pollution'</td> </tr> </tbody> </table>	Category	Sub-Categories	Energy and Carbon Dioxide Emissions	At least 1 credit to be achieved in <i>Cycle Storage</i> ("Ene 8")	Surface Water Run-off	<del>Full additional credits to be achieved in <i>Management of Surface Water Run-off from Developments</i> ("Sur 1")</del> At least 1 credit to be achieved in <i>Flood Risk</i> ("Sur 2")	Ecology	Full additional credits to be achieved in <i>Ecological Enhancement</i> ("Eco 2") At least 2 additional credits to be achieved in <i>Change in Ecological Value of Site</i> ("Eco 4")	Pollution	Full credits to be achieved in <i>NO<sub>x</sub> Emissions</i> ("Pol 2")	Category	Sub-Categories	Pollution	Four credits to be achieved in Surface Water Run-off ("Pol 03"), excluding 'minimising water course pollution'	
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		<p>F North West Leicestershire District Council will work with a range of partners to secure the implementation of the Coalville Regeneration Strategy and achieve the revitalisation of Coalville Town Centre by working:</p> <ul style="list-style-type: none"> <li>i. In partnership with other landowners and developers to bring forward major new retail and associated development within the Town Centre; and</li> <li>ii. In partnership with landowners, businesses and public sector organisations to bring the heart back in to the Town Centre by seeking improvements to the physical environment and accessibility of the Town Centre.</li> </ul> <p>G The Coalville/Whitwick/Swannington Green Wedge, as defined in the 2002 North West Leicestershire Local Plan, is deleted and designated as:</p> <ul style="list-style-type: none"> <li>i An Area of Separation between Coalville and Whitwick. Within this Area of Separation, development will not be permitted which would result in a reduction in the physical separation between the built-up areas of Coalville</li> </ul>	<p>F North West Leicestershire District Council will work with a range of partners to secure the implementation of the Coalville Regeneration Strategy and achieve the revitalisation of Coalville Town Centre by <del>working</del>:</p> <ul style="list-style-type: none"> <li>i. <u>Working i</u>n partnership with other landowners and developers to bring forward major new retail and associated development within the Town Centre; and</li> <li>ii. <u>Working i</u>n partnership with landowners, businesses and public sector organisations to bring the heart back in to the Town Centre by seeking improvements to the physical environment and accessibility of the Town Centre; <u>and</u></li> <li>iii. <u>Retaining and enhancing the market offer in Coalville</u></li> </ul> <p><u>G New development should protect and enhance heritage assets within the Coalville Urban Area, including those areas of industrial and coalmining heritage.</u></p> <p><u>H The individual identity of each of the communities that make up the Coalville Urban Area will be protected by ensuring that local distinctiveness is reflected in the</u></p>	



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		<p>and Whitwick ;and</p> <p>ii Countryside between Coalville, Whitwick, Thringstone and Swannington.</p> <p>An amended Proposals Map is shown at Appendix 4.</p> <p>H The following existing Areas of Separation will be reviewed:</p> <p>i Between Hugglescote and Ellistown; and</p> <p>ii Between Coalville and Ravenstone.</p> <p>I New development should contribute to the implementation of the North West Leicestershire Cycling Strategy (Part 1: Coalville).</p> <p>J Measures will be taken to achieve of air quality standards in the Coalville Air Quality Management Area.</p>	<p><u>location, layout and design of new development.</u></p> <p><del>G</del> The Coalville/Whitwick/Swannington Green Wedge, as defined in the 2002 North West Leicestershire Local Plan, is deleted and designated as:</p> <p>i. <del>An</del> <u>Areas</u> of Separation between Coalville and Whitwick. Within <del>these</del> <u>is</u> <u>Areas</u> of Separation, development will not be permitted which would result in a reduction in the physical separation between the built-up areas of Coalville and Whitwick ;and</p> <p>ii. Countryside between Coalville, Whitwick, Thringstone and Swannington.</p> <p>An amended Proposals Map is shown at Appendix 4.</p> <p><del>H</del><u>J</u> The following existing Areas of Separation will be reviewed:</p> <p>i. Between Hugglescote and Ellistown; and</p> <p>ii. Between Coalville and Ravenstone.</p> <p><del>I</del><u>K</u> New development should contribute to the implementation of the North West</p>	

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			<p>Leicestershire Cycling Strategy (Part 1: Coalville).</p> <p>4.1 Measures will be taken to achieve of air quality standards in the Coalville Air Quality Management Area.</p>	
S11	CS36	<p><b>Policy CS36: Coalville Urban Area Broad Growth Locations</b></p> <p>The principal means of accommodating new housing and employment growth on in the Coalville Urban Area will be in the form of a Strategic Development Area to the south-east of the town. A Masterplan for the comprehensive development of this area will be prepared to provide for:</p> <ul style="list-style-type: none"> <li>i. A high quality, sustainable, mixed use development that is well connected and has a functional relationship with the wider Coalville Urban Area;</li> <li>ii. The creation of linked but distinct neighbourhoods having regard to the character of the existing built form of the Coalville Urban Area.</li> </ul> <p><b>Housing</b></p> <ul style="list-style-type: none"> <li>iii. At least 3,500 new dwellings, of which 2,820</li> </ul>	<p><b>Policy CS36: Coalville Urban Area Broad Growth Locations</b></p> <p><b>A <u>Strategic Development Area to the South-East of Coalville</u></b></p> <p>The principal means of accommodating new housing and employment growth on in the Coalville Urban Area will be in the form of a Strategic Development Area to the south-east of the town. <u>The Allocations and Development Management Policies Development Plan Document (or in advance of this document being prepared any planning application ) A Masterplan will demonstrate how the area will be developed and for the comprehensive development of this area will be prepared to</u> provide for:</p> <ul style="list-style-type: none"> <li>i A high quality, sustainable, mixed use development that is well connected and has a functional relationship with the wider Coalville</li> </ul>	<p>Clarification</p> <p>To reflect infrastructure requirements</p> <p>NPPF compliance</p>

Change Reference	Pre-Submission version Para/ Policy/ Appendix	Original Text	Proposed Change	Reason for Change
		<p>will be built by 2031; and</p> <p>iv. A mix of housing sizes, types and tenures, including provision for affordable housing in accordance with Policy CS19;</p> <p><b>Employment</b></p> <p>v. At least 20 Hectares of employment land mainly for B1 Business and B2 General Industrial uses (as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended));</p> <p>vi. Provision of starter and ‘grow-on’ units (including managed workspace);</p> <p><b>Education</b></p> <p>vii. Two primary schools, each capable of accommodating some 420 pupils;</p> <p>viii. Secondary education provision in the Coalville Urban Area.</p> <p><b>Local Centres</b></p> <p>ix. Two Local Centres each to include a range of small shops of a local nature, serving a small catchment;</p> <p>x. Open space, sport and recreation facilities;</p>	<p>Urban Area;</p> <p>ii The creation of linked but distinct neighbourhoods having regard to the character of the existing built form of the Coalville Urban Area.</p> <p><b>Housing</b></p> <p>iii At least 3,500 new dwellings, of which 2,820 will be built by 2031; and</p> <p>iv A mix of housing sizes, types and tenures, including provision for affordable housing in accordance with Policy CS19;</p> <p><b>Employment</b></p> <p>v <u>At least 20 - 25 h</u>Hectares of employment land <del>mainly for B1 Business and B2 General Industrial uses (as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended));</del></p> <p>vi <del>Provision of S</del>starter and ‘grow-on’ units (including managed workspace);</p> <p><u>Transport</u></p> <p>vii <u>Provision of a vehicular access road to the A511 at the junction of Bardon Road and</u></p>	

Change Reference	Pre-Submission version Para/ Policy/ Appendix	Original Text	Proposed Change	Reason for Change
		<p>xi. Health care facilities;</p> <p>xii. Community and/or faith facilities.</p> <p><b>Green Infrastructure</b></p> <p>xiii. The enhancement of, and links to, the Strategic Green Infrastructure Network (the National Forest and Coalville Urban Fringe);</p> <p>xiv. Substantial areas of local green infrastructure and National Forest planting;</p> <p>xv. The reuse and enhancement of the disused Coalville-Hugglescote Railway as a recreation and nature conservation trail;</p> <p><b>Safety and Protection</b></p> <p>xvi. Consideration of measures in connection with groundwater source protection;</p> <p>xvii. Mitigation of unacceptable risks associated with any increase in traffic using the Grange Road level crossing.</p> <p><b>B. Development Areas to the South-West of Coalville</b></p> <p>Further development areas to the south-west of the town will provide for at least 800 dwellings. Development will be designed as a series of distinct and separate developments which reflect the character of the existing built</p>	<p><u>Stephenson Way</u></p> <p>viii <u>Reserve land which is capable of accommodating a link road from Grange Road to Bardon Road so as to provide relief to Bardon Road if this is required before the end of the plan period;</u></p> <p><b>Education</b></p> <p>vii <u>ix</u> Two primary schools, each capable of accommodating some 420 pupils;</p> <p>viii Secondary education provision in the Coalville Urban Area.</p> <p><b>Local Centres</b></p> <p>ix Two Local Centres each to include a range of small shops of a local nature, serving a small catchment;</p> <p>x Open space, sport and recreation facilities;</p> <p>xi Health care facilities;</p> <p>xii Community <u>facilities</u> and/or <u>places of worship faith facilities.</u></p> <p><b>Green Infrastructure</b></p> <p>xiii The enhancement of, and links to, the Strategic Green Infrastructure Network (the</p>	

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		<p>form of Coalville and which respect the physical separation of the Coalville Urban Area and Ravenstone. Development will incorporate a range of infrastructure, including education and health provision, open space and other new infrastructure as necessary to create a sustainable community will be provided.</p> <p><b>C. Transport</b> The above development areas (1 and 2 above) should provide for new and improved transport infrastructure based on Travel Planning that seeks to achieve a modal shift away from private car use. Improvements are to include:</p> <ul style="list-style-type: none"> <li>i. highway improvement works to M1 Junction 22 and A42 Junction 13;</li> <li>ii. Mitigation measures on the existing transport network where adverse impacts are identified, including A511 junctions and Ashburton Road/Grange Road/ Central Road/Station Road (Hugglescote crossroads) junction improvements;</li> <li>iii. a regular bus service from the site into Coalville Town Centre and Leicester City</li> </ul>	<p>National Forest and Coalville Urban Fringe);</p> <p>xiv <u>Incorporation and enhancement of the River Sence corridor within the green infrastructure network;</u></p> <p>xv <u>Substantial areas of local green infrastructure and National Forest planting including large blocks of woodland planting;</u></p> <p>xvi <u>The reuse and enhancement of the disused Coalville-Hugglescote Railway as a recreation and nature conservation trail;</u></p> <p><b>Safety and Protection</b></p> <p>xvii <u>Consideration of measures in connection with groundwater source protection;</u></p> <p><del>xvii Mitigation of unacceptable risks associated with any increase in traffic using the Grange Road level crossing.</del></p> <p><b>B. Development Areas to the South-West of Coalville</b> Further development areas to the south-west of the town will provide for at least 800 dwellings. Development will be designed as a series of distinct and separate developments which reflect the character of the existing built form of Coalville and which respect the physical separation of the Coalville Urban</p>	

Change Reference	Pre-Submission version Para/ Policy/ Appendix	Original Text	Proposed Change	Reason for Change
		<p>Centre;</p> <p>iv. new bus services to link proposed residential development with local employment sites and Coalville Town Centre;</p> <p>v. bus services which penetrate the site and provide bus stops which are less than 400 metres walk from new residents;</p> <p>vi. New walking and cycling links to key retail, leisure, employment and education services and existing facilities as set out in the North West Leicestershire Cycling Strategy (Part 1: Coalville); and</p> <p>vii. Provision of travel packs for new residents.</p> <p><b>D. Environment</b> The above development areas (A and B above) should:</p> <p>i. include appropriate measures to mitigate the noise and air quality impacts arising from the development on new and existing residents (primarily, but not exclusively, those impacts identified in the Coalville Air Quality Management Area).</p> <p>ii. be designed so as not to allow sensitive development within areas that are prone to</p>	<p>Area and Ravenstone. Development will incorporate a range of infrastructure, including education and health provision, open space, <u>National Forest planting</u> and other new infrastructure as necessary to create a sustainable community will be provided.</p> <p><b>C Transport</b> The above development areas (4-A and 2-B above) should provide for new and improved transport infrastructure based on Travel Planning that seeks to achieve a modal shift away from private car use. Improvements are to include:</p> <p>i highway improvement works to M1 Junction 22 and A42 Junction 13;</p> <p>ii Mitigation measures on the existing transport network where adverse impacts are identified, including <u>improvements to A511 junctions and improvements to the s and Ashburton Road/Grange Road/ Central Road/Station Road (Hugglescote crossroads) junction. <u>Any loss of social and community facilities resulting from this improvement are to be replaced by equivalent or better provision in terms of quantity and quality in a suitable</u></u></p>	

Change Reference	Pre-Submission version Para/ Policy/ Appendix	Original Text	Proposed Change	Reason for Change
		<p>flooding. Measures to address / regulate flows of water courses that are susceptible to flooding will be encouraged; this should include the provision of Sustainable Urban Drainage Systems (SuDS); and</p> <p>address capacity issues at Snarrows Wastewater Treatment Works.</p>	<p><u>location; improvements;</u></p> <p>iii <u>Mitigation of unacceptable risks associated with any increase in traffic (both vehicular and pedestrian) at the following: Bardon Hill No. 1 &amp; No. 2, Grange Road, and Ellistown No. 1 &amp; No. 2 level crossings;</u></p> <p>iv <u>a regular bus service from the proposed development site into Coalville Town Centre, and Leicester City Centre and new bus services to link proposed residential development with local employment sites and Coalville Town Centre; New dwellings should be bus services which penetrate the site and provide bus stops which are less no more than 400 metres walk from the nearest bus stop new residents;</u></p> <p>v New walking and cycling links to key retail, leisure, employment and education services and existing facilities as set out in the North West Leicestershire Cycling Strategy (Part 1: Coalville); and</p> <p>vi Provision of travel packs for new residents.</p> <p><b>D Environment</b></p> <p>The above development areas (A and B</p>	

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		<p><b>We will implement Policy CS36 by-</b> Allocating housing and employment land in accordance with the Broad Growth Directions.</p> <p>The preparation of a Masterplan for the South East Coalville Strategic Development Area.</p> <p>Determining planning applications</p>	<p>above) should:</p> <ul style="list-style-type: none"> <li>i include appropriate measures to mitigate the noise and air quality impacts arising from the development on new and existing residents (primarily, but not exclusively, those impacts identified in the Coalville Air Quality Management Area).</li> <li>ii <u>protect and enhance heritage assets.</u></li> <li>iii <u>be designed so as not to allow sensitive development within areas that are prone to flooding. Measures to address / regulate flows of water courses that are susceptible to flooding will be encouraged; this should include the provision of Sustainable Urban Drainage Systems (SuDS); and</u></li> <li>iv <u>address capacity issues at Snarrows Wastewater Treatment Works.</u></li> </ul> <p><b>We will implement Policy CS36 by-</b> <del>Allocating housing and employment land in accordance with the Broad Growth Directions.</del></p> <p><u>The preparation of an Allocations and Development Management Policies Development Plan Document in accordance with the Broad Growth Directions</u></p>	



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			<p><del>The preparation of a Masterplan for the South East Coalville Strategic Development Area.</del></p> <p>Determining planning applications</p>	
S12	CS37	<p><b>Policy CS37: Ashby de la Zouch</b></p> <p>To support Ashby de la Zouch's role as a Rural Centre, North West Leicestershire District Council will:</p> <p>A Make provision for at least 605 more homes by 2031 to the north of Ashby de la Zouch. A Masterplan will be required to demonstrate how the area will be developed, including:</p> <ul style="list-style-type: none"> <li>i. phasing and the mix of different uses and their relative disposition to other uses;</li> <li>ii. a range of infrastructure, including a new primary school and extensions to the existing secondary schools, open space, public transport, provision for walking and cycling and other new transport infrastructure as necessary to create a sustainable community will be provided; and</li> <li>iii. Consideration to the prior extraction of any remnant shallow coal.</li> </ul> <p>B Require new development in the Gilwiskaw</p>	<p><b>Policy CS37: Ashby de la Zouch</b></p> <p>To support Ashby de la Zouch's role as a Rural Centre, North West Leicestershire District Council will:</p> <p>A Make provision for at least 605 more homes by 2031 to the north of Ashby de la Zouch. <u>The Allocations and Development Management Policies Development Plan Document(or in advance of this document being prepared any planning application)</u><del>A Masterplan will be required to demonstrate how the area will be developed, including and</del> <u>provide for:</u></p> <ul style="list-style-type: none"> <li>i phasing and the mix of different uses and their relative disposition to other uses;</li> <li>ii a range of infrastructure, including a new primary school and extensions to the existing secondary schools, <u>contributions to the provision or expansion of a new General Practice surgery</u>, open space, <u>National Forest planting</u>, public transport, provision for walking and cycling and other</li> </ul>	<p>Clarification</p> <p>To reflect infrastructure requirements</p>

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		<p>catchment to incorporate measures to reduce flood risk in the Packington area;</p> <p>C New dwellings on sites of ten dwellings or more in Ashby de la Zouch will be expected to meet the following sub-category requirements of Code for Sustainable Homes, unless it can be proved that to do so will have a negative impact on the River Mease Special Area of Conservation:</p> <table border="1" data-bbox="624 732 1039 857"> <thead> <tr> <th>Category</th> <th>Sub-Categories</th> </tr> </thead> <tbody> <tr> <td>Water</td> <td>Full credits to be achieved in External Water Use ("Wat 2")</td> </tr> <tr> <td>Surface Water Run-off</td> <td>Full credits to be achieved in Management of Surface Water Run-off from Developments ("Sur 1")</td> </tr> <tr> <td colspan="2">At least 1 credit to be achieved in Flood Risk ("Sur 2")</td> </tr> </tbody> </table> <p>D New non-residential buildings on large sites in Ashby de la Zouch will be expected to meet the following sub-categories of the Building Research Establishment's Environmental Assessment Method, unless it can be proved that to do so will have a negative impact on the River Mease Special Area of Conservation:</p>	Category	Sub-Categories	Water	Full credits to be achieved in External Water Use ("Wat 2")	Surface Water Run-off	Full credits to be achieved in Management of Surface Water Run-off from Developments ("Sur 1")	At least 1 credit to be achieved in Flood Risk ("Sur 2")		<p>new transport infrastructure as necessary to create a sustainable community will be provided;</p> <p>iii <u>measures to protect and enhance the historic core of Ashby de la Zouch and other heritage assets;</u> and</p> <p>iv <u>measures to address potentially unstable land resulting from past mining activities and consideration to the prior extraction of any remnant shallow coal.</u></p> <p>B <u>Support the provision of a new General Practice surgery that is capable of expansion to meet future healthcare needs arising from new development;</u></p> <p>C Require new development in the Gilwiskaw catchment to incorporate measures to reduce flood risk in the Packington area;</p> <p>D New dwellings on sites of ten dwellings or more in Ashby de la Zouch will be expected to meet the following sub-category requirements of <u>the</u> Code for Sustainable Homes, unless it can be proved that to do so will have a negative impact on the River Mease Special Area of Conservation:</p>	
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		<p><b>We will implement Policy CS37 by-</b> Allocating housing land and prepare a Masterplan in accordance with the Broad Growth Direction.</p> <p>Working with partners to improve Ashby's centre.</p> <p>Determining planning applications</p>	<p><u>G Retain the existing market offer in Ashby de la Zouch</u></p> <p><b>We will implement Policy CS37 by-</b> <u>The preparation of an Allocations and Development Management Policies Development Plan Document</u> <del>Allocating housing land and prepare a Masterplan</del> in accordance with the Broad Growth Direction.</p> <p>Working with partners to improve Ashby's centre.</p> <p>Determining planning applications</p>	
S13	CS42	<p><b>Policy CS42: Rural Area</b></p> <p>To maintain and support vibrant communities in the rural area, North West Leicestershire District Council will:</p> <p>A Make provision for at least 80 more homes by 2031 by allocating land at Sustainable Villages as defined by Policy CS7;</p> <p>B Allow for residential and employment development in accordance with Policy CS7;</p> <p>C Encourage Rural 'Exception' Sites for Affordable Housing in accordance with Policy CS19;</p> <p>D Seek to remedy any identified deficiencies in</p>	<p><b>Policy CS42: Rural Area</b></p> <p>To maintain and support vibrant communities in the rural area, North West Leicestershire District Council will:</p> <p>A Make provision for at least 80 more homes by 2031 by allocating land at Sustainable Villages as defined by Policy CS7;</p> <p>B Allow for residential and employment development in accordance with Policy CS7;</p> <p>C Encourage Rural 'Exception' Sites for Affordable Housing in accordance with Policy CS19;</p>	Clarification

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		<p>local shopping and other facilities to serve people's day-to-day needs and help address social exclusion;</p> <p>E Take into account the importance of the shop, leisure facility or service to the local community or the economic base of the area if a development proposal would result in its loss or change of use; and</p> <p>F Refuse planning applications which fail to protect existing facilities which provide for people's day-to-day needs.</p>	<p>D <u>Review the existing Areas of Separation between Donisthorpe and Moira;</u></p> <p>E Seek to remedy any identified deficiencies in local shopping and other facilities to serve people's day-to-day needs and help address social exclusion;</p> <p>F Take into account the importance of the shop, leisure facility or service to the local community or the economic base of the area if a development proposal would result in its loss or change of use; <del>and</del></p> <p>G Refuse planning applications which fail to protect existing facilities which provide for people's day-to-day needs; <u>and</u></p> <p>H <u>Support tThe delivery of superfast broadband services to businesses and homes.</u></p>	