

MEETING OF THE LOCAL PLAN COMMITTEE

WEDNESDAY, 14 AUGUST 2024

ADDITIONAL PAPERS

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LOCAL PLAN COMMITTEE – WEDNESDAY, 14 AUGUST 2024

QUESTIONS AND ANSWER SESSION

QUESTION FROM MS G BAKER

'I understand that NWLDC has exceeded their allocated quota of 357 new properties per year by building an average of 789 properties per year between 2020/21 and 2022/23. This additional building will have contributed to the Council now being allocated a new mandatory quota of 621 properties. After speaking to members of the Planning Committee, I am now aware that NWLDC agreed to take on a proportion of Leicester City Council's housing number responsibilities. I was particularly devastated to find that the draft plan includes a proposal to build 500 properties to the west of Whitwick, which will completely destroy that village community, be detrimental to the wildlife and the environment, destroy productive farmland and to place even more pressure on the road network and local resources.

Do the Council intend to continue to build a greater number than their fair share of housing into the future?'

RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

Whilst the standard method does result in annual requirement for 357 dwellings, to this has to be added any unmet need from elsewhere within Leicester and Leicestershire. Leicester City has demonstrated to the satisfaction of all of the Leicestershire authorities that it is not able to accommodate all its needs within its boundaries. Therefore, under the Duty to Cooperate that the Council is required to satisfy, all of the other Leicestershire authorities have to help meet this unmet need. In addition, any housing requirement has to take account of any other local factors. In this instance, there is an imbalance between the number of future jobs and homes in the district. Therefore, the final housing requirement has been established as 686 dwellings each year. It is this factor which accounts for most of the increase in North West Leicestershire.

More details about this can be found at paragraphs 4.7 to 4.12 of the Proposed Policies document published in February and which can be viewed on the Council's website. Reg 18 (Policies) for consultation_final.pdf (nwleics.gov.uk)

Whilst this number was exceeded in the first couple of years, it is likely that in some future years it will not be met. In effect there will be peaks and troughs which over time even each other out.

It is not the Council's intention to see more housing built than is required, but it does have to ensure that it meets whatever the identified need is.

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LOCAL PLAN COMMITTEE – WEDNESDAY, 14 AUGUST 2024

QUESTIONS AND ANSWER SESSION

QUESTION FROM MR J PERRY

'In view of the importance of the decisions that may be taken as regards the number of additional properties to be built in North West Leicestershire, and in particular approx. 800 new houses proposed in the West Whitwick plan, would it be advisable to delay/postpone any & all decisions to a later date?

I ask this question following the recent change of Government & with reference to possible new legislation that has been trailed in the media. Any decisions taken now in haste without knowing the full scope of future legislation could be disastrous for local communities.'

REPOSENSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

Officers are giving consideration to what these changes may mean for the preparation of the Local Plan. However, it is important that the Council gets a new Local Plan in place as soon as possible to ensure that it remains up to date. Without an up-to-date plan, the Council will be vulnerable to planning applications which may be submitted. Therefore, it will be important to maintain progress on a new Local Plan, whilst taking account of changes announced by the government.

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LOCAL PLAN COMMITTEE – WEDNESDAY, 14 AUGUST 2024

QUESTIONS AND ANSWER SESSION

QUESTION FROM MR R BRACKENBURY

'What is the justification for the proposed amendment to policy S1(2) setting out a requirement for employment land for the period 2024-2040 of at least 35,000 sq m for office uses and 146,000 sq m for industrial and small warehousing.'

REPOSENSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

The justification for these requirements are derived from an update to the previous Need for Employment Land report as noted at paragraph 4.23 of the Local plan report (Item 5). As set out in Table 2 of item 5, the overall requirement is now less, but it is over a shorter period of time.

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LOCAL PLAN COMMITTEE – WEDNESDAY, 14 AUGUST 2024

QUESTIONS AND ANSWER SESSION

QUESTION FROM MS G BAKER

'Regarding the West Whitwick proposal, the possible main developer has suggested one of the two access points would be off Talbot Street. Anyone who is familiar with the built-up street, in my opinion, would say that's virtually impossible. For a development of this scale to be considered for inclusion in the local plan, our planners must have considered access points for the committee to make an informed decision. If so, may I ask where?'

REPOSENSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

The West of Whitwick proposal was identified in the draft plan as a Broad Location. In effect, this means it was an area for further exploration to determine how much, if any of it, might be suitable to be formally allocated for development. In coming to a view on whether allocation would be appropriate or not, a variety of factors need to be considered including how access might be achieved and also how the area might be developed in a comprehensive manner. Officers are assessing the various responses to the consultation which will be reported to a future meeting of this committee.

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Plan Objectives

1. Enable the health and wellbeing of the district's population. *[Enabling health and wellbeing]*
2. Ensure the delivery of new homes, including affordable housing, which meet local housing needs including in terms of number, size, tenure and type. *[Ensuring the delivery of new homes]*
3. Achieve high quality development which is sustainable, which responds positively to local character and which creates safe places to live, work and travel. *[Achieving high quality development].*
4. Reduce the need to travel including by private car and increase opportunities for cycling, walking and public transport use, including connecting homes, workplaces and facilities **using green infrastructure where possible** and through the delivery of dedicated new infrastructure. *[Reducing the need to travel].*
5. Support the district's economy, including its rural economy, by providing for a range of employment opportunities and sufficient new sites which respond to the needs of businesses and local workers. *[Supporting the district's economy].*
6. Enhance the vitality and viability of the district's town and local centres which have an important role serving our local communities with a particular focus on the regeneration of Coalville. *[Enhancing our town and local centres]*
7. Ensure new development mitigates for and adapts to climate change, including reducing vulnerability to flooding, and contributes to reduced net greenhouse gas emissions to support the district becoming carbon neutral by 2050. *[Mitigating for and adapting to climate change].*
8. Conserve or enhance the district's **historic character including its** built, cultural, industrial and rural heritage and heritage assets and their setting. *[Conserving and enhancing our heritage].*
9. Conserve and enhance the district's natural environment, including its biodiversity **and habitat connectivity**, geodiversity, **green infrastructure**, water environments and landscape character, notably the River Mease Special Area of Conservation, the National Forest and Charnwood Forest as well as its other valued landscapes and **achieve Biodiversity Net Gain. pursue opportunities for biodiversity net gains.** *[Conserving and enhancing our natural environment].*
10. Ensure the efficient use of natural resources, in particular brownfield land, control pollution and facilitate the sustainable use and management of minerals and the minimisation of waste. *[Ensuring the efficient use of natural resources].*
11. Maintain **and where possible enhance** access to services and facilities including jobs, shops, education, sport and recreation, green space, cultural facilities, communication networks and health & social care and ensure that development is supported by the physical and social infrastructure the community needs and

that this is brought forward in a co-ordinated and timely way. *[Ensuring sufficient infrastructure]*

Draft Policy S1- Future Development Needs (Strategic Policy)

- (1) The housing requirement for North West Leicestershire is 686 dwellings each year, and a minimum of 13,720 dwellings over the plan period of 2020-2040 as set out in the Statement of Common Ground for Leicester and Leicestershire Housing Market Area (June 2022).
- (2) The requirement for general needs employment land ~~purposes for the period 2024 to 2040~~ is ~~59,950sqm~~ at least 35,000sqm for office uses (defined as the former B1 (now part of Class E)) and ~~195,500sqm~~ at least 146,000sqm for industrial and small warehousing (defined as Class B2 and Class B8) of less than 9,000 sqm.
- (3) The requirement for land for strategic B8 (warehousing) of more than 9,000 sqm will have regard to the outcome from the Leicester & Leicestershire Apportionment of Strategic Distribution Floorspace study.
- (4) For the avoidance of doubt, the annualised district housing requirement for five year land supply and Housing Delivery Test purposes is 686 dwellings each year.
- (5) In meeting the future development needs of the district, new development will be required to contribute towards meeting the Local Plan's objectives with particular emphasis upon the following:
 - (a) Being of a high-quality design, reflecting the Council's Design Code whilst also respecting the natural and built environment;
 - (b) Addressing climate change and reduce carbon emissions;
 - (c) Delivering new infrastructure to support both existing and future residents and businesses; and
 - (d) Contributing towards creating healthy places.

Draft Policy S2 – ~~Settlement Hierarchy~~The Development Strategy (Strategic Policy)

- (1) The strategy of this plan is to direct new development to appropriate locations within the Limits to Development consistent with the settlement hierarchy below and other policies of this plan, subject to development

being proportionate to the scale and character of the settlement concerned.

- (2) As an exception to the hierarchy, which is based on established settlements, Policy H3 identifies land south of East Midlands Airport (Isley Woodhouse) for a new settlement where a large amount of growth will take place during the plan period and beyond.

Hierarchy Classification	Settlements
<p>Principal Town</p> <p>The primary settlement in the district which provides an extensive range of services and facilities including employment, leisure and shopping and which is accessible by sustainable transport from surrounding areas and to other large settlements outside the district. The largest amount of new development will be directed here, including retail development, to support the regeneration of Coalville Town Centre.</p>	<p>Coalville Urban Area comprising Coalville, Donington le Heath, Greenhill, Hugglescote, Snibston, Thringstone, Whitwick and Bardon employment area</p>
<p>Key Service Centre</p> <p>Smaller than the Principal Town in terms of population and also the range of services and facilities they provide, they play an important role providing services and facilities to the surrounding area and are accessible by some sustainable transport. A significant amount of development will take place in these settlements but less than that in the Principal Town</p>	<p>Ashby de la Zouch</p> <p>Castle Donington</p>
<p>New settlement (Isley Woodhouse)</p> <p>Land south of East Midlands Airport</p>	
<p>Local Service Centre</p> <p>Settlements which provide some services and facilities primarily of a local nature meeting day-to-day needs and where a reasonable</p>	<p>Ibstock</p> <p>Kegworth</p> <p>Measham</p>

amount of new development will take place.	
<p>Sustainable Villages</p> <p>Settlements which have a limited range of services and facilities where a limited amount of growth will take place.</p>	<p>Albert Village, Appleby Magna, Belton, Blackfordby, Breedon on the Hill, Diseworth, Donisthorpe, Ellistown, Heather, Long Whatton, Moira (including Norris Hill), Oakthorpe, Packington, Ravenstone, Swannington, Woodville, Worthington</p>
<p>Local Housing Needs Villages</p> <p>Settlements with very limited services and where development will be restricted to that which meets a local need in accordance with policy S3</p>	<p>Batram, Boundary, Coleorton, Griffydham, Hemington, Lockington, Lount, Newbold, Newton Burgoland, Normanton le Heath, Osgathorpe, Peggs Green, Sinope, Snarestone, Slepstone, Wilson</p>
<p>Small villages or hamlets in the countryside</p> <p>Small groups of dwellings with no services and facilities and where development will be considered in the context of the countryside policy (Policy S4).</p>	<p>Settlements not named in the above tiers</p>

(3) If during the plan period any of the Sustainable Villages were to lose facilities and services to the extent that they would no longer meet the requirements for a Sustainable Village, this will be a material consideration in the determination of planning applications in these settlements.

(4) [If during the plan period any of the Local Needs Villages gains facilities and services to the extent that they would meet the requirements for a Sustainable Village, this will be a material consideration in the determination of planning applications in these settlements"](#)

Draft Policy S3 – Local Housing Need Villages (Strategic Policy)

- (1) [Other than dwellings that accord with Policy S5 \(Residential Development in the Countryside\) or Policy H6 \(Rural Exceptions Sites\), proposals for New new dwellings at the Local Housing Need Villages will only be supported when each dwelling is:](#)

- (a) Physically Wellwell-related to the Local Housing Needs Village; and
 - (b) Intended for occupation by at least one person with a demonstrable local connection to the Local Housing Needs Village.
- (2) To demonstrate a local connection, at least one of the intended occupants must satisfy at least one of the following criteria:
- (a) They are an existing resident in the Parish in which the application site is located and have been so for a continuous period of at least 10 years prior to an application being submitted;
 - (b) They are no longer a resident in the Parish in which the application site is located but were previously residents for a continuous period of at least 10 years;
 - (c) They require frequent attention and/or care due to age, ill health, disability and/or infirmity as demonstrated by written evidence from a medical doctor or relevant statutory support agency and therefore has an essential need to live close to a close family member who currently resides in the Parish in which the application site is located and has done so for a continuous period of at least 10 years; or
 - (d) Their existing accommodation is in the Parish in which the application site is located but is no longer suitable for their needs due to ill health or disability, as demonstrated by written evidence from a medical doctor or relevant statutory support agency.
- (3) As part of any planning permission granted under this policy, the applicant(s) will be obliged to enter a Section 106 legal agreement that requires:
- (a) The applicant(s) to occupy the approved dwelling for a period of ~~will be used to secure the occupancy of new dwellings in Local Housing Needs Villages~~ for at least three years from the date of completion; and
 - (a)(b) The local connection criteria at part (2) of this policy to be applied to any subsequent sale of the dwelling for at least the first three months it is on the market.

Draft Policy S4 – Countryside (Strategic Policy)

(1) Land outside the Limits to Development, as shown on the Policies Map, is identified as countryside where the uses listed (a) to (sf) below will be supported, subject to the considerations set out in criteria 2 (a) to (d).

- (a) Agriculture, forestry and equestrian use where it can be demonstrated that any new building is reasonably necessary for the efficient long-term operation of the business;

- (b) ~~Agricultural and forestry-Rural~~ workers dwellings in accordance with Policy S5.
- (c) The conversion of redundant or disused buildings;
- (d) Flood protection;
- (e) Local needs housing in accordance with Policy S3;
- (f) Affordable housing exceptions sites in accordance with Policy H6;
- (g) The extension and ~~replacement subdivision~~ of ~~existing~~ dwellings,
- ~~(g)(h)~~ ~~Replacement dwellings~~ in accordance with Policy S5;
- ~~(h)(i)~~ ~~New E~~employment land in accordance with the provisions of Policy Ec4;
- ~~(i)(j)~~ Expansion of ~~existing~~ business and enterprise including ~~agricultural farm~~ diversification, both through conversion of existing buildings and well-designed new buildings;
- ~~(j)(k)~~ Sites for Gypsies and Travellers and Travelling Showpeople in accordance with Policy H9;
- ~~(k)(l)~~ Community services and facilities meeting a proven local need in accordance with Policy IF2;
- ~~(l)(m)~~ Tourism attractions and facilities and visitor accommodation in accordance with Policy Ec12;
- ~~(m)(n)~~ Sports and recreation facilities;
- ~~(n)(o)~~ Renewable energy; in accordance with Policy AP3;
- ~~(o)(p)~~ Development at East Midlands Airport in accordance with Policy Ec8;
- ~~(p)(q)~~ Development at Donington Park Circuit in accordance with Policy Ec11;
- ~~(q)(r)~~ Transport infrastructure;
- ~~(r)(s)~~ Development by statutory undertakers or public utility providers.

~~(2) Where Development a proposed use is considered acceptable in a the countryside location in accordance with (a) to (r) above it should: will be supported where:~~

- (a) ~~The proposed development R~~respects the appearance and character of the landscape, including its historic character; and
- (b) ~~It does N~~ot undermine, either individually or cumulatively with existing ~~and/or~~ proposed development, the physical ~~and~~ perceived separation ~~and open undeveloped character~~ between nearby settlements; and

- (c) ~~It does~~ Not create or ~~extenda~~erbate ribbon development; and
- (d) Be ~~New built development is~~ well integrated with existing development buildings where these are close to the proposed development.

Draft Policy S5 –Residential Development in the Countryside

~~Permanent R~~rural workers dwellings

- (1) Proposals for ~~permanent~~ rural workers dwellings will only be permitted providing it has been demonstrated:

- (a) The rural enterprise has been established for at least three years,
- ~~(a)~~(b) The rural enterprise is economically viable and has clear prospects of remaining so; and
- ~~(b)~~(c) That there is an essential operational need to live permanently at or near their place of work in the countryside; and

~~(e)~~(d) The need cannot be met within a nearby settlement, or by existing housing at or near the site or through the conversion of a suitable redundant or disused rural building at the site; and

~~(d)~~(e) The size and nature of the dwelling is reflective of the location and setting and proportionate to the needs of the intended occupants.

Temporary rural workers dwellings

(2) Where Part (1)(b) to (e) are met but the ~~an~~ rural enterprise has been established for less than three years, the Council will only permit temporary rural workers accommodation, such as a caravan or mobile home. ~~for rural workers.~~

(3) Proposals for temporary rural workers dwellings will only be permitted where: a condition or planning obligation is used to require that the temporary accommodation is removed three years from the date of the planning permission.

~~(a) There is a firm intention to develop the enterprise; and~~

~~(b) That there is an essential operational need to live permanently at or near their place of work in the countryside; and~~

~~(c) The need cannot be met within a nearby settlement, or by existing housing at or near the site or through the conversion of a suitable redundant or disused rural building at the site; and~~

~~(d) The size and nature of the dwelling is reflective of the location and setting and proportionate to the needs of the intended occupants.~~

~~(e) A condition or planning obligation is used to require that the temporary accommodation is removed three years from the date of the planning permission.~~

Loss of rural workers dwellings

~~(3)~~(4) Permission for rural workers dwellings will be subject to an occupancy condition. Proposals to remove an agricultural or other workers' occupancy condition will be permitted where it has been demonstrated:

(a) A dwelling is no longer needed for the enterprise; and

(b) The property has been actively marketed for at least 12 months at a price which reflects the existence of the occupancy condition.

Replacement residential dwellings

~~(4)~~(5) The replacement of residential dwellings in the countryside will only be permitted providing:

(a) The original dwelling is a permanent structure, not a temporary or mobile structure; and

(b) The replacement dwelling is of a similar size and scale and no more visually intrusive than the original dwelling; and

- (c) The number of new dwellings is no more than the number of dwellings to be demolished and replaced; and
- (d) The replacement dwelling is positioned on the footprint of the existing dwelling, unless a more appropriate location within the existing dwelling's curtilage is identified.

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