

Meeting	LOCAL PLAN ADVISORY COMMITTEE
Time/Day/Date	6.30 pm on Tuesday, 17 February 2015
Location	Council Chamber, Council Offices, Coalville
Officer to contact	Democratic Services (01530 454512)

All persons present are reminded that the meeting may be recorded and by attending this meeting you are giving your consent to being filmed and your image being used. You are kindly requested to make it known to the Chairman if you intend to film or record this meeting.

The Monitoring Officer would like to remind members that when they are considering whether the following items are exempt information under the relevant paragraph under part 1 of Schedule 12A of the Local Government Act 1972 they must have regard to the public interest test. This means that members must consider, for each item, whether the public interest in maintaining the exemption from disclosure outweighs the public interest in making the item available to the public.

AGENDA

Item	Pages
1. APOLOGIES FOR ABSENCE	
To receive and note any apologies for absence.	
2. DECLARATION OF INTERESTS	
Under the Code of Conduct members are reminded that in declaring disclosable interests you should make clear the nature of that interest and whether it is pecuniary or non-pecuniary.	
3. MINUTES OF PREVIOUS MEETING	
To approve the minutes of the meeting held on 12 November 2014.	3 - 10
4. COMMITTEE TERMS OF REFERENCE	
Terms of Reference attached.	11 - 12
5. LIMITS TO DEVELOPMENT AND TOWN CENTRE BOUNDARIES	
Report of the Director of Services.	13 - 58



6. RECENT LOCAL PLAN EXAMINATIONS

Report of the Director of Services.

59 - 64

Circulation:

Councillor R D Bayliss
Councillor J Bridges (Chairman)
Councillor D De Lacy
Councillor C Large
Councillor J Legrys
Councillor T J Pendleton (Observer)
Councillor V Richichi
Councillor S Sheahan

MINUTES of a meeting of the LOCAL PLAN ADVISORY COMMITTEE held in the Council Chamber, Council Offices, Coalville on WEDNESDAY, 12 NOVEMBER 2014

Present: Councillor J Bridges (Chairman)

Councillors R D Bayliss, D De Lacy, C Large, J Legrys, V Richichi and S Sheahan

In Attendance: Councillors D Howe, T J Pendleton and A C Saffell

Officers: Mr M Sharp (Consultant), Mr S Bambrick, Mrs C Hammond, Mr I Nelson, Mr J Newton and Mr S Stanion

34. APOLOGIES FOR ABSENCE

There were no apologies for absence received.

35. DECLARATION OF INTERESTS

Councillor S Sheahan declared a Disclosable Non-Pecuniary Interest in item 5, Development Strategy, as a property owner who could be affected by the proposed route of HS2.

36. MINUTES OF PREVIOUS MEETING

Consideration was given to the minutes of the meeting held on 15 October 2014.

It was moved by Councillor J Legrys, seconded by Councillor C Large and

RESOLVED THAT:

The minutes of the meeting held on 15 October 2014 be approved and signed by the Chairman as a correct record.

37. COMMITTEE TERMS OF REFERENCE

By affirmation of the meeting it was

RESOLVED THAT:

The Terms of Reference be noted.

Councillor J Legrys advised Members that he had been asked to put forward some questions to officers from a member of the public. Councillor J Legrys felt that it would be more appropriate for a written response to be provided to the questions, however he would ask other questions through the meeting as a result.

Councillor J Bridges thanked the member of the public for submitting the questions and felt it would be fair to all to consider the questions after the meeting.

38. DEVELOPMENT STRATEGY

The Director of Services presented the report to Members.

He advised Members that the report before them provided a starting point for the scale and distribution of development that would be included in the plan. He stated that the information that was available would allow Members to debate and comment on what could be included and then officers could take that away, consider and bring back to the

Advisory Committee for further consideration. He informed Members that the Memorandum of Understanding had now been agreed by all authorities within the housing area.

He highlighted that Members were being asked to consider a flexibility allowance as some developments may not be delivered and the authority would need to convince the inspector that the district had sufficient provision, adding that 30% was a figure to be considered and discussed. He added that Members were also being asked to consider the settlement hierarchy. He highlighted the 2 options which were before them with Coalville being the principal town in both, but allowing Members that opportunity to consider how the other areas were treated. He advised Members that option B was the preferred option. He highlighted that Members were also provided with factors to take into account when considering the allocation of sites.

Members agreed to comment on the report in sections.

Scale of Development

Councillor S Sheahan stated that he understood an allowance was required, but questioned why it related to the 5 year land supply rather than the figure in the SHMA buffer and questioned why the allowance had not be raised previously. He asked how it linked in.

The Planning Policy Team Manager stated that there was uncertainty in terms of economics relating to the deliverability of sites and that an allowance would be required. He added that 20% was stated in the NPPF however the figure could be higher or lower. In addition, as outlined in the report, it was necessary to ensure that the Local Plan took account of economic strategies when assessing housing need. There was uncertainty about this at the present time and so a flexibility allowance would enable this matter to be fully considered.

Councillor S Sheahan stated that increasing the SHMA was a step too far.

The Planning Policy Team Manager stated that it was not an increase, but due to constant economic challenges, developments may not happen and the plan would need to provide evidence that the Council would still meet the level of housing required.

The Director of Services stated that a 20% allowance would give a six year supply and that it would be up to Council to agree the allowance. He added that the when the plan was submitted to the inspector, reliance on whether a site was deliverable within the period would be taken into account. He advised Members that the NPPF recommended 20% and that it would be a sound approach to building a flexibility allowance.

The Consultant advised Members that flexibility allowances were being used for two different planning issues. He stated that the advice officers had given was spot on and the inspector would look at the deliverability of sites.

Councillor S Sheahan stated that it was hard to believe that one phrase could have two meanings and raised concerns again as to why the need for a flexibility allowance had not been raised before. He added that he could not agree this and felt that it should come back to a future meeting.

Councillor J Legrys stated that communities needed to be told what the housing figures were and he understood the need for an allowance, but felt that the markets should be taken into account when applications were put forward. He advised that Members had agreed figures and now, when all the numbers in the report were added up it produced a figure of 9 – 12,000 houses to be built, after telling residents that the district required only

1,500 new houses. He highlighted that the LLEP called for significant job growth in the north of the district, yet houses would be built in the south of the district. He stated that he was annoyed that the allowance had not been discussed before and that G L Hearn had been paid to come up with the figures that were fixed on which were 7,000 houses with 1,500 to be built in the next 17 years.

The Director of Services advised Members that officers heard what was being said and it was always the intention to bring a further report back to for Members to consider.

Councillor D De Lacy stated that Members had agreed the position and raised concerns that an additional third was to be built in and in doing so it appeared that officers felt that a third of developments would not happen. He added that everyone could see sense in some flexibility and understood the advice Members were being given, but felt that not enough information was provided for Members to assess the risk.

Councillor J Bridges concurred with Councillor D De Lacy and questioned how the authority monitored the deliverability of sites.

The Director of Services felt that it was a valuable comment and advised that there was an ongoing history of non-deliverability of sites after they had been given permission.

In response to a query from Councillor C Large, the Planning Policy Team Manager stated that 20% was based on the 5 year supply to make the housing requirement deliverable, but Members could recommend any figure that officers could work on.

Councillor C Large stated that she would not be happy to move forward until the impact was known.

Councillor R D Bayliss stated that deciding the scale of development was not an exact science, but felt it was reasonable to build in margins. He felt that it would not be easy to produce evidence, as it would be inspired guess work and that Members should provide comments for a future debate.

Settlement Hierarchy

Councillor S Sheahan felt that it was difficult to understand how the level of hierarchy had been reached and that improvement in infrastructure should be considered.

The Planning Policy Team Manager advised Members that infrastructure needed looking at, and that table 2 was not set in stone and therefore Members could look at the issues and what role the developments would have in addressing any infrastructure issues.

The Consultant advised that the NPPF stated that authorities needed to weigh up the need for housing against the harm and that it was not enough just to say infrastructure. He stated that the need for housing was more significant than harm.

Councillor J Legrys commented that every member had their own reasons when making decisions on where developments should be. He highlighted that employment was more in the north and housing in the south and there was no commuting between the two. He added that he could not consider the options without the rationale as different settlements were at capacity. He expressed concern over the option of a new statement highlighting several big developments that had been considered in the past but had no new infrastructure included.

The Director of Services advised Members that the new settlement was in the report as an option that had been considered and that it could have been part of the flexibility allowance.

The Planning Policy Team Manager highlighted that the key point was deliverability and that if the site was not already promoted it may not be considered until the end or after the period date.

Councillor D De Lacy felt that the rankings in the two options were very confusing and that it appeared that Members would be saying who got the most development. He highlighted that Castle Donington was being promoted even though it could not take any more development.

The Planning Policy Team Manager advised Members that the ranking went on the range of services and jobs which were available as these were seen as the more sustainable locations, and that Castle Donington could not take any more development than the 900 houses that had already been approved.

Councillor C Large stated that she was not comfortable with Castle Donington being classed as a main town as there was no further capacity for development and that the need for houses was so great that development would harm the likes of infrastructure.

The Director of Services stated that officers would take all the comments away including the concerns over Castle Donington and that there was no further capacity to develop there.

Councillor D De Lacy stated that before a proper debate could be had Members needed more evidence to consider whether a site was sustainable. He added that this information needed to include provision for schools and other services.

Following a comment from Councillor D De Lacy, the Director of Services stated that officers were obtaining feedback or alternative options from the Advisory Committee and Castle Donington had been mentioned.

Councillor J Legrys stated that if he had realised Members were expected to come up with a different option he would have come prepared. He felt that a cap should be put on the main towns and rural centres to allow them to maintain their identities agreeing with Councillor C Large that, if any town was put into a league style table, developers would want to seek permission to build in that town, and that Castle Donington had very little land left to develop. He added that more time and evidence was needed to develop the hierarchy.

Councillor S Sheahan stated that he would be happy to invest time with officers to work on the options.

Councillor J Legrys clarified that the amount of development needed to be capped to ensure settlements maintained their identities and avoided joining up, highlighting that Ashby was at capacity to maintain its settlement.

Allocation of Sites – Guiding Principles

Councillor J Legrys stated that Members, certainly of Planning Committee, assumed that if an application was approved then the development would be delivered. He expressed concerns that the capacity of the highways infrastructure had an impact on the deliverability of sites highlighting that contributions were required to redirect traffic into Coalville, but the highways authority was reluctant to say anything, however improvements to the highways around Castle Donington made deliverability of developments more likely.

Councillor J Bridges commented that it was incredible that some developments were not delivered when approved and questioned how the deliverability of applications was tested.

The Legal Advisor advised Members that 'deliverability' is the test laid down in the NPPF in relation to the five year supply of housing sites. Deliverability is defined as a site being available now, offering a suitable location for development now, and being achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Local Plans are, however also required to identify a supply of specific, 'developable' sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the Plan period. 'Developability' is defined as sites being in a suitable location for housing development with a reasonable prospect that the site is available and could be viably developed at the point envisaged. The distinction between 'deliverability' and 'developability' is deliberate, and understandable given the impossibility for authorities to 'crystal ball gaze' as to the deliverability of sites beyond the 5 year period.

Councillor J Legrys stated that Members trust a site was going to be deliverable and he accepted that officers could not crystal ball gaze. He stated that authorities should follow their nose and tell developers where they should build. He expressed concerns that the factors were too vague.

Councillor J Bridges added that it may be an idea for officers to put suggestions/questions to developers to reassure Members? that the development was deliverable.

By affirmation of the meeting it was

RESOLVED THAT:

The Advisory Committee:

1. Notes and comments on the suggestion to have a flexibility allowance;
2. Notes and comments on the suggested settlement hierarchy;
3. Notes and comments on the suggested guiding principles for allocating sites;
and
4. A further report be brought back to the Advisory Committee for consideration.

39. AFFORDABLE HOUSING

The Director of Services presented the report to Members.

He informed Members that there was a need for a policy to be set that would address the need for affordable housing within the district. He advised Members that paragraph 2.2 of the report could be used as a starting point and that the report gave Members an opportunity to discuss and debate what the policy would include.

Councillor D De Lacy stated that it was an interesting report and nobody would disagree that there needed to be a policy. He commented on the need for 1 bedroom properties and that if the Council agreed on 60% the developers would not like the nature of the houses. He felt that the amount would need to be fixed so that the monies from contributions could be used for other services.

Councillor J Bridges stated that he agreed with Councillor D De Lacy however he was nervous about fixing a delivery of 60% as not everywhere required that level. He highlighted that more two bed homes were required due to higher levels in assisted living. He informed Members that there were a lot of issues to consider and that they would try to agree to fix something.

Councillor R D Bayliss agreed with the views of officers and felt that it should be a flexible figure. He also stated that as outlined in the report there were other ways of providing affordable homes.

Councillor J Legrys stated that he disagreed with Councillor R D Bayliss and felt that the figure should be fixed and stuck to. He concurred that more two bed homes were required to address the need for care, but also stated that there was a need for more bungalows within the Local Plan. He stated that the authority needed to be open and honest over the number of houses that were to be built, highlighting that with the 12,000 houses that had previously been discussed and a further 3,000 social houses the total figure was slowly rising. He expressed disappointment that social housing was dismissed as it appeared homes were being built for commuters rather than local people. He agreed that there needed to be a policy, but what the policy contained was a matter for debate.

Councillor S Sheahan stated that developers would only be interested in buyers that could afford their houses. He added that there needed to be a balance between private and public sector homes provided which should be included, but highlighted that it would be hard to enforce.

Councillor J Bridges agreed that the approach should be that of working together. He added that there was nothing wrong with trade-offs between public and private sectors.

Councillor S Sheahan added that Members could not rely on developers and that local authorities and Social Landlords needed to provide affordable housing.

Councillor C Large raised a concern that at the beginning of the report it stated that 60% housing was required and further into the report it stated that the target would be significantly less than 60% which could lead to repercussions and looking like the council was underperforming.

The Planning Policy Team Manager advised Members that the SHMA identified the need but 60% could not be justified so Members would be looking at a figure between 1 and 60% and this would then be tested as part of the viability test.

The Director of Services informed Members that 60% would not be achieved so the council would need to look at what could be achieved.

Councillor R D Bayliss stated that a generation ago all houses were affordable to all but due to economic challenges this had changed.

Councillor D De Lacy reiterated that it should be a fixed flat rate and that it should be stuck to.

The Planning Policy Team Manager advised Members that it was not flexible, but variable, however there would always be some negotiation on the numbers on sites.

Councillor V Richichi stated that the Council could not make decisions that could not be carried through. He added that if developers were forced into limits they would look to move to other districts that did not set numbers.

By affirmation of the meeting it was

RESOLVED THAT:

The Advisory Committee:

1. Notes the need to include a policy in the Local Plan in respect of Affordable Housing;
2. Notes and comments on the possible contents of such a policy as outlined in the report and
3. Requests a further report be brought back to the Advisory Committee for consideration.

40. STATEMENT OF COMMUNITY INVOLVEMENT

The Director of Services presented the report to Members.

Councillor J Legrys thanked the officers for attending events to help promote the Local Plan and the Statement of Community Involvement (SCI). He stated that a number of organisations had not commented, however Members were able to comment on the statement through Council meetings. He suggested that Members attend community events in the future to explain what was being asked and why, and to take the flack that was aimed at officers.

Councillor S Sheahan stated that the Community Engagement Strategy was being reviewed and that Members should be aware they were very similar and they should be developed in accordance with each other.

Councillor D De Lacy commented that the new statement was not attached for Members to comment on.

The Director of Services informed Members that there would not be a meeting of the Advisory Committee before the SCI was considered at Cabinet, but he would be happy to circulate it to Members.

By affirmation of the meeting it was

RESOLVED THAT:

The Advisory Committee:

1. Notes the response to the recent consultation in respect of the Statement of Community Involvement;
2. Requests that the new Statement of Community Involvement be circulated to Members of the Advisory Committee; and
3. Notes that the new Statement of Community will be considered by Cabinet at its meeting on 13 January 2015

Councillor A C Saffell left the meeting at 8.14pm.

Councillor D Howe left the meeting at 8.26pm.

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 8.34 pm

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LOCAL PLAN ADVISORY COMMITTEE TERMS OF REFERENCE

Purpose of the Local Plan Advisory Committee

To enable cross-party discussion, guidance and support for the development of the North West Leicestershire Local Plan.

Role of the Local Plan Advisory Committee

- To consider and comment on documents that relate to the North West Leicestershire Local Plan including (but not restricted to) policy options, draft policies and evidence prepared to support the Plan.
- To make recommendations as required to Council in respect of the North West Leicestershire Local Plan.
- To monitor progress on the preparation of the North West Leicestershire Local Plan.
- To provide updates to other Members who do not sit on the Local Plan Advisory Committee.
- To consider and comment on responses to plans being prepared by other local planning authorities as part of the Duty to Cooperate.

Membership of the Local Plan Advisory Committee

- The Advisory Committee comprises four Members of the ruling group and three Members from the opposition group.
- The Council's Substitution Scheme will apply.
- The Advisory Committee will select a Chair at its first meeting of each civic year.
- Other members may be invited to attend and participate in meetings of the Advisory Committee in a non-voting capacity at the discretion of the Chair.
- The Advisory Committee meetings must have at least 3 members to be quorate.

Operation of the Local Plan Advisory Committee

- Council Procedure Rule 4 will apply to the Local Plan Advisory Committee
- The Advisory Committee will meet at least once every two months, but will meet more frequently where necessary to enable continued progress on the North West Leicestershire Local Plan.
- The Advisory Committee will have no direct decision-making powers but will consider documents and information relating to the Local Plan and make recommendations to Council. Any such report will include specific comments and issues raised by the minority group.
- The Advisory Committee will be supported by the Director of Service and officers in the Planning Policy Team.
- Meetings will be organised, administered and minuted by Democratic Services with agendas and minutes being made available on the Council's website.
- The Portfolio Holder may attend as an observer.

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NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**LOCAL PLAN ADVISORY COMMITTEE – 17 FEBRUARY 2015**

Title of report	LIMITS TO DEVELOPMENT AND TOWN CENTRE BOUNDARIES
Contacts	<p>Councillor Trevor Pendleton 01509 569746 trevor.pendleton@nwleicestershire.gov.uk</p> <p>Director of Services 01530 454555 steve.bambrick@nwleicestershire.gov.uk</p> <p>Head of Planning and Regeneration 01530 454782 jim.newton@nwleicestershire.gov.uk</p> <p>Planning Policy Team Manager 01530 454677 ian.nelson@nwleicestershire.gov.uk</p>
Purpose of report	To outline for members the responses to the recent informal consultation with Parish Councils in respect of the draft Limits to Development and revised Town Centre Boundaries
Council Priorities	<p>These are taken from the Council Delivery Plan:</p> <p>Value for Money Business and Jobs Homes and Communities Green Footprints Challenge</p>
Implications:	
Financial/Staff	The work already undertaken has been met from existing staff resources.
Link to relevant CAT	None
Risk Management	A failure to engage effectively and constructively in the preparation of the Local Plan including the preparation of the draft Limits to Development and revised Town Centre boundaries could leave the Council vulnerable to challenge at examination, which would present the risk of the Local Plan being found unsound.
Equalities Impact Screening	None

Human Rights	None
Transformational Government	Not applicable.
Comments of Head of Paid Service	The report is satisfactory.
Comments of Section 151 Officer	The report is satisfactory.
Comments of Deputy Monitoring Officer	The report is satisfactory.
Consultees	None
Background papers	<p>Consultation responses, copies of which are held by the Planning Policy Team in room 102.</p> <p>The National planning Policy Framework which can be viewed by clicking NPPE</p>
Recommendations	<p>THAT THE ADVISORY COMMITTEE:</p> <p>(I) NOTES THE RESPONSE TO THE RECENT CONSULTATION IN RESPECT OF THE DRAFT LIMITS TO DEVELOPMENT AND REVISED TOWN CENTRE BOUNDARIES</p> <p>(II) RECOMMENDS TO FULL COUNCIL THAT THE DRAFT LIMITS TO DEVELOPMENT AND REVISED TOWN CENTRE BOUNDARIES ARE APPROVED TO BE INCLUDED AS PART OF THE NEW LOCAL PLAN</p>

1.0 BACKGROUND

- 1.1 Members will recall that at the 9 September 2014 meeting of LPAC, having considered a report in respect of the draft Limits to Development, Members recommended that Limits to Development be defined as part of the new Local Plan and noted that workshops would be arranged to allow all Members to be involved in discussion and guidance on the preparation of settlement boundaries, following which a report would be brought back to LPAC to agree next steps.
- 1.2 At the meeting of LPAC on 15 October 2014, clarification was sought on why the Parish Councils were not being consulted on the Limits to Development. The Planning Policy Team Manager advised that such consultation should take place, however he had understood that Members wanted to delay the consultation until after the workshops had taken place.
- 1.3 Also at the meeting on 15 October 2014 Members considered a report in respect of proposed revised Town Centre Boundaries and noted the need to review existing

boundaries and that Parish and Town Councils and Coalville and Ashby town teams would be consulted on the proposed boundaries (as may be amended in the light of comments of the LPAC).

2.0 INFORMAL CONSULTATION

- 2.1 A targeted, consultation on the revised draft Limits to Development and Town Centre Boundaries was subsequently undertaken with Town and Parish Councils between 17 November and 9 January 2015. Due to the tight timescales for responses some flexibility was allowed for those Parish and Town Councils unable to consider the proposals at a parish/town meeting within the consultation period.
- 2.2 As part of the consultation all Parish and Town Councils, Coalville Town Team, Ashby Town Team, Ashby Neighbourhood Plan Group and Ellistown Neighbourhood Plan Group were notified of the consultation. In addition, all of the consultation materials were placed on the Council's website and community engagement software *Citizen Space*, in order to allow representations to be made online.
- 2.3 Officers also attended three workshops to discuss the proposals with Parish and Town Councils and other interested parties:
- Ravenstone Institute 10 December 2014 - (8 Attendees)
 - Kegworth Village Hall 11 December 2014- (11 Attendees)
 - St Laurence's Church Hall Measham 16 December 2014 - (14 Attendees)
- 2.4 The intention of the informal consultation was to allow Parish and Town Councils (and other interested parties) to review the draft Limits to Development and revised Town Centre Boundaries and to ensure that the information used to inform the proposed revisions to the Limits to Development and Town Centre Boundaries is correct.

3.0 LIMITS TO DEVELOPMENT

- 3.1 Limits to Development are a commonly used tool in Local Plans that provide clear, defensible boundaries around settlements within which development will normally be confined. They distinguish between areas of development and development potential and areas of restraint, such as countryside. Limits to Development have been used as a planning policy tool in North West Leicestershire for a considerable time and are currently defined in the North West Leicestershire Local Plan proposals map (2002).
- 3.2 A total of 22 responses have been received in respect of the Limits to Development consultation:
- 5 Parish Councils
 - 3 Ashby Civic Society
 - Willesley Residents
 - Packington Nook Residents Association
 - 5 Private developers/ agents
 - 7 Private residents
- 3.3 A number of respondents disagreed with the methodology used to prepare the draft Limits to Development which they felt should be amended to include:

- Public parks
- Protected Open Spaces
- Playing fields
- Allotments

3.4 The purpose of defining Limits to Development is to contain development within broad settlement/built up areas. The issues outlined in paragraph 3.3 above represent other possible policy areas which might be included in the Local Plan and/or Neighbourhood Plans and for which different methodologies would be required. It would not, therefore, be appropriate to include these as part of the methodology for Limits to Development.

3.5 A number of representations made from developers and landowners felt that the Limits to Development should also be defined for smaller settlements, to help to clarify their visual and functional relationship with their surroundings and to help to distinguish where built development ends and the surrounding countryside begins. As discussed at the LPAC meeting of the 9 September 2014, it is felt that the most appropriate way forward is to define Limits to Development for sustainable settlements only, as the new Local Plan will be prepared in accordance with the NPPF, with the objective of contributing to the achievement of sustainable development. Limits to Development will direct development to the most sustainable locations, the remaining settlements with no or very limited services and facilities are, in principle according to the Framework, unsustainable locations for development where there will be fewer development opportunities. These settlements will effectively be part of the countryside policy and therefore not subject to unrestricted sprawl and inappropriate development.

3.6 A summary of consultation responses together with the comments of officers is set out within Appendix A.

4.0 TOWN CENTRE BOUNDARIES

4.1 The purposes of defining town centre boundaries are to:

- Identify the town centre for the purposes of the 'sequential approach';
- Ensure sufficient suitable sites can be accommodated within defined centres to meet the projected retail and other main town centre uses during the Plan period; and
- Restrict the development of main town centre uses outside the defined centres (with the exception of residential development which should not be restricted to defined centres)

4.2 A total of 12 responses have been received in relation to the revised Town Centre Boundary consultation:

- 5 Parish Councils
- Ashby Civic Society
- Ashby Town Team
- Coalville Town Team
- Packington Nook Residents Association
- 3 Private residents

4.3 A number of the responses have made comment on the methodology used. It is therefore considered useful to provide an overview of the methodology used to date, along with a

clarification of future work that will need to be undertaken to facilitate a complete and comprehensive review of the district's town centre and village centre boundaries.

- 4.4 The approach taken to date has involved:
- A review of the definitions of the National Planning Policy Framework (NPPF) (Town Centre, Primary Shopping Areas, primary and secondary frontages and main town centre uses) followed by
 - A site survey of the uses within the currently defined boundaries alongside the identification of the uses within a distance of up to 300m from the existing boundary's edge (the 'edge of centre').
- 4.5 Generally speaking the NPPF suggests that the town centre should comprise those areas predominantly occupied by main town centre uses, and those forming part of or adjacent to the areas where retail (shop) development is concentrated. These adjacent areas can also include a diversity of other uses such as restaurants, leisure, culture and entertainment uses, as well as businesses. The consultation proposed revised town centre boundaries for Coalville, Ashby de la Zouch, Castle Donington, Ibstock, Kegworth and Measham, essentially based on the location and distribution of their existing main town centre uses.
- 4.6 Defining boundaries will assist in directing future retail development and other town centre uses. It is therefore the intention that the final boundaries will be accompanied by new planning policies as part of the Local Plan, which could say where new retail development and other main town centre uses should be located. They may also seek to promote certain main town centre uses in specific locations or frontages, or preclude non main town centre uses in specific locations.
- 4.7 A summary of the consultation responses together with the comments of officers is set out in Appendix B.

5.0 NEXT STEPS

- 5.1 In terms of the town centre boundaries a Retail Capacity Study has been commissioned and this will include an assessment of the potential future need for additional retail floor space in our district, taking into account issues such as current or unmet demand and future housing growth. This in turn will be used to inform the retail strategy in the Local Plan which could include the identification/allocation of sites and further review of the town and village centre boundaries.
- 5.2 In accordance with Government Regulations and the Council's constitution, both the revised Limits to Development as recommended in Appendix A, and Town Centre Boundaries (Appendix B) will need to be approved by Full Council as part of the draft Local Plan.
- 5.3 Following approval of the draft Local Plan there will be a period of public consultation in accordance with Town and Country Planning (Local Planning) (England) Regulation 19 (2012). This will provide further opportunities for any person to make representations on the draft Local Plan, including the Limits to Development and Town Centre boundaries and supporting policies.

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APPENDIX A

Representor	Settlement	Comment	Response	Recommendation
	Ravenstone	Suggests a western extension to the Draft Limits to Development to allow for development through to the end of the Plan period	The proposed revision would represent a large western extension to the built-up area of Ravenstone and the inclusion of large areas of countryside contrary to the Limits to Development methodology. Development in this area may be considered if there is a need to allocate more housing development sites in Ravenstone. However, it should be noted that landowners/developers have not actively promoted the development of this area through the North West Leicestershire Strategic Housing Land Availability Assessment.	No revisions to the proposed Limits to Development
Ashby de la Zouch Civic Society	Ashby de la Zouch	Wants to see town centre open space protected.	The purpose of defining Limits to Development is to contain development within broad settlement/built up areas. The issues outlined above represent other possible policy areas which might be included in the Local Plan and/or Neighbourhood Plans and for which different methodologies would be required. It would not, therefore, be appropriate to include these as part of the methodology for Limits to Development.	No revisions to the proposed Limits to Development
Ashby de la Zouch Civic Society	Ashby de la Zouch	Money Hill area to be included if identified in the Local Plan as an area for development.	Development boundaries include peripheral sites where there is an extant planning permission for residential or employment	The need for the Local Plan to allocate Money Hill, Ashby de la Zouch as a residential/ employment site be considered. If the site is allocated as

Representor	Settlement	Comment	Response	Recommendation
			development. This is not the case with Money Hill but this will be kept under review.	part of the Local Plan, the Limits to Development will need to be adjusted accordingly.
	Measham	Identifies the need for infrastructure improvements to cope with population growth.	Infrastructure providers will be consulted as part of the process of preparing the new Local Plan, as to ensure that the need for new infrastructure is identified.	No revisions to the proposed Limits to Development
Heather Parish Council	Heather	Reconsider Draft Limits to Development to allow for development between St Johns Football Club And 9 Ravenstone Road	Planning permission has been granted on this site.	Revise Heather Draft Limits to Development to include land between St Johns Football Club And 9 Ravenstone Road. Please see the amended plan 1 within Appendix A
Heather Parish Council	Heather	Need to consider the proposed Re-development of existing site to provide 14 residential units at MTS Logistics, Mill Lane, Heather	This site is currently the subject of planning application ref: 14/00396/FULM and has yet to be determined. Even if the site is granted planning permission, the site is isolated and clearly detached from the principal built-up area and so in accordance with the Limits to Development methodology should be excluded from within the boundary.	No revisions to the proposed Limits to Development.
Measham Parish Council	Measham	Planning decisions are not made adhering to the current local plan so how can we be sure future planning decisions will be. We know there are already developments underway that are outside these limits. Take into consideration existing planning applications.	The National Planning Policy Framework makes it clear that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. So, while the Council cannot demonstrate a five-year supply of housing sites, Limits to Development	No revisions to the proposed Limits to Development.

Representor	Settlement	Comment	Response	Recommendation
		<p>The current application being considered for Atherstone Road contravenes the existing Local Plan. It is requested that Local Plan policy M2 is retained and applied to this whole site.</p>	<p>have to be considered as not being up-to-date. In view of this, an increasing amount of development, particularly housing, has been granted beyond Limits to Development. This is partly the reason for reviewing Limits to Development as part of the preparation of the new Local Plan. Current planning applications have not been included within the draft revised Limits to Development and will only be included if they are approved. The draft Limits to Development may need to be reviewed, to include any further planning permissions before the Local Plan is submitted to the Secretary of State for examination.</p> <p>The redevelopment of the brickworks site is a separate matter from the Limits to Development and will be considered as part of the preparation of the Local Plan.</p>	
Ashby de la Zouch Civic Society	Ashby de la Zouch	<p>Limits to Development should take into account approved planning applications and protect Protected open space. Proposed allocations. The Limits to Development currently proposed bear no relationship to limits</p>	<p>Development boundaries include peripheral sites where there is an extant planning permission for residential or employment development.</p> <p>The purpose of defining Limits to</p>	<p>Revise Ashby de la Zouch Draft Limits to Development include land between Buton Road and Moira Road, Shellbrook. Please see the revised amended plan 2 for Ashby de la Zouch within Appendix A.</p>

Representor	Settlement	Comment	Response	Recommendation
		<p>that will form part of the final local plan. It is therefore pointless consulting on maps that will bear no relationship to the final plan.</p> <p>Burton Road part 2 should be included as approved application.</p>	<p>Development is to contain development within broad settlement/built up areas. The issues relating to open spaces outlined in the Civic Societies comments are other possible policy areas which might be included in the Local Plan and/or Neighbourhood Plans and for which different methodologies would be required. It would not, therefore, be appropriate to include these as part of the methodology for Limits to Development.</p> <p>The development of up to 275 dwellings on land between Buton Road and Moira Road Shellbrook Ashby De La Zouch, has been permitted (14/00578/OUTM) subject to the completion of a S106 Agreement and should be included within the Limits to Development.</p>	
David Bigby	Ashby de la Zouch	<p>They include the buffer between the new Leicester Road Housing and the Coalfield Way Business Park which should NOT be designated for development.</p> <p>Also they include various school playing fields on the edges of Ashby which should be excluded. Namely, Ashby School, Willesley School and Woodcote School</p>	<p>The Limits to Development do not identify sites for development but only areas which cannot be considered as countryside. The methodology excludes playing fields and other open spaces where these are on the periphery of the built area and not well related to the settlement. The inclusion of playing fields and other open spaces within the LTD does not mean that such sites are</p>	

Representor	Settlement	Comment	Response	Recommendation
		Also I would prefer a distinction to be drawn between areas designated for housing development and areas designated for commercial, industrial and business development. It is important that the business parks on the outskirts of Ashby are not developed for housing. E.g. Smisby Road (Tournament Field) and Dents Road.	automatically suitable for development. Other policies in the Local Plan will need to consider these issues.	
Chris Smith	Ashby de la Zouch	<p>The criteria seem to be land that is either developed or has approval for development. It is not clear why there needs to be a consultation on the current status of development as this is a matter of fact rather than opinion or views on development. Surely the criteria should be about the limits of development that will meet the Local Plan objectives. The proposal may be that but it doesn't say so.</p> <p>I would argue that the area between the Royal Hotel and Castle is not an area of development or development potential. Any development in Ashby should be confined to outside of this area.</p>	<p>If there is a need for the settlement to accommodate housing or employment growth this will be done by the allocation of development sites within, or most likely, adjoining Limits to Development.</p> <p>The area of land between the Royal Hotel and the Castle represents another policy area which might be included in the Local Plan and/or Neighbourhood Plans and for which different methodologies would be required. It would not, therefore, be appropriate to include these as part of the methodology for the Limits to Development.</p>	No revisions to the proposed Limits to Development.
Packington Nook	Ashby de la Zouch	We very much agree with the proposal to route the southern limit of	The council is under obligation to discuss proposals with potential	No revisions to the proposed Limits to

Representor	Settlement	Comment	Response	Recommendation
Residents Association		<p>development to exclude the site known as Packington Nook. In this case, we would want the Council not only to adopt this boundary as a long term policy but also to ensure that officers are clearly instructed not to "coach" planning applications that would lie outside the boundary.</p> <p>We are concerned that there are no boundaries within the outer limits that would protect green spaces, specifically:</p> <p>public parks, including Bath Grounds, Western Park;</p> <p>school and recreational playing fields;</p> <p>the undeveloped areas around Ashby Castle ancient monument;</p> <p>allotments</p>	<p>applicants even if the proposal is contrary to the Councils policies.</p> <p>In response to protecting green spaces, these are other possible policy areas which might be included in the Local Plan and /or Neighbourhood Plans and for which different methodologies would be required. It would not, therefore, be appropriate to include these as part of the methodology for Limits to Development.</p>	Development.
Thomas Taylor Planning Ltd	Moira	<p>An area of land between Moira Primary School and Driftside was previously within Limits to Development on the Proposals Map of the adopted Local Plan. This site had previously had the benefit of an unimplemented planning permission which was allowed on appeal in 2002. In 2014 it was resolved to grant outline permission for up to 18 dwellings on this land subject to the prior completion of a S106 Agreement. This is the current position and therefore it would seem logical to place this land within the proposed limits to</p>	<p>The erection of up to 18 dwellings (Outline - 14/00175/OUTM) on land South of Drift Farm, Blackfordby Lane Moira is to be permitted subject to the completion of a S106 Agreement. There is also outline planning permission for (13/00951/OUT) for a dwelling north of Drift House.</p>	<p>Revise Moira Draft Limits to Development to include land with planning consent at Drift Farm, Blackfordby Lane. Please see the amended plan 3 within Appendix A</p>

Representor	Settlement	Comment	Response	Recommendation
Castle Donington Parish Council	Castle Donington	development. The proposed Limits of development as per the plan document are acceptable. However, the Parish Council feels strongly that the Area of Separation between Castle Donington and Hemington cum Lockington should be retained, including up to the A150 corridor.	Comments noted.	No revisions to the proposed limits to development.
Nicola Bullivant-Parrish	Donisthorpe	These seem to be exclusive of other important factors, one of which I consider to be traffic and associated road safety. The infrastructure of the village is such that it is already under strain at times from large and heavy goods vehicles. Should extra housing be built, then it is hard to see how this extra traffic is going to be dealt with. Secondly, the EYFS at the village primary school now has 30 children in it and inconceivable as to how more children could possibly be accommodated within the school and its facilities.	Sustainable settlements should allow for some rural housing development to help retain local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Although the North West Leicestershire Core Strategy was subsequently withdrawn, its approach to identifying sustainable rural communities received little or no objection. In it, Sustainable Villages were identified as those places which contained at least five community services and facilities. Donisthorpe has a primary school, shop, Post Office, Public house, Recreation Ground, community Hall and Place of Worship. The inclusion of any site within the Limits to Development does not automatically mean that proposed development would be approved. It will also be necessary to consider other matters such as the impact upon the	

Representor	Settlement	Comment	Response	Recommendation
			<p>highway network, impact upon the amenity of adjoining properties and the wider area as well as the impact upon infrastructure.</p>	
<p>Thomas Taylor Planning Ltd</p>	<p>Breedon</p>	<p>Broadly yes although it would be helpful if LtD could also be identified around smaller settlements and groups of buildings to help clarify their visual and functional relationship with their surroundings and to help to distinguish (with some degree of certainty) where built development ends and the surrounding countryside begins. There remains some potential for accommodating small-scale development within these locations (eg leisure, tourism and employment - as well as housing) and the identification of LtD in these locations (including groups of buildings separated from, but close to, the edges of larger settlements) will provide additional policy guidance to help protect the wider countryside from unrestricted sprawl without fundamentally harming the Council's focus on directing the majority of development to the sustainable settlements identified elsewhere. The "hierarchy" implied by the current list of "sustainable" settlements need not be affected by this and could be distinguished through</p>	<p>Smaller settlements with no or very limited services and facilities are not sustainable locations for development. While there will be no blanket restriction on all housing development in these places, opportunities will be more limited. As a consequence, there will be no need to identify Sustainable Settlement Boundaries for settlements with no or limited services and facilities. The Limits to Development Policy will need to be read in conjunction with the Countryside policy which will allow for some appropriate development, which could include leisure and tourism.</p> <p>Breedon Priory is a garden centre that has diversified into a range of uses including craft shops, cafe etc. The buildings and their surroundings still have an agricultural appearance and retain a relationship with the surrounding open area. The site is quite different in character and use to the adjoining homes and business around The Green and the housing along the east side of Ashby Road.</p> <p>The site has a well landscaped frontage</p>	<p>No revisions to the proposed Limits to Development</p>

Representor	Settlement	Comment	Response	Recommendation
		<p>appropriately worded planning policies.</p> <p>The LtD should be extended at the western edge of Breedon to include the land within and surrounding Breedon Priory Nurseries. There is an extensive area of buildings and parking/delivery areas associated with the existing uses there. They form a clearly definable part of the settlement and are both visually and functionally well-related to the settlement being close to the village green and the centre of the village. A small area of land to the rear of the pub car park between the Nurseries and properties on Melbourne Lane should also be included as it is also visually well-related to the nurseries and enclosed by mature hedges.</p>	<p>to Ashby Road so that when entering the village from the south, the site appears to be a continuous part of the countryside. Agricultural buildings and nurseries will only be included within the Limits to Development where they relate well to the existing settlement.</p>	
Thomas Taylor Planning Ltd	Diseworth	<p>The LtD should be extended at the eastern edge of Diseworth to the rear of properties on Grimes Gate and Clements Gate to include a small area of land which adjoins the northern boundary of the Bull & Swan car park. The car park (which is included within LtD) together with this adjoining land are well-related to each other visually and are within the same ownership. They form a single parcel of land and are separated from adjoining countryside to the east by a strong,</p>	<p>The small area of land adjoining the northern boundary of the Bull & Swan car park in Diseworth appears to be largely scrubland associated with existing properties on Grimes Gate. Even if it were developed, the inclusion of this small parcel of land within the Limits to Development would not have the effect of extending the built-up area of the village into the open countryside.</p>	<p>The Diseworth Draft Limits to Development should be extended at the eastern edge of Diseworth to the rear of properties on Grimes Gate and Clements Gate to include a small area of land which adjoins the northern boundary of the Bull & Swan car park. Please see the amended plan 4 within Appendix A.</p>

Representor	Settlement	Comment	Response	Recommendation
		defensible mature hedge along their eastern boundary. This parcel of land is well-related to the structure and pattern of development within the settlement rather than forming part of the surrounding countryside.		
Thomas Taylor Planning Ltd		In this respect, Newton Burgoland should be included within the list of settlements with a LtD boundary drawn around it. The village benefits from a primary school, general stores, an outreach post office (Tues/Weds), a Pub/Restaurant and a Church as well as employment opportunities in nearby farming enterprises. These facilities support a range of nearby settlements and recognition with a LtD line would provide an opportunity to further sustain these services and facilities.	Few services exist within Newton Burgoland. Residents are relatively isolated from shops, significant employment opportunities, medical services and cultural/recreational facilities. The bus service through the village is less than hourly and does not extend into the evening or Sundays, the last bus, on the current timetable, being at 17:56. Consequently, the accessibility to a range of local services for residents of any proposed new housing would be limited.	No revisions to the proposed Limits to Development.
Thomas Taylor Planning Ltd	Heather	The LtD should be extended at the western side of Heather to include the land and buildings known as "Dawson's Yard". Heather is considered to be a sustainable settlement and there have been a number of residential developments permitted there in recent years. Dawson's Yard represents an extensive range of buildings on the edge of the settlement which are clearly not part of the surrounding, undeveloped countryside. Although on	Dawson's Yard is clearly detached from the principal built-up area of Heather and should be excluded from within the boundary.	No revisions to the proposed limits to development

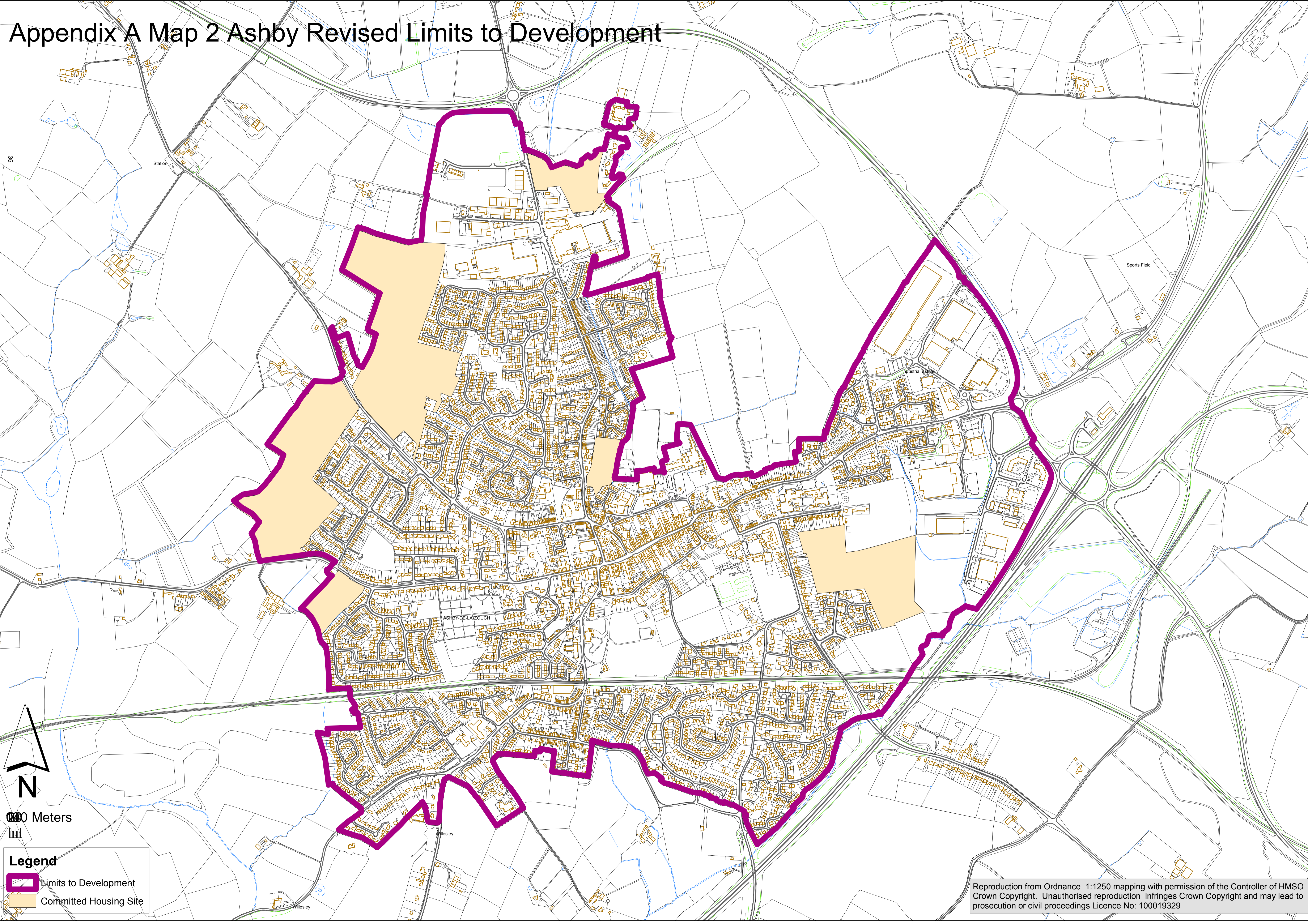
Representor	Settlement	Comment	Response	Recommendation
		the edge of the settlement, they are well-related to it and the pattern of development that extends along Sweystone Road.		
Thomas W Redfern	Packington	<p>The proposed limits to development in Packington do not fully take into account the areas of development potential.</p> <p>The open paddock land at the rear of 53 Normanton Road, Packington has been excluded from the proposed limits to development notwithstanding that the planning permission (14/00109/OUT) recently granted for 4 dwellings on the land will be issued when the S. 106 Agreement has been executed (see submitted application plan ref. 4955/1). The limits should at least be reinstated to include the application site as in the currently adopted North West Leicestershire Local Plan and further extended to include the paddock land between this site and the chicken farm to the north-east, edged in blue on the submitted application plan as land which has potential for and is available for development.</p>	Planning permission for the erection of up to four dwellings on land at rear Of 53 Normanton Road, Packington is to be permitted subject to the completion of a S106 Agreement (14/00109/OUT).	Revise Packington Draft Limits to Development include land at rear of 53 Normanton Road. Please see the amended plan 5 within Appendix A.
Willesley Residents	Ashby de la Zouch	If it is necessary to change the limits to development for Ashby to accommodate additional development then this should be on the north side of the town between the existing	Comments noted	No revisions to the proposed Limits to Development.

Representor	Settlement	Comment	Response	Recommendation
		<p>development and the A511 Ashby Bypass. Development in this area would be more sustainable and have better access to the main road network. The undeveloped land to the South side of Ashby between the A42 and the Leicester to Burton mineral railway line , and in particular the land between the railway line and Willesley Lane has a high landscape and amenity value and is an important gateway into the National Forest Open Access areas.</p>		
Ibstock Parish Council	Ibstock	<p>Following the recent draft limits to development for Ibstock, the Parish council were very happy at the tight boundary that has been proposed on this document.</p> <p>As a Parish we have been subject to a huge increase in housing over the past couple of years, and this has lead to our services being pushed to its limits.</p> <p>The roads cannot cope, especially at peak times, often large queues, and large volumes of traffic. Parking is a major problem, alone with the other stretched services like schools, doctors etc.</p> <p>Our only observation is the allotment gardens on Station Road, we would like</p>	<p>The inclusion of any site within the Limits to Development does not automatically mean that proposed development would be approved. It will also be necessary to consider other matters such as the impact upon the highway network, impact upon the amenity of adjoining properties and the wider area as well as the impact upon infrastructure.</p> <p>Generally, peripheral playing fields, environmental space, allotments and community gardens should not be included within the boundary.</p>	<p>Revise Ibstock Draft Limits to Development to exclude the allotments on Station Road. Please see the revised amended plan 6 within Appendix A.</p>

Representor	Settlement	Comment	Response	Recommendation
		to see them excluded from the plan, as being allotments, they should not be under consideration for development?		
Kegworth Parish Council	Kegworth	There is very little land left within the limits to development for Kegworth to grow. The Parish Council is mindful of the fact that Kegworth is a “restrained village” due to the flight path of the East Midlands Airport and the possibility of flooding from the River Soar. However, Councillors did wonder whether it would be possible to include the area of land along Derby Road and towards J24 of the M1 within the limits to development, an area about which there is at present a planning application pending from the land owner. The Parish Council is concerned that there is very little land in and around Kegworth that could be used for sport and recreation purposes and, within this planning application numbered 14/00541 for 150 houses, there is the provision for sports and recreational areas which would be laid out by the applicant and be able to be used by residents of Kegworth. For this application to be challenged because it is not within the limits to development would not be helpful.	The Planning application has not been included as the draft Limits to Development as it is yet to be determined. If the application is approved then this will be taken into consideration as part of the Limits to Development as part of the final plan.	No revisions to the proposed Limits to Development. At this time but that the Limits to Development will be adjusted in the event of planning permission being granted for the development referred to.

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Appendix A Map 2 Ashby Revised Limits to Development



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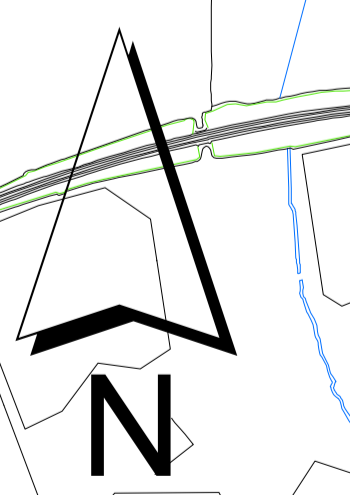
Station

Sports Field

Industrial Estate

ASHBY-DE-LAZOUCH

Willesley



100 Meters

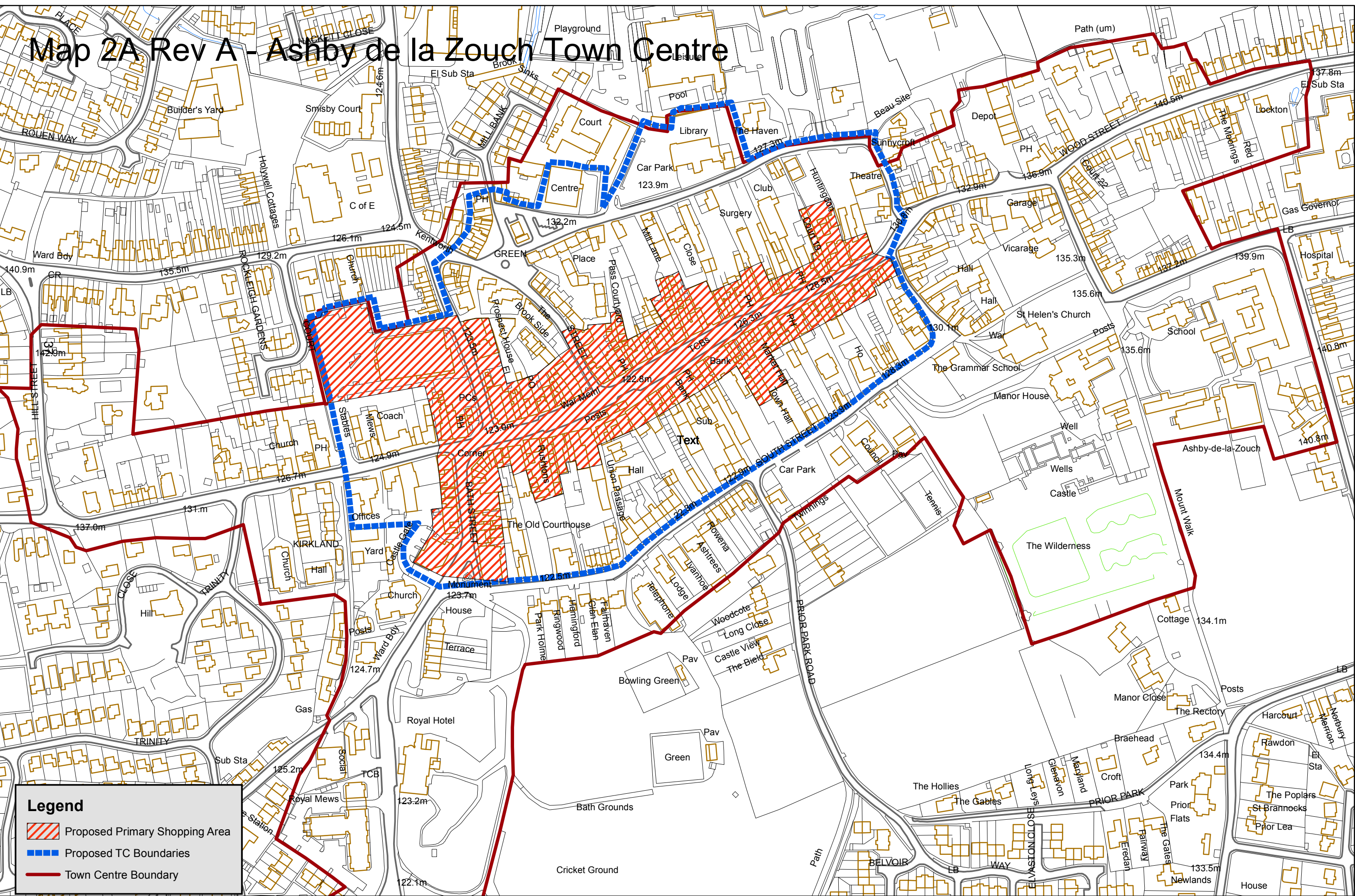
Legend

-  Limits to Development
-  Committed Housing Site




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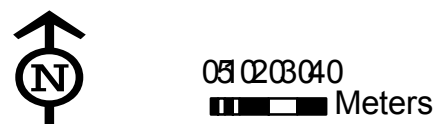
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Map 2A Rev A - Ashby de la Zouch Town Centre



Legend

-  Proposed Primary Shopping Area
-  Proposed TC Boundaries
-  Town Centre Boundary

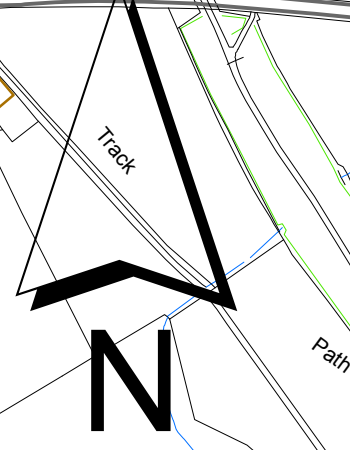
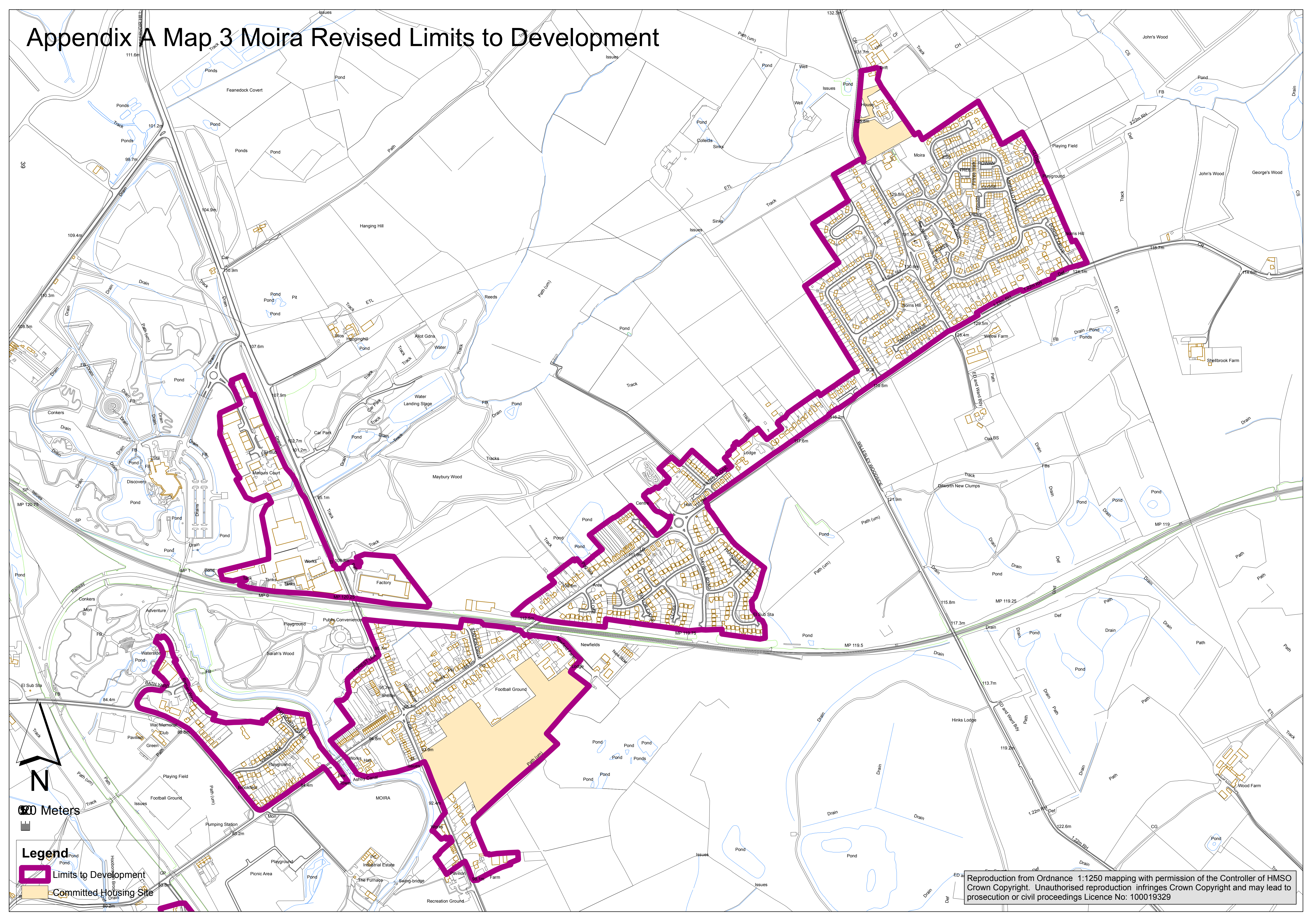
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Planning Policy & Business Focus Team
 North West Leicestershire District Council

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Appendix A Map 3 Moira Revised Limits to Development



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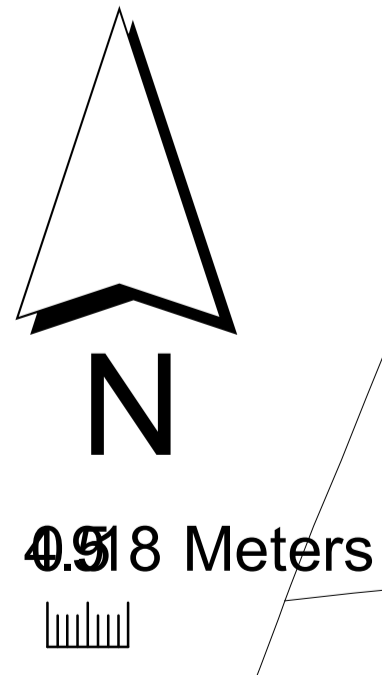
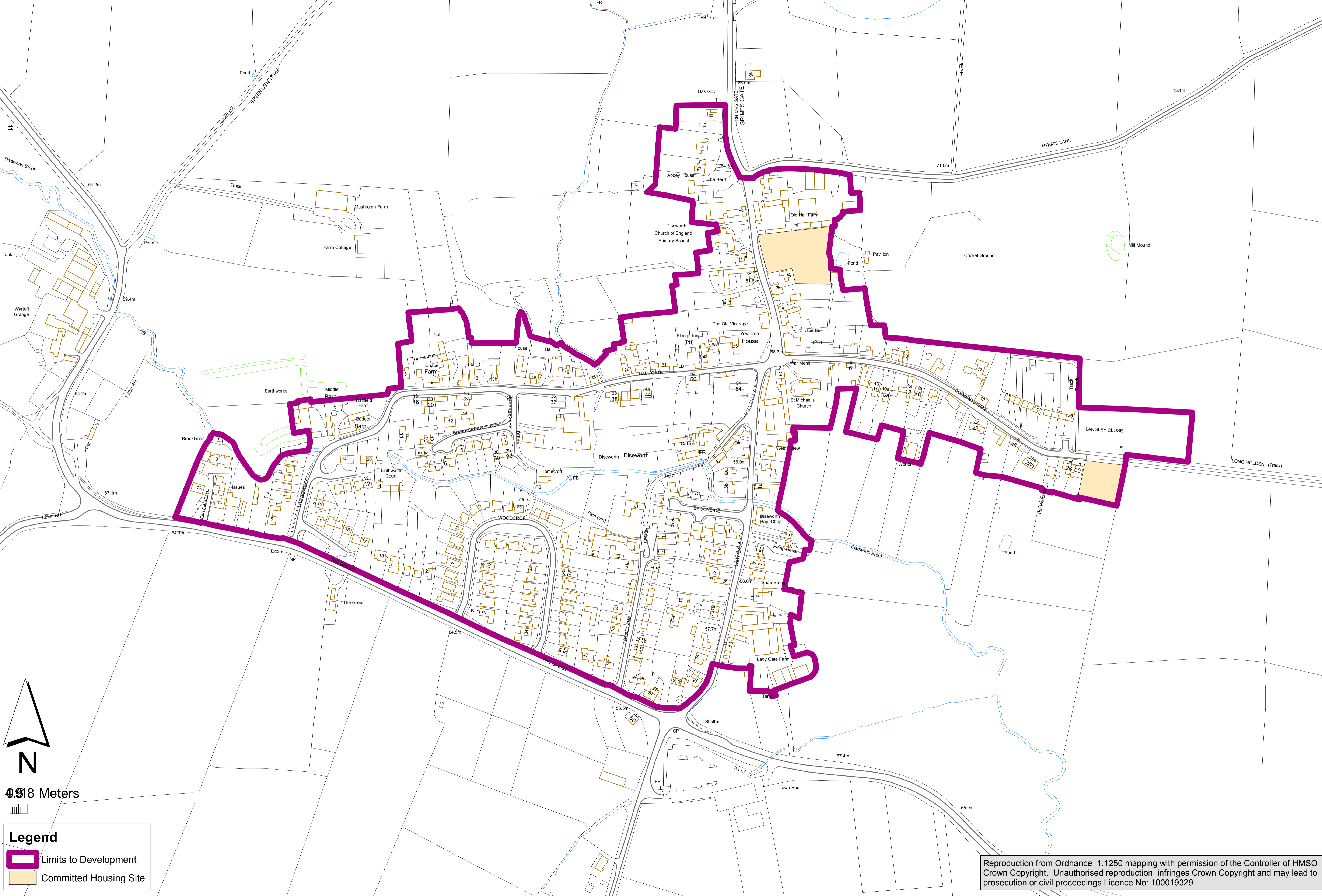
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-  Limits to Development
-  Committed Housing Site

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Appendix A Map 4 Diseworth Revised Limits to Development



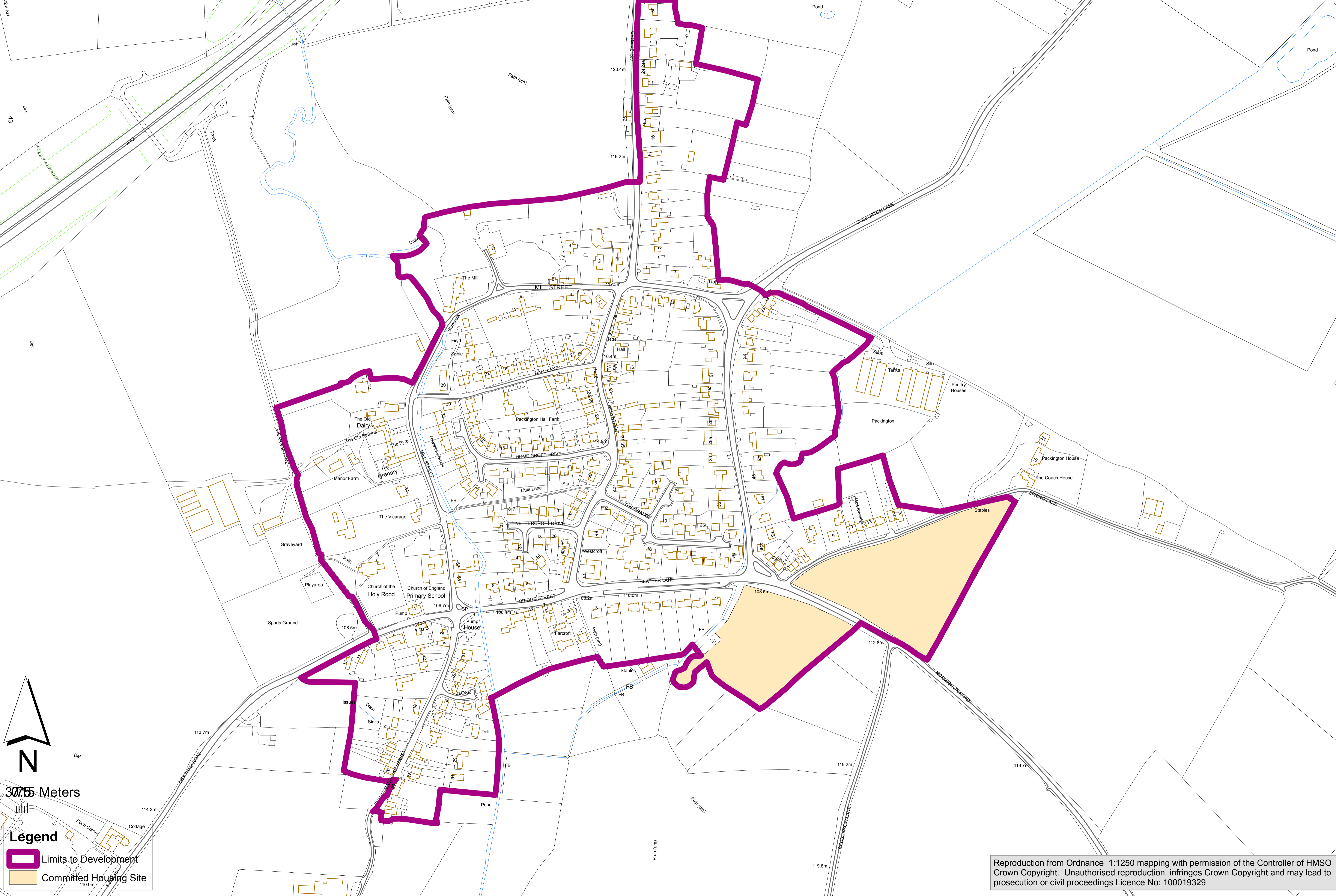
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-  Limits to Development
-  Committed Housing Site

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Appendix A Map 5 Packington Revised Limits to Development



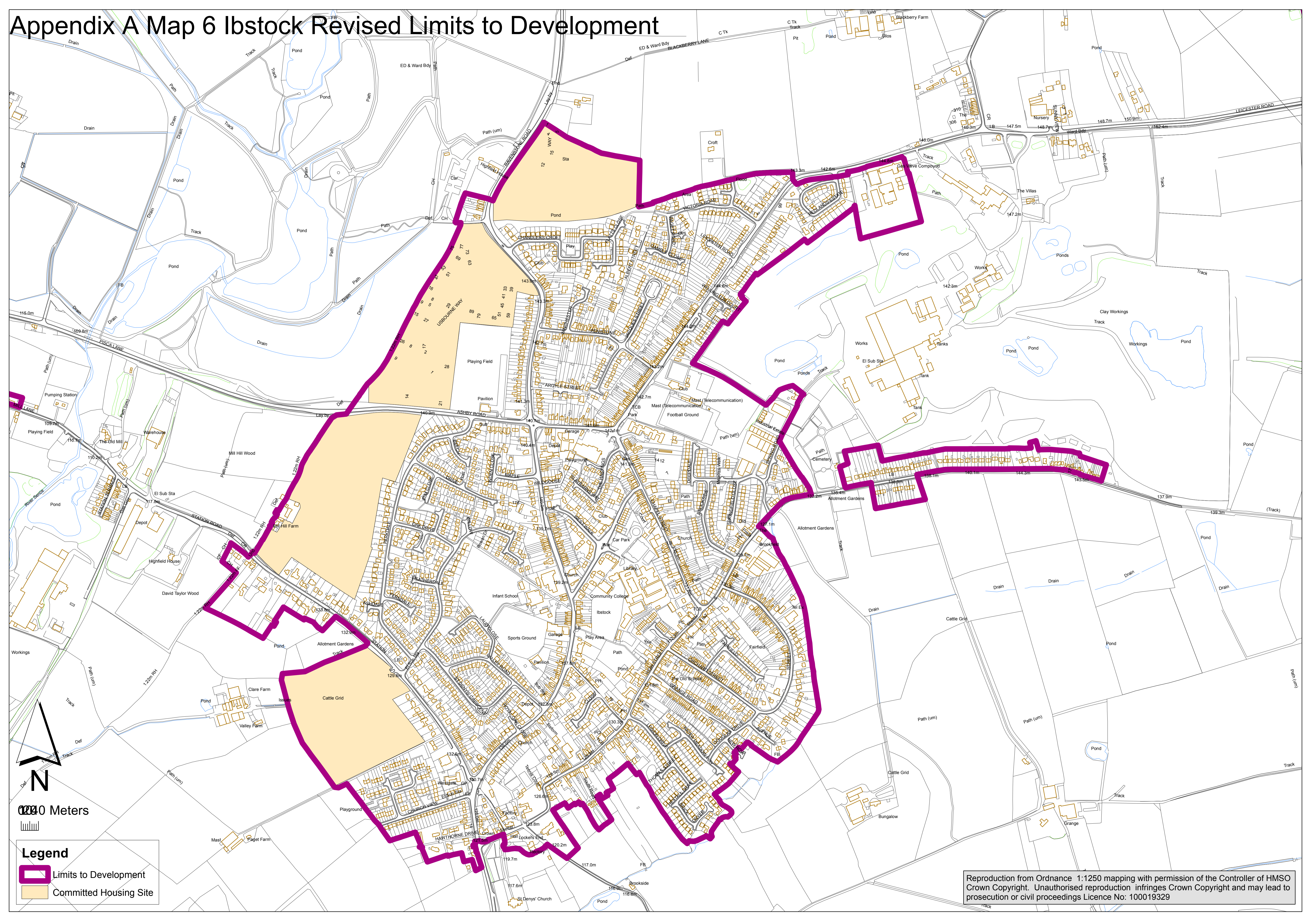
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- Limits to Development
- Committed Housing Site

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Appendix A Map 6 Istock Revised Limits to Development



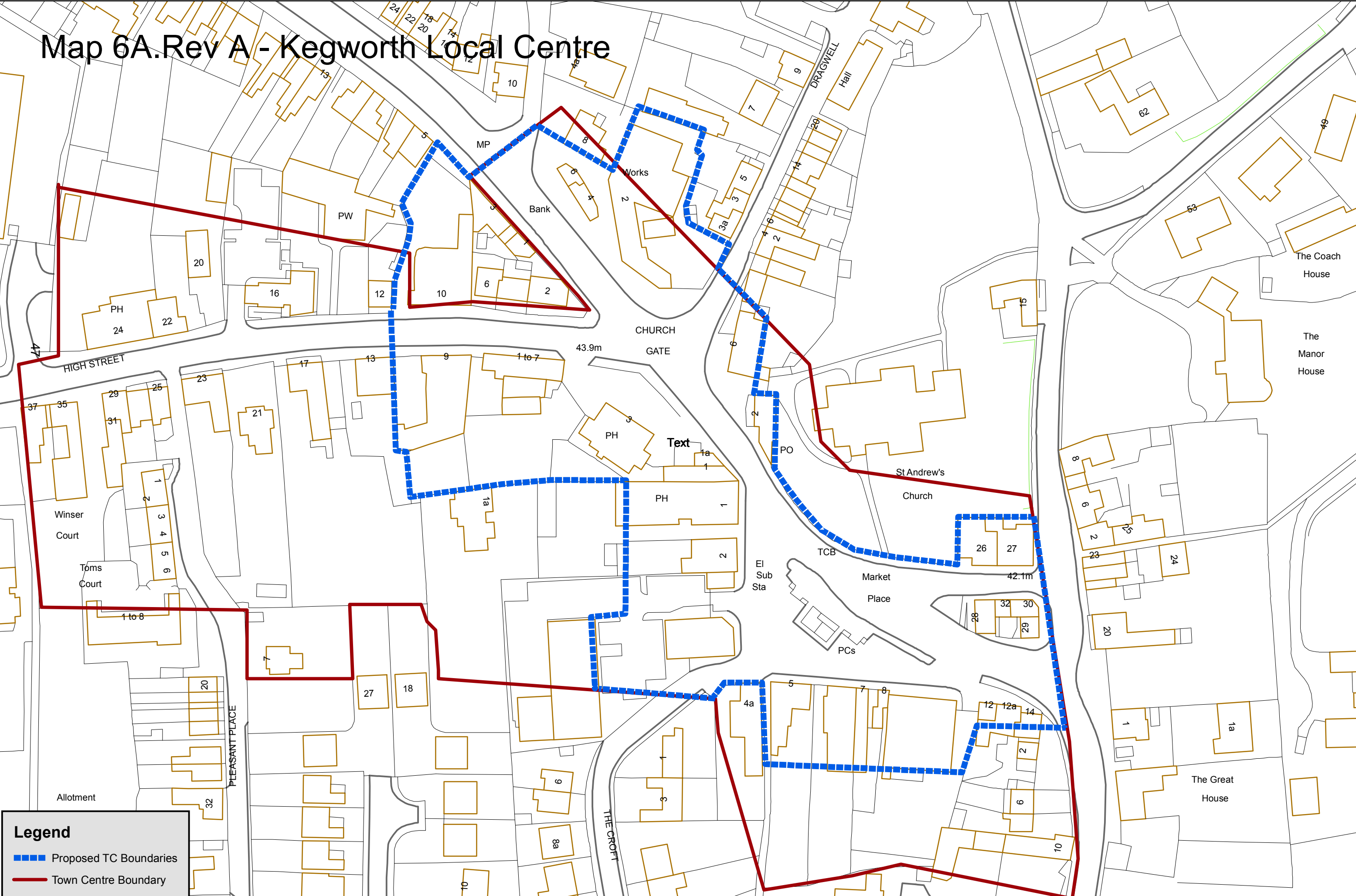
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- Limits to Development
- Committed Housing Site

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Map 6A.Rev A - Kegworth Local Centre



Legend

- Proposed TC Boundaries
- Town Centre Boundary

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Ashby de la Zouch

Respondent	Packington Nook Residents Association
Which draft Town Centre Boundary does your response relate to?	Ashby de la Zouch
Is the method used to define the draft town centre boundary correct?	Yes
Are the draft town centre boundaries drawn in accordance with the methodology	Yes
Are there any area of the town centre boundary that should be changed?	No
Council's Response	Support for methodology and draft boundary noted. No further comments to make.

Respondent	Chris Smith
Which draft Town Centre Boundary does your response relate to?	Ashby de la Zouch
Is the method used to define the draft town centre boundary correct?	Yes. The document does not define the method used nor does it detail main town centre type uses. Therefore the defined town centre maybe considered reasonable but it is not possible to assess whether the method has been used. The implications of different boundaries have not been made clear and it is not possible to make an informed decision.
Are the draft town centre boundaries drawn in accordance with the methodology	No. It is not clear why the Health Centre has been included but the Leisure Centre has been excluded.
Are there any areas of the town centre boundary that should be changed?	Yes. The document seems to be defining the existing position and not also assessing where retail development should be considered in the future. This would depend on expectation of need over the Local Plan period and this issue has not been addressed in the consultation documents.
Council's response	<p>Further information on methodology and main town centre uses was provided as a 'Frequently Asked Questions' leaflet accompanying the consultation. However for clarification a more detailed overview of the methodology used in the work so far has been provided within the main report.</p> <p>Further work is to be undertaken to assist in the preparation of our retail strategy as part of the Local Plan, this will include policy formulation to accompany the town centre review, and there will be further opportunity to make representation on the suggested</p>

	<p>approach as part of the Local Plan consultation.</p> <p>The revised town centre boundaries are based on existing uses within Ashby de la Zouch and how they are dispersed throughout the centre. Further work will include the assessment of whether there is a need for additional/future retail floorspace (comparison and convenience) in the district and its town and village centres.</p> <p>The library is within the currently defined town centre boundary and the leisure centre is not. The library is read within the context of North Street and is within close proximity to the main area where retail uses are located within Ashby including the 'mews/courtyard' style development that join onto Market Street. However the Leisure Centre is somewhat more detached from this area with less strong links to Market Street. It is therefore not suggested it be included within the town centre boundary.</p>
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Respondent	Ashby Civic Society
Which draft Town Centre Boundary does your response relate to?	Ashby de la Zouch
Is the method used to define the draft town centre boundary correct?	Not answered
Are the draft town centre boundaries drawn in accordance with the methodology	Yes
Are there any area of the town centre boundary that should be changed?	<p>Yes. The retail development of North Street is ok.</p> <p>However the Town Centre boundary is too constrained particularly in light of the planned 35% growth of the town. This will lead to high rents and loss of vitality. Agree that South Street should be protected as residential areas around town hall. Area around Union Passage and Rushton Yard need to be reviewed further.</p>
Council's Response	<p>The revised town centre boundaries are based on existing uses within Ashby de la Zouch and how they are dispersed throughout the centre. A Retail Capacity Study has been commissioned which will include an assessment of whether there is a need for additional/future retail floorspace (comparison and convenience) in the district and its town and village centres.</p> <p>This will assist in the preparation of our retail strategy as part of the local plan, including the formulation of policies to accompany the town centre review, and there will be a further opportunity to make representation on the suggested approach.</p> <p>Additional work has been carried out with reference to role of South Street within the town centre. The southern side is residential however a number of properties on the north side of</p>

	<p>South Street are in main town centre use. In addition there are a number of pedestrian links from South Street, in the form courtyard/mew style development comprising main town centres uses, to Market Street. Similar characteristics can be found between Market Street and North Street. It is therefore suggested that the proposed town centre boundary be amended to include the northern side of South Street, please see the amended plan 2A within Appendix B. There will be further opportunity to make representation on the suggested amendments as part of future Local Plan consultation.</p>
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Respondent	David Bigby
Which draft Town Centre Boundary does your response relate to?	Ashby de la Zouch
Is the method used to define the draft town centre boundary correct?	Yes
Are the draft town centre boundaries drawn in accordance with the methodology	Yes
Are there any area of the town centre boundary that should be changed?	No
Council's Response	Support for methodology and draft boundary noted. No further comments to make.

Respondent	Ashby Town Team
Which draft Town Centre Boundary does your response relate to?	Ashby de la Zouch
Is the method used to define the draft town centre boundary correct?	<p>Concerned raised that the methodology is only based on what is existing and not necessarily what we would like to see developed. Town centre boundaries are therefore drawn too tightly. If they had been drawn too tightly previously some recent and successful developments may never have been permitted.</p> <p>There is a natural gravitation of retail to the bottom end of Market Street, influenced by the greater footfall in this part of town and availability of parking and car accessibility in this area.</p> <p>Retail success depends on access by car. Therefore consideration, in the first instance should be given to what should happen to car parking and congestion and then building a strategy for planning control around that. Should not focus on where buildings are now and not ignore transport.</p>
Are the draft town centre boundaries drawn in	Not answered

accordance with the methodology	
Are there any areas of the town centre boundary that should be changed?	One of Ashby's features is the large number of 'jitties' leading to North and South Street which have been used to form a number of Mews type development. Encouragement should be given for more of this style of development in the future. The natural limit of these is in South Street and North Street. Therefore propose that the boundary line be drawn to include and run along South Street and along Lower Church Street.
Councils Response	<p>The revised town centre boundaries are based on existing uses within Ashby de la Zouch and how they are dispersed throughout the centre. Further work will include the assessment of whether there is a need for additional/future retail floorspace (comparison and convenience) in the district and its town and village centres. Comments reference parking and congestion issues are noted however at this stage in the process the boundaries have been suggested based on the NPPF definition of what is a town centre.</p> <p>Further work is also to be undertaken to assist in the preparation of our retail strategy to be included within the Local Plan including policy formulation to accompany the town centre review, and there will be further opportunity to make representation on the suggested approach.</p> <p>Additional work has been carried with reference to role of South Street within the town centre. The southern side is residential however a number of properties on the north side of South Street are in main town centre use. In addition there are a number of pedestrian links from South Street, in the form of courtyard/mew style development comprising main town centres uses, to Market Street. Similar characteristics can be found between Market Street and North Street. It is therefore suggested that the proposed town centre boundary be amended to include the northern side of South Street as well as the western side of Lower Church Street, please see the amended boundary within Appendix B Plan 2A. There will be further opportunity to make representation on the suggested amendments as part of future Local Plan consultation.</p>

Castle Donington

Respondent	Castle Donington Parish Council
Which draft Town Centre Boundary does your response relate to?	Castle Donington
Is the method used to define the draft town centre boundary correct?	No. It is considered to be slightly flawed as it has missed properties that are currently in business use.
Are the draft town centre boundaries drawn in accordance with the	No

methodology	
Are there any areas of the town centre boundary that should be changed?	Yes. The proposed Town Centre boundary is not acceptable in that it has been reduced too much. It should be as the boundary defined in the current adopted Local Plan 2002 and be extended to include a parcel of land know as the 'Dalby Parcel' off Bondgate (owned by the Parish Council) as well as the Delven Lane, bus station area, library building, vets practice, bowls club and nursing home.
Councils Response	<p>Castle Donington is a local centre that displays positive signs of vitality and viability. The majority of its retail and town centre uses are dispersed along the length of Market Street and Borough Street. It is considered that it is this area that displays the characteristics of a town centre, as defined in the NPPF, and the proposed boundary has been drawn in order to reflect this. The existing boundary has been contracted to exclude areas predominantly characterised by residential properties, which is not defined as a main town centre use within the NPPF. This suggested boundary will give focus to the centre and with policy support could discourage loss of town centre uses in this location.</p> <p>Survey work identified a number of uses located outside of the town centre, including those identified in the above representation. However these sites are quite separate from the area where the majority of retail and town centres uses are located, as well as not being adjacent to these uses. They are also located in areas mainly residential in character and not considered to be viewed within the context of the village centre, where the shops and other town centre uses are located. It is therefore not suggested that the boundary be amended to include theses areas as they are not considered to be located in an area that displays the characteristics of a town or village centre, as defined in the NPPF.</p>

Coalville

Respondent	Coalville Town Team
Which draft Town Centre Boundary does your response relate to?	Coalville Town Centre
Is the method used to define the draft town centre boundary correct?	Not answered
Are the draft town centre boundaries drawn in accordance with the methodology	Not answered
Are there any areas of the town centre boundary that should be changed?	Suggest that the primary shopping area be extended to include Hotel Street.
Council's response	The NPPF defines the 'primary shopping area' where retail development is concentrated i.e. those frontages that include a

	<p>high proportion of retail uses and those adjacent uses which are adjoining and closely related that provide greater opportunities for a diversity of other main town centres uses such as restaurants, businesses etc.</p> <p>There is a run of vacant properties on the northern side of Hotel Street with the majority of the previous uses having been non-retail. Vacancy levels on the southern side of Hotel Street are low with a good proportion of the units being occupied by independent retailers.</p> <p>Although Hotel Street is adjacent to the primary shopping area there is a physical separation due to the presence of the rail line. Footfall is also observed as being lower in this area. It is therefore not suggested that it form part of the primary shopping area in light of its physical relationship with the shopping area of Coalville.</p>
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Respondent	Ravenstone with Snibston Parish Council
Which draft Town Centre Boundary does your response relate to?	Coalville
Is the method used to define the draft town centre boundary correct?	Yes
Are the draft town centre boundaries drawn in accordance with the methodology	Yes
Are there any area of the town centre boundary that should be changed?	Not answered.
Council's Response	Support for methodology and draft boundary noted. No further comments to make.

Respondent	Bob and Joy White
Which draft Town Centre Boundary does your response relate to?	Coalville
Is the method used to define the draft town centre boundary correct?	Yes
Are the draft town centre boundaries drawn in accordance with the methodology	Yes
Are there any area of the town centre boundary that should be changed?	Not Answered
Council's Response	Support for methodology and draft boundary noted. No further comments to make.

Ibstock

Respondent	Ibstock Parish Council
Which draft Town Centre Boundary does your response relate to?	Ibstock
Is the method used to define the draft town centre boundary correct?	Not Answered
Are the draft town centre boundaries drawn in accordance with the methodology	Not Answered
Are there any area of the town centre boundary that should be changed?	Would support the inclusion of the whole of the High Street to be within the boundary. Cannot see why the Post Office would be cut off from the town centre. The proposed boundary excludes the doctor's surgery, chemist, church and high street services. The Parish Council is working hard to keep the High Street thriving and we feel this small adjustment would help us secure the buildings and protect the character of our High Street.
Council's Response	<p>Ibstock is a small local centre, with low vacancy rates, with its retail and other town uses dispersed along the length of the High Street. They are generally laid out as a number of small groupings with residential uses in between. The existing boundary has been contracted in a couple of locations to exclude a number of residential properties. This will give focus to the centre and with policy support could discourage further dispersal or loss of town centre uses in this location.</p> <p>It is considered that the proposed town centre comprises the area that is predominately occupied by town centre uses. It is not suggested that the whole of High Street be included within the boundary. It is noted that this results in a number of town centre uses being excluded, however the southern part of High Street is predominantly residential and therefore not considered to display the characteristics of a town or village centre, as defined in the NPPF.</p>

Measham

Respondent	Measham Parish Council
Which draft Town Centre Boundary does your response relate to?	Measham
Is the method used to define the draft town centre boundary correct?	Yes
Are the draft town centre boundaries drawn in accordance with the	No. There should be a separate area around the Co-op, Library, Leisure Centre, the Museum and the car parks on Peggs Close.

methodology	
Are there any areas of the town centre boundary that should be changed?	Yes. There should be a separate area around the Co-op, Library, Leisure Centre, the Museum and the car parks on Peggs Close.
Council's Response	<p>Measham is a local centre with its retail and other town centre uses dispersed along the length of the High Street. There are also a number of residential uses along the High Street which contribute to the low key retail character of parts of this centre. The existing boundary has been contracted in a couple of locations to exclude a number of residential properties. This will give focus to the centre and with policy support could discourage further dispersal or loss of town centre uses in this location.</p> <p>It was observed that there are a number of town centre uses that would be located outside of this proposed boundary, a number of which have been raised in the above representation. However these are generally within predominantly residential or industrial areas, separate from the area where retail uses are located, and do not display the characteristics of a town centre as defined by the NPPF. Therefore it is not suggested that the boundary be revised to include these premises.</p>

Kegworth

Respondent	Kegworth Parish Council
Which draft Town Centre Boundary does your response relate to?	Kegworth
Is the method used to define the draft town centre boundary correct?	
Are the draft town centre boundaries drawn in accordance with the methodology	
Are there any areas of the town centre boundary that should be changed?	<p>Yes. The proposed town boundary is too small. The boundary should be retained as the existing and even then it would not include some of the existing retail uses, including those uses adjacent on The Dragwell, Derby Road and High Street. Designation and suggested policy is too restrictive for Kegworth. Retail businesses should be encouraged and the proposed designation would exclude existing businesses. Suitable premises may not be found in such a small designated area but maybe suitable elsewhere in the village, and therefore permission may not be granted.</p> <p>Kegworth has lost numerous pubs and retail units and too small a defined area would harm the sustainability of Kegworth. There is the chance that permission could be refused purely on the grounds that it is not within the defined centre whereas in a village a mix of</p>

	<p>residential, retail, pubic houses and businesses work well together and define its character.</p> <p>A number of corrections were suggested, advising that Chapel Street be amended to read Church Gate and a number of the properties uses were clarified: 42 High Street – Hotel 22 High Street – Business 29 Derby Road – Business 58 Derby Road – Business Cornerstone off Market Place, front building financial and professional and rear businesses (not defined at present).</p>
<p>Council's Response</p>	<p>Kegworth is a local centre with its retail and other town centre uses mainly concentrated around Church Gate and Market Place. The revised town centre boundary, at this stage in the process, is based on the NPPF definition of what a town centre is and on its existing uses and how they are dispersed throughout the centre. Therefore the existing boundary has been contracted exclude those areas where the town centre type uses are more dispersed/isolated from others and where residential uses are more predominant.</p> <p>A Retail Capacity Study has been commissioned which will include the assessment of whether there is a need for additional/future retail floor space (comparison or convenience) in the district and its town and village centres. This will be used to inform our Retail Strategy as part of the Local Plan.</p> <p>If a boundary is made too wide it could result in main town centre uses becoming dispersed across the village as well as the loss of a focus to the village, which at present is situated around the Church Gate and the Market Place. It could also result in the increase in the number of vacant units in this area as town centre uses become more spread out across the village.</p> <p>Concerns have been raised that making the centre too small could exclude main town centre uses outside of this definition. However this is not necessarily the case, as application of the sequential test would enable the development of appropriate edge of centre sites where town centre sites are not available.</p> <p>The suggested corrections have been made; these can be viewed within Appendix B Map 6a.</p> <p>Notwithstanding the above, it is suggested that the proposed town centre boundary be slightly increased to now include the properties at Nos 2 – 6 Derby Road, Nos 1-3 Derby Road, Nos 2- 10 High Street and Nos 1-9 High Street. A number of these units are within town centre uses and given their siting and relationship with Church Gate, it is considered that they should form part of the 'village centre'</p>

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NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**LOCAL PLAN ADVISORY COMMITTEE – 17 FEBRUARY 2015**

Title of report	RECENT LOCAL PLAN EXAMINATIONS
Contacts	<p>Councillor Trevor Pendleton 01509 569746 trevor.pendleton@nwleicestershire.gov.uk</p> <p>Director of Services 01530 454555 steve.bambrick@nwleicestershire.gov.uk</p> <p>Head of Planning & Regeneration 01530 454782 jim.newton@nwleicestershire.gov.uk</p> <p>Planning Policy Team Manager 01530 454677 ian.nelson@nwleicestershire.gov.uk</p>
Purpose of report	To inform members of the nature of discussions at the recent Charnwood examination and to highlight issues raised in other examinations in the locality
Council Priorities	<p>These are taken from the Council Delivery Plan:</p> <p>Value for Money Business and Jobs Homes and Communities Green Footprints Challenge</p>
Implications:	
Financial/Staff	None
Link to relevant CAT	None
Risk Management	Monitoring the outcome of other examinations can help to identify potential issues which the Council will need to address as part of the Local Plan and/or the subsequent examination.
Equalities Impact Screening	None
Human Rights	None

Transformational Government	Not applicable
Comments of Head of Paid Service	The Report is Satisfactory
Comments of Section 151 Officer	The Report is Satisfactory
Comments of Deputy Monitoring Officer	The Report is Satisfactory
Consultees	Local Plan Project Board
Background papers	<p>Correspondence (reference EX71) between the Inspectors and the Derby HMA authorities available at www.ambervalley.gov.uk/environment-and-planning/planning/community-planning/community-planning-latest-news/local-plan-part-1-core-strategy-examination-in-public.aspx</p> <p>Correspondence between the Inspector and South Derbyshire District Council www.south-derbys.gov.uk/applications/ExaminationLibrary/EVIDENCE-BASE/SDEX47_note%20to%20council%2016%20december.pdf</p> <p>Correspondence between the Inspector and East Staffordshire Borough Council www.eaststaffsbc.gov.uk/filedepot_download/686/1170</p>
Recommendations	THAT THE ADVISORY COMMITTEE NOTES THE CONTENTS OF THE REPORT

1.0 BACKGROUND

- 1.1 Members will be aware that the examination in to the Charnwood Local Plan commenced in March 2014. The Inspector concluded that the examination should be suspended for a period of 6 months in order to allow the local authorities in the Leicester & Leicestershire Housing Market Area (HMA) to reach an agreed position in respect of the amount and distribution of housing across the HMA. This was done with all the authorities signing a Memorandum of Understanding in autumn 2014 which agreed housing on the basis of the Strategic Housing Market Assessment (SHMA).
- 1.2 The examination recommenced on 9 December 2014 and finished on 16 January 2015.
- 1.3 This report outlines for members information the nature of discussions at the examination. It also highlights a number of issues which have recently arisen from other examinations in the locality.

2.0 CHARNWOOD EXAMINATION

- 2.1 The Inspector's report is now awaited, although he has advised Charnwood Borough Council in writing that whilst he considers the plan to be unsound, it can be made sound through a number of modifications which he will propose in due course.
- 2.2 Whilst the Inspector's proposed modifications are not yet available, and so it is not possible to say what concerns he has, it is considered that it would be helpful to provide members with an overview of the examination and the issues discussed so as to help inform our Local Plan.
- 2.3 The sessions before Christmas largely focussed upon matters of a strategic nature such as the amount of housing and employment land required and the overall strategy of the plan, whilst after Christmas the discussions focussed more upon site specific matters related to proposed allocations. In all cases the Inspector set out an agenda to provide a basis for discussion of those matters which he had identified as ones which required examination.
- 2.4 In terms of the issue of housing requirements, this took up the first two days of the examination and was attended by officers of all the HMA authorities. A number of representations from developers had been submitted which were all suggesting different housing figures from those proposed by Charnwood (although also different from each other).
- 2.5 Charnwood were supported by a representative from the consultants (G L Hearn) who had prepared our joint SHMA to address the detailed technical matters which formed a large part of the discussion (for example on assumptions relating to matters such as household formation rates and migration levels). Other matters discussed included:
- The relationship between housing and employment provision, notably the high level aspirations of the LLEP Strategic Economic Plan;
 - The evidence regarding deliverability from each authority's Strategic Housing Land Availability Assessments (SHLAA) including a discussion regarding the agreed methodology used by each of the authorities in compiling the SHLAAs. The Inspector also sought - and received - confirmation that each authority was committed to meeting the provision agreed as part of the Memorandum of Understanding. There was a more detailed discussion regarding the ability of Leicester City to meet its own needs;
 - Whether there is a need for Charnwood to plan for a higher housing target to take account of market signals, including affordability
- 2.6 Officers from this Council only attended the discussion in relation to housing provision so were not party to all of the other discussions. It is understood that the Inspector was particularly interested in the deliverability of the various sites/strategic locations identified in the Charnwood Local Plan and whether there was an alternative plan to deal with what happens if delivery rates are not as anticipated.
- 2.7 It will be noted that the vast majority of the examination time was concentrated on housing related issues. This is typical of most examinations and reflects the priority attached to housing by the government. Therefore, it should be anticipated that when our Local Plan is tested by examination this will be the case and that the Inspector will want to be convinced that the proposed level of housing provision can be delivered.

3.0 OTHER EXAMINATIONS

South Derbyshire

- 3.1 This examination commenced on 25 November 2014 and finished on 5 December 2014. Part of the discussion in respect of housing provision was run as a joint session with the Amber Valley Local Plan which is also at examination, with both examination Inspectors in attendance. This is because both South Derbyshire and Amber Valley are within the Derby HMA (along with Derby City) and there is a need for the two authorities to accommodate some unmet need from Derby City.
- 3.2 The Inspectors wrote to both authorities on 15 December 2014. Whilst they accepted that the level of housing provision across the Derby HMA was appropriate, they raised concerns about the technicalities of how the unmet need from Derby had been apportioned between South Derbyshire and Amber Valley and have requested that more work be done on this matter, including the need for a sustainability appraisal of this matter.
- 3.3 The authorities are now addressing the issues raised by the Inspectors with a view to them being able to overcome the Inspectors concerns. It is not clear at this stage as to whether it will be necessary for the Examination to re-open before being able to proceed towards adoption.
- 3.4 There is no reason to think that this could be an issue for our Local Plan as all of the HMA authorities are committed, as signatories to the MOU, to meeting their own needs.
- 3.5 The South Derbyshire Inspector has also raised concerns regarding:
- 5-year housing land supply;
 - Affordable housing policy in relation to viability; and
 - The need for more evidence regarding the viability of strategic housing sites.
- 3.6 Once again members will note the emphasis placed upon housing issues and their deliverability by the Inspector.

East Staffordshire

- 3.7 The examination commenced on 28th October 2014.
- 3.8 The Inspector wrote to the Borough Council on 11th November 2014 and identified a number of issues, including the following, and he has therefore suspended the examination:
- the Sustainability Appraisal is inadequate as submitted and requires further work,
 - the evidence is inadequate to suggest that the housing provision made in the East Staffordshire Local Plan is sufficient to meet needs, particularly having regard to economic factors;
 - the Site Selection Process requires further clarification, and
 - consideration should be given to increasing the number and range of type and size of sites allocated and to adjusting the Housing Trajectory in the interest of the delivery of five year and overall housing land supply.

- 3.9 East Staffordshire are now working to address the concerns raised by the Inspector. Because the Examination has been suspended rather than completed, when this work has been done the Examination will reconvene after which the Inspector will issue a final report. It is understood that the Examination is likely to recommence in March 2015.
- 3.10 In respect of the second bullet point, this is related to whether the housing provision is balanced with the employment provision.

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