

MEETING OF THE LOCAL PLAN COMMITTEE

WEDNESDAY, 29 JANUARY 2025

ADDITIONAL PAPERS

CONTENTS

Item		Pages
3	PUBLIC QUESTION AND ANSWER SESSION	
	Question from Mr M Elton	3 - 8
	Question from Ms Gayle Baker	
	Question from Mr C Taylor	
5	LOCAL PLAN – PROPOSED HOUSING ALLOCATIONS IN THE KEY SERVICE CENTRES, LOCAL SERVICE CENTRES AND SUSTAINABLE VILLAGES	
	Local Plan Committee Item 5 Update Sheet	9 - 10

LOCAL PLAN COMMITTEE – WEDNESDAY, 29 JANUARY 2025

QUESTIONS AND ANSWER SESSION

Question from Mr M Elton

I am struggling to understand why our local council would choose to build on the picturesque West Whitwick valley which clearly is a very difficult area to even consider building houses on. The cost and effort that is going to be required to build affordable housing on this plot seems unachievable. As well as these challenges this area is full of wildlife such as badgers, bats, foxes, rabbits, sparrowhawk's, owls and herons just to name a few as well as the amazing walks through the area containing ponds, streams and hedgerows which is used by so many people to keep healthy and maintain good wellbeing. Please can you explain to us how this area has been kept in the local plan whilst a proven more viable and sustainable option Meadow Lane was removed by yourselves?

Response from the Chair of the Local Plan Committee

'The government has made it clear that Local Plans must address the need for new housing, with a national target of 1.5 million new homes being required over the next five years. A failure to make sufficient provision will almost certainly result in the plan being considered as not sound at Examination.

Meeting future housing needs has to be reconciled with the need to protect and, where possible, enhance the environment. Any new development will be required to deliver biodiversity net gain equivalent to at least 10% as required by the Environment Act 2021.

The Local Plan Committee considered the merits of the site at Meadow Lane at its meeting on 15 November 2023 but was of the view that the site should not be allocated. '

This page is intentionally left blank

LOCAL PLAN COMMITTEE – WEDNESDAY 29 JANUARY 2025

QUESTIONS AND ANSWER SESSION

Question from Ms Gayle Baker

The committee agreed, at the meeting on 16th December to a proposal to build around 1000 homes close to Stevenson's Way, Coalville. At the same time you also agreed that the area of separation between Coalville and East Whitwick would essentially be reduced while maintaining a reasonable area of public green space between the developments.

In my view, the principle of an area of separation should apply equally to the West Whitwick area. The proposed West Whitwick site is a valuable and natural area of separation between Coalville, West Whitwick and Thringstone, which supports abundant wildlife, agriculture and provides access to country walks for local residents. While access to a couple of these footpaths has become more hazardous recently the number of people who walk the paths has increased since the Meadow Barn Cafe, which is a skills centre for adults with learning difficulties, opened. Have the Local Plan Committee fully considered the detrimental effect on the health and wellbeing of residents and the Meadow Barn Cafe of developing this site?

Response from the Chair of the Local Plan Committee

'The area to the west of Whitwick is not considered to provide separation in the same way as the open area between Coalville and Whitwick, as the latter areas are smaller areas which are surrounded by built development.

Any new development will be required to ensure that existing formal footpaths are integrated into the overall layout and design of the site. In addition, any new development will be required to deliver biodiversity net gain equivalent to at least 10% as required by the Environment Act 2021.

It is not clear as to how new development could be judged to have a detrimental effect upon the Meadow Barn Café. Conversely, an increased number of people nearby could help to ensure that it remains a viable entity.'

This page is intentionally left blank

LOCAL PLAN COMMITTEE – WEDNESDAY 29 JANUARY 2025

QUESTIONS AND ANSWER SESSION

Question from Mr Chris Taylor

We are wondering about the measures the Council intends to take to protect and assess the historic and archaeological significance of Monument No. 1581539, located on the West Whitwick Valley (Grid Reference: SK4260016630) (C47). This 'D-shaped' enclosure, visible as crop marks on 2011 aerial photographs, is believed to date back to the Iron Age or Roman period and features two opposing entrances to the north-east and south-west.

Given its significance and the possibility of linked settlements, how does the Council plan to:

Conduct proper **archaeological assessments** of the site, including ground surveys with archaeologists (as opposed to desktop studies)?

Preserving this site is vital to safeguarding our shared heritage, and I am eager to understand the steps being taken to address its protection.

Response from the Chair of the Local Plan Committee

'Leicestershire County Council Heritage Team Manager has confirmed that within the boundary of site C47 there is a known heritage asset as outlined in the question. He has advised that:

"the presence of a known heritage asset within the boundary of the site (C47) warrants pre-determination consideration of the site's archaeological potential, in line with NPPF policy and supporting guidance". However, I don't feel it prevents allocation of the site."

He has also noted that there are other heritage assets in the near vicinity which suggests that there is some archaeological interest more generally within the site. Again, he has advised that "I don't believe the evidence is sufficient to prevent their allocation".

He goes on to state:

"I would suggest the archaeological interest of all the sites, will be adequately addressed through the planning process, this may result in the discovery of significant archaeological remains that could influence the delivery of the sites, however at this stage there is insufficient information to be more specific. I would however encourage the promoter/future developer of the site(s) to undertake early

assessment of their site's archaeological interest to support and inform their design proposals and subsequent planning determination".

This request has been passed on to the site promoter.'

Local Plan Committee

29 January 2025

UPDATE

Item 5 – Local plan – Proposed housing allocations in the Key Service Centres, Local service Centres and Sustainable Villages

This report addresses the comments made in respect of those housing sites contained in the regulation 18 plan in the Key Service Centres, Local Service Centres and Sustainable Villages and to agree the preferred sites to take forward for allocation in the Regulation 19 plan.

Members will be aware that a number of housing sites which have the benefit of planning permission lie on the proposed route of HS2 and are, therefore, subject to safeguarding. In October 2023 the government announced that the eastern leg of HS2 which was proposed to run through North West Leicestershire was to be cancelled. It was anticipated that a formal rescinding of the safeguarding would occur in the summer of 2024. However, this has not happened. Officers have contacted HS2 who have advised that

“there are no new updates on safeguarding for the former HS2 East programme.... . Following the general election in July 2024 the new Government has said that they will thoroughly review the position they have inherited before setting out more detailed plans and next steps for this phase of the project”.

They go on to advise that they *“cannot provide any dates when this may be forthcoming, therefore safeguarding remains in place”.*

In view of the fact that the route through the district is still being protected this raises uncertainty in respect of some of the sites with planning permission and whether they will contribute towards the districts housing requirements. In view of this ongoing uncertainty, it is considered appropriate to defer consideration of the report addressing the remaining housing allocations to enable officers to consider the potential implications of this in terms of the Local Plan. It is intended to bring a report addressing the remaining housing allocations to the next meeting of this Committee, currently scheduled for 19 March, but this may be brought forward if possible.

RECOMMENDATION

THAT ITEM 5 ON THE AGENDA BE DEFERRED FOR CONSIDERATION AT A FUTURE LOCAL PLAN COMMITTEE MEETING.

Item 6: Local Plan – Limits to Development: consideration of responses to consultation

This report asks Members to consider and agree amendments to the Limits to Development resulting from the Regulation 18 consultation held in February to March 2024.

The Recommendation asks the Committee to agree a number of changes to the proposals which were contained in the [Proposed Limits to Development for Consultation](#) document for inclusion in the Regulation 19 Plan. For clarity, it is also the intention to take forward all the other Limits to Development proposals from the consultation document where further revisions are not proposed. For the avoidance of doubt, it is proposed that the recommendation be amended as set out below.

One of the matters discussed in the report (paragraphs 3.6-3.7) is the alignment of the Limits to Development at the proposed housing allocation at Old End and 40 Measham Road Appleby Magna (sites Ap15 & Ap17). The report states “If it is agreed to delete this allocation (Item 5 on this agenda), it is recommended that the land continue to be included within the LtD”.

It has been recommended that Item 5: Local Plan – Proposed Housing Allocations in the Key Service Centres, Local Service Centres and Sustainable Villages be deferred for consideration at a future Local Plan Committee meeting. . If that recommendation is agreed, it would not now be considered appropriate for the Committee to conclude on the alignment of the Limits to Development in this part of Appleby Magna in advance of its decision on the site allocation. To address this, the Limits to Development and the future of the site allocation will be considered together in the Housing Allocation report when it is re-presented to the Committee.

RECOMMENDATION

THAT LOCAL PLAN COMMITTEE AGREES FOR INCLUSION IN THE REGULATION 19 VERSION OF THE LOCAL PLAN THE LIMITS TO DEVELOPMENT CHANGES IN THE PROPOSED LIMITS TO DEVELOPMENT FOR CONSULTATION DOCUMENT (JANUARY 2024) SUBJECT TO THE CHANGES REFERENCED A TO K IN APPENDIX B.