

Meeting	LOCAL PLAN COMMITTEE
Time/Day/Date	6.30 pm on Wednesday, 27 February 2019
Location	Council Chamber, Council Offices, Coalville
Officer to contact	Democratic Services 01530 454512

AGENDA

Item		Pages
1	APOLOGIES FOR ABSENCE	
2	DECLARATION OF INTERESTS	
	Under the Code of Conduct members are reminded that in declaring disclosable interests you should made clear the nature of that interest and whether it is pecuniary or non-pecuniary.	
3	MINUTES	
	To confirm and sign the minutes of the meeting held on 7 November 2018.	3 - 8
4	LOCAL PLAN REVIEW - UPDATE	
	Report of the Strategic Director of Place	9 - 12
5	REVIEW OF EXISTING EMPLOYMENT SITES	
	Report of the Strategic Director of Place	13 - 18
6	RETAIL AND LEISURE CAPACITY STUDY	
	Report of the Strategic Director of Place	19 - 26
7	LIST OF LOCAL HERITAGE ASSETS - DRAFT LIST OF RECREATIONAL BUILDINGS	
	Report of the Strategic Director of Place	27 - 40

Circulation:

Councillor J Bridges (Chairman)
Councillor M Specht (Deputy Chairman)
Councillor R Adams
Councillor R Ashman
Councillor J G Coxon
Councillor D Harrison
Councillor R Johnson
Councillor J Legrys
Councillor V Richichi
Councillor A C Saffell
Councillor N Smith

MINUTES of a meeting of the LOCAL PLAN COMMITTEE held in the Council Chamber, Council Offices, Coalville on WEDNESDAY, 7 NOVEMBER 2018

Present: Councillor

Councillors R Adams, R Ashman, J G Coxon, D Harrison, J Legrys, V Richichi, N Smith and M Specht

In Attendance: Councillors T J Pendleton

Officers: I Jordan, Mr I Nelson and Mrs R Wallace

16 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor J Bridges.

17 DECLARATION OF INTERESTS

Councillor D Harrison declared a non-pecuniary interest in item 6 – Leicester and Leicestershire Authorities' Joint Strategic Growth Plan as a Leicestershire County Councillor.

18 MINUTES

Consideration was given to the minutes of the meeting held on 12 September 2018.

It was moved by Councillor J Legrys, seconded by Councillor J G Coxon and

RESOLVED THAT:

The minutes of the meeting held on 12 September 2018 be approved and signed by the Chairman as a correct record.

19 LOCAL PLAN REVIEW – SETTLEMENT HIERARCHY

The Planning Policy Team Manager presented the report to Members. He highlighted that the considerations within the report suggested that there was not a need to review Policy S2. However, due to concerns from members of the Planning Committee relating to the lack of policy support for applications in smaller settlements, the suggested approach as detailed at section 4.0 of the report would form part of a wider consultation.

Councillor R Ashman asked if the smaller hamlets such as Acresford should be included. The Planning Policy Team Manager responded that these areas would currently fall under the planning policies which identified them as being subject to countryside policies and did not form part of the small villages category.

In relation to paragraph 3.3 of the report, which commented on a number of instances where the Planning Committee approved applications contrary to officer's recommendations, Councillor J Legrys made it clear that these decisions were not taken as a collective, but independently.

Councillor J Legrys raised concerns that people may find a way to work around the policy and take advantage. He also felt that the hamlets should be merged with the smaller settlements within the policy as a small development could save a village school or shop. The Planning Policy Team Manager stated that the inclusion of hamlets had not been ruled out and it would be looked at further.

Councillor R Johnson felt that this was an important matter as villages needed to grow and have a proper infrastructure in place for development. He also commented that some contentious applications considered in the past under policy S2 were recommended refusal by officers.

Councillor J G Coxon asked if the Council was still encouraging neighbourhood plans in parishes and whether the hamlets would fall under them. The Planning Policy Team Manager commented that it was important for the District Council to have plans in place to cover parishes due to the risk of the areas not being covered if a neighbourhood plan was not adopted.

The Chairman felt that the criteria to be able to demonstrate a local connection to the area should include anyone who worked in the District who wanted to relocate, as the proposals were a little restrictive. The Planning Policy Team Manager stated that discussion had been had regarding the inclusion of people that work in the District into the local connection criteria and it was ruled out initially due to the risk of it being abused but he would be happy to look into it further along with the results of the consultation. Councillor J Legrys asked the Planning Policy Team Manager to consider this carefully as that would mean someone like himself who was not born in the District but had lived here for 35 years and was retired would be excluded, but someone who worked in the District could take advantage.

It was moved by Councillor D Harrison, seconded by Councillor J G Coxon and

RESOLVED THAT:

The approach to revise the settlement hierarchy as set out within the report be approved.

20 LOCAL PLAN REVIEW – FURTHER CONSULTATION

The Planning Policy Team Manager presented the report to Members, drawing attention to the proposed consultation document at appendix A. Further to the report, he referred to the additional document circulated at the meeting, which detailed the intention of government to consult on further changes to the standard methodology for identifying housing requirements.

Regarding the household projections and the plan to address the shortfall Councillor V Richichi asked the following questions:

- Were there any approved outline planning permissions within the five-year housing land supply and if so, would a challenge to the five-year housing land supply be difficult to defend because of them?
- Were the approved outline planning permissions deliverable and if so, was it all of them or just a percentage?
- Were any of the approved outline planning permissions problematic in any way, as in the past developers had reduced the number of affordable homes and the Council could not refuse due to the risk of placing the local plan in jeopardy.
- Was the Council in a position where the approved outline permissions were being reviewed and in affect land banking?
- How many approved outline planning permissions had been activated in the past twelve months? Also, if all inactivated permissions were no longer included, would the Council still have a five-year land supply?

- How many of the approved outline planning permissions had actually been built and was the five-year housing land supply affected?

The Planning Policy Team Manager explained that following assessments, the Council still had a five-year housing land supply, which did include a number of approved outline permissions. All of these permissions were either in ongoing discussions about a further reserved matter application or already had a reserved matter application; therefore, he was confident that they were all deliverable. He was also confident that the five-year housing land supply could be defended. Regarding the number of approved outline permissions that had been activated, he did not have the exact figures but he stated that over the past two and a half years, the build rate had increased and indeed just under 1000 homes had been built in the last year.

Councillor V Richichi referred to an appeal decision from Woolpit, Suffolk where the Inspector criticised the Council because they decided that any application should be included in their five-year land supply. The Planning Policy Team Manager was aware of the appeal decision and reminded Councillor V Richichi that each case was considered by the inspector on its own merit.

Councillor J Legrys was concerned that within a public consultation the housing requirement was a little ambiguous. He commented that he would like to see more nature corridors within the District, as well as the number of takeaway restaurants being addressed. He agreed with the proposals to address the need for Gypsies and travellers as part of the review rather than a separate planning document. He commented that it was a difficult matter as not all residents would be happy but a transit site was needed.

In response to a question from Councillor D Harrison, the Planning Policy Team Leader stated that he did not envisage any definitive proposals on a site for Gypsies and Travellers before May 2019. Councillor D Harrison stressed the importance of identifying the correct site, as he felt it would not be used if it was in the wrong place.

Councillor J G Coxon agreed with the needs of gypsies and travellers being addressed as part of the review but felt that it should not be diluted as it was of equal importance as the Local Plan. The Planning Policy Team Manager strongly agreed.

In response to a question from Councillor J G Coxon, the Planning Policy Team Manager confirmed that his team were working with the Business Focus Team in relation to employment land.

It was moved by Councillor J Legrys, seconded by Councillor R Adams and

RESOLVED THAT:

- Appendix A to the report (subject to the inclusion of the settlement hierarchy) be approved for consultation.
- The needs of Gypsies and travellers be addressed as part of the local plan review.

21 LEICESTER AND LEICESTERSHIRE AUTHORITIES' JOINT STRATEGIC GROWTH PLAN

The Planning Policy Team Manager presented the report to Members, highlighting the implications for North West Leicestershire with the changes to the plan as detailed at section 7.0 of the appended Cabinet report. He reported that the plan was currently going through the approval process at all of the eight local planning authorities and it was expected to be in place by the New Year.

In response to a question from Councillor R Adams, the Planning Policy Team Manager stated that he had no reason to not expect all of the planning authorities to sign up to the plan. In response to a further question regarding a new Joint Strategic Planning Manager, the Planning Policy Team Manager reported that work was underway and he was hopeful that the post would be filled by March/April next year dependant on the applicant.

Councillor V Richichi asked about the consequences of building more houses than the annual requirement figure. The Planning Policy Team Manager explained that it was a balancing act and building more houses now would mean less were required in the future. Councillor V Richichi expressed concerns that if housing numbers were to dwindle then it could become difficult to meet the requirement figures in the future. The Planning Policy Team Manager stated that the figures also relied on housing market and the sites available.

Councillor J Legrys raised concerns that the plan was becoming politicised by some Members and could be used against the Committee both during debate at Full Council the following week and in the future. He felt it was important to have the correct wording for the resolution so that Members were not tied down to an opinion that could change in the future. The Planning Policy Team Manager suggested the following amendment to the resolution:

‘The Committee support note the Strategic Growth Plan.’

All Members agreed with the proposal.

Subject to the above amendment, it was moved by Councillor J G Coxon, seconded by Councillor R Johnson and

RESOLVED THAT:

- a) The Committee note the Strategic Growth Plan.
- b) The views of the Committee be considered by Council.

22 STATEMENT OF COMMUNITY INVOLVEMENT

The Planning Policy Team Manager presented the report to Members. He reminded Members of the recent legislative changes that had affected the Statement of Community Involvement and the agreement by the Committee to consult on the revised document that was in line with the requirement to review every five years. The consultation received eight responses, which were detailed at appendix B along with the suggested changes to the document.

In relation to the neighbour notification letter used for consultation purposes, Councillor R Johnson expressed his disappointment that they were addressed to ‘the occupier’ rather than personalised with individual names. He felt it was disrespectful to a council taxpayer as this information could be cross-referenced from other departments. The Planning Policy Team Manager explained that the name of occupiers was not always known, for example because somebody has not registered on the register of electors, and so it was not possible to include a specific occupier’s name. However, he would take the comments back to discuss further.

It was moved by Councillor J G Coxon, seconded by Councillor J Legrys and

RECOMMENDED THAT:

Cabinet adopt the revised Statement of Community Involvement subject to the amendments outlined in appendix A.

The meeting was adjourned at 7.36pm and reconvened at 7.41pm.

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 8.00 pm

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NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**LOCAL PLAN COMMITTEE – 27 FEBRUARY 2019**

Title of report	LOCAL PLAN REVIEW – UPDATE
Contacts	<p>Councillor Trevor Pendleton 01509 569746 trevor.pendleton@nwleicestershire.gov.uk</p> <p>Planning Policy Team Manager 01530 454677 ian.nelson@nwleicestershire.gov.uk</p>
Purpose of report	To inform members of number of responses to the recent consultation on the local plan review and to update members on other matters related to the Local Plan review.
Council Priorities	<ul style="list-style-type: none"> - Building Confidence in Coalville - Homes and Communities - Businesses and Jobs
Implications:	
Financial/Staff	The cost of the review is met from existing budgets for 2018/19 and appropriate budgetary provision will be sought as part of the budget process for 2019/20.
Risk Management	A risk assessment of the project has been undertaken. As far as possible control measures have been put in place to minimise these risks, including monthly Project Board meetings where risk is reviewed.
Equalities Impact Screening	An Equalities Impact Assessment of the Local Plan review will be undertaken as part of the Sustainability Appraisal.
Human Rights	None discernible
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>Report to Local Plan Committee of 7 November 2018</p> <p>https://minutes-1.nwleics.gov.uk/ieListDocuments.aspx?CId=344&MId=1949&Ver=4</p> <p>Local plan Review – emerging options consultation</p> <p>https://www.nwleics.gov.uk/pages/emerging_options</p>
Recommendation	<p>THAT THE LOCAL PLAN COMMITTEE:</p> <p>(I) NOTES THE LEVEL OF RESPONSES TO THE RECENT CONSULTATION ON THE LOCAL PLAN; AND</p> <p>(II) PROGRESS ON THE DEVELOPMENT OF THE EVDIENCE BASE</p>

1.0 BACKGROUND

- 1.1 Members will recall that at the 7 November 2019 meeting of this committee it was agreed to undertake a further consultation in respect of the emerging Local Plan.
- 1.2 The consultation took place between 12 November 2018 and 11 January 2019.
- 1.3 A copy of the consultation document can be viewed from the link referred to in the section above on Background Papers. The document covered the following issues and included a series of questions to help guide responses:
 - Making sure that we have sufficient land for housing (questions 1 to 6)
 - Making sure we have sufficient land for employment (questions 7 to 12)
 - Should we change the settlement hierarchy? (questions 13 to 15)
 - Where will new development go? (questions 16 and 17)
 - How can the review consider the issue of self and custom build housing? (questions 18 to 23)
 - How can the review address issues relating to health and wellbeing? (questions 24 to 30)
- 1.4 A total of 62 responses were received from a range of organisations.
- 1.5 The table at Appendix A identifies the number of responses received to each of the questions. It can be seen that all of the questions attracted some responses. The greatest concentration of responses was in respect of the issue of housing requirements, although the single biggest number of responses was in respect of the questions relating to where development should go, question 16 attracting 38 responses and question 17 attracting 36 responses.

- 1.6 Officers have begun the process of reviewing the comments received and this will be the subject of a detailed report to the next meeting of this committee in June 2019.

2.0 OTHER MATTERS

- 2.1 The Strategic Growth Plan has now been signed off by all of the local authorities. This is an important step forward as its provisions are intended to guide the preparation of Local Plans. Discussions regarding a Statement of Common Ground (previously referred to as a Memorandum of Understanding) are also taking place.
- 2.2 Reports elsewhere on this agenda outline the outcomes from the Employment Land review study and the Retail capacity Study.
- 2.3 The development of other aspects of the evidence base is continuing. For example, a landscape study is well underway, whilst officers are assessing those sites put forward as part of the Strategic Housing and Employment land Availability Assessment (SHELAA) consultation.
- 2.4 The government has yet to publish the outcome of its recent consultation in respect of technical updates to national policy and guidance, particularly in relation to housing. Therefore, there remains uncertainty regarding the issue of possible housing requirements.

Summary of Number of Responses to Emerging Options Consultation

Question	Number of responses
Question 1 - Should the plan build in a flexibility allowance?	33
Question 2 - If we build in flexibility should the plan include a 'buffer' to the housing requirement figure when deciding how much land to allocate for new housing or should we identify reserve sites?	34
Question 3 - If we were to include a 'buffer' what would be an appropriate figure?	33
Question 4 - If we were to identify reserve sites under what circumstances should sites be released?	30
Question 5 - Should the review build in the potential for sites to be developed which go beyond the end of the plan period?	31
Question 6 - Are there any other ways that the plan can build in flexibility?	26
Question 7 - Is the HEDNA an appropriate evidence base on which to formulate our employment land policies?	18
Question 8 - Which of the options set out above would best address the outstanding need for employment land?	19
Question 9 - Are there any other options that we could consider?	15
Question 10 - Is the Strategic Distribution Study an appropriate evidence base on which to formulate our strategic B8 employment land policies?	15
Question 11 - What should our preferred approach be to deal with strategic B8?	18
Question 12 - Are there any other options that we could consider?	9
Question 13 - Do you agree that the settlement hierarchy policy should be amended so as to allow for some development in small villages where it can be demonstrated that it is to meet the needs of somebody with a local connection?	35
Question 14 - Do you agree with the suggested criteria for identifying somebody with a local connection? Are there any additional criteria which should be included?	14
Question 15 - Are there any other options which we should consider if we are to address local needs? Do you agree with our assessment of these options?	20
Question 16 - Is this general approach to site assessment methodology an appropriate one?	38
Question 17 - Are there any specific criteria that we should include when assessing sites?	36
Question 18 - Should we include a specific policy on self and custom build?	25
Question 19 - Which of the options do you prefer and why?	27
Question 20 - If a percentage approach is supported, what threshold and percentage would you apply and why?	15
Question 21 - Should the Council allocate sites for self and custom housebuilding properties only and/or seek to identify opportunities for self and custom plots as part of allocated housing sites?	21

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

LOCAL PLAN COMMITTEE – WEDNESDAY, 27 FEBRUARY 2019

Title of report	REVIEW OF EXISTING EMPLOYMENT SITES
Contacts	<p>Councillor Trevor Pendleton 01509 569746 trevor.pendleton@nwleicestershire.gov.uk</p> <p>Planning Policy Team Manager 01530 454677 ian.nelson@nwleicestershire.gov.uk</p>
Purpose of report	<p>To outline for members:</p> <p>i) the purpose of undertaking an updated Review of Existing Employment Sites,</p> <p>ii) how and when it was undertaken; and</p> <p>iii) outline the key findings and overall conclusions.</p>
Council priorities	Business and Jobs
Implications:	
Financial/Staff	The cost of undertaking the Review of Existing Employment Sites was met from within existing budgets.
Link to relevant CAT	None
Risk Management	<p>The study has been undertaken by an experienced consultancy who have previous experience of working on similar studies elsewhere in Leicestershire and further afield.</p> <p>The previous Review of Existing Employment Sites was undertaken in 2010 and is therefore out of date. Not updating the study, which is a key element of the evidence base for the Local Plan Review, could potentially lead to the reviewed Local Plan being found unsound.</p>
Equalities Impact Screening	None specific in respect of this study, but an Equalities Impact Assessment of the Local Plan review will be undertaken as part of the Sustainability Appraisal.
Human Rights	None discernible
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	The Planning Policy Team have worked with the Business Focus team in drafting the new Study.
Background papers	<p>2010 Review of Existing Employment Sites – https://www.nwleics.gov.uk/files/documents/assessment_of_employment_sites_august_20101/Assessment%20of%20Employment%20Sites%20-%20August%202010.pdf</p> <p>2019 Review of Existing Employment Sites – https://www.nwleics.gov.uk/files/documents/review_of_existing_employment_sites/Review%20of%20Employment%20Sites%20-%20Final%20Report%20January%202019.pdf</p> <p>Adopted Local Plan - https://www.nwleics.gov.uk/files/documents/adopted_local_plan_2011_20312/Adopted%20Written%20Statement.pdf</p>
Recommendations	THAT THE COMMITTEE NOTES THE FINDINGS OF THE REVIEW OF EXISTING EMPLOYMENT SITES STUDY

1.0 BACKGROUND

- 1.1 The adopted Local Plan identifies 21 sites across the district as existing employment sites. These are predominantly areas currently occupied by B1/B2/B8 uses, and Policy Ec3 (Existing Employment Areas) seeks to protect these areas from non-B uses due to the important role they play in the economy of the district. The evidence that underpins these allocations is the 2010 Review of Existing Employment Sites. This assessed numerous existing employment areas in the district and concluded that the 21 identified in the Local Plan were worthy of retention.
- 1.2 The Local Plan also calculated, using information from the 2010 study and other evidence, that there was a potential loss of 10ha of existing employment land up to the end of the Plan period (2031).
- 1.3 It is important to have an up-to-date evidence base to support the Local Plan review. Therefore, an updated study of existing employment sites has been commissioned to:
 - 1) Update the 2010 assessment of existing employment sites, to see how many of the currently allocated sites are still of value to the local economy, both now and over the whole Local Plan review period (to 2036), and how many are therefore worthy of retention.

- 2) Using this new evidence, assess the estimated potential loss of existing employment land during the plan period to 2036. This will help us to identify our overall employment land need figure.
- 3) Consider whether there are any other existing employment sites, not currently identified in the Local Plan, which are worthy of protection through the Local Plan review due to the important role they play in supporting the local economy.

- 1.4 As a result of these issues, we commissioned BE Group, a consultancy specialising in commercial property issues and who have previously worked extensively across Leicestershire and beyond, to undertake a new Review of Existing Employment Sites. BE Group were appointed in September 2018 and undertook the work between September 2018 and January 2019. This included site visits to all of the included sites in September 2018, and consultation with a number of local landowners and agents.
- 1.5 It is important to note that the brief focussed exclusively on existing employment sites (or sites currently being developed). It did not look at the issue of overall need for new employment land or comprehensively seek to identify additional employment land to meet that identified need as this is the subject of separate work.

2.0 METHODOLOGY

- 2.1 The consultants were asked to assess 20 of the 21 sites identified in the adopted Local Plan. These are set out below:

- Ashby Business Park, Nottingham Road, Ashby
- Ivanhoe Business Park and Smisby Road Industrial Estate Ashby
- Flagstaff and Nottingham Road Industrial Estates Ashby
- Willow Farm, Trent Lane and East Midlands Distribution Centre
- (EMDC) Castle Donington
- Bardon Employment Area Bardon
- Hermitage Industrial Estate, Pegson's and Old Station Close Coalville
- Whitwick Business Park Coalville
- Owen Street Coalville
- Stephenson Industrial Estate Coalville
- Scotlands Industrial Estate Coalville
- Highfield Street Coalville
- Oaks Industrial Estate, Ravenstone Road, Coalville
- Pegasus Business Park East Midlands Airport
- Mountpark, Bardon (Amazon), Off Beveridge Lane Ellistown
- Former South Leicester Colliery/ South Leicester Industrial Estate Ellistown
- Computer Centre, Derby Road Kegworth
- Cotts Beverages, Derby Road (including possible extension) Kegworth
- Slack and Parr, Long Lane Kegworth
- Westminster Industrial Estate Measham
- Marquis Drive Moira
- TNT, Melbourne Road Lount

- 2.2 The 21st site, the former Workspace site in Highfield Street, Coalville, has already been cleared and is consented for residential development. It is therefore acknowledged that the use of this site for employment purposes has already been lost.

2.3 In addition to the employment sites identified under Policy Ec3 in the Local Plan, the consultants were also asked to assess four additional employment areas:

- East Midlands Airport Sites, including:
 - Royal Mail, Beverley Road
 - DHL
 - UPS, Herald Way (Under Construction)
- Pall Ex, Victoria Road Ellistown
- Segro Logistics Park (Roxhill)
- Aldi, Land at Sawley Crossroads Sawley

2.4 These sites, either existing or currently under construction, had been identified by officers as potentially playing an important role in the local economy during the Local Plan review period.

2.5 Each site was appraised and assessed through a combination of site visits, local intelligence, consultations with some owners, their agents and the views of those involved in the local property market. A standard proforma was completed for each site which included analysis of building age, nature of the site, availability, barriers to development and an estimation of likely lifespan of the site. Physical and market characteristics of each site have been graded using a standard scoring system, marking each site out of 40, using eight individual measures each scored out of five. These were:

- Road Access (Strategic and Primary Road network)
- Local Access (Other A class roads and B class roads)
- Parking and access to public transport
- Servicing and delivery vehicle access
- Proximity: Urban, Labour, Service (Prominence)
- Character and Constraints (Topography / Shape)
- Proximity to incompatible uses
- Market Attractiveness.

2.6 The full Review of Existing Employment Sites can be found here:

https://www.nwleics.gov.uk/files/documents/review_of_existing_employment_sites/Review%20of%20Employment%20Sites%20-%20Final%20Report%20January%202019.pdf

3.0 KEY FINDINGS

3.1 The study concluded that North West Leicestershire's stock of B-Class premises is mostly of good or moderate quality, with a high proportion of the premises developed over the last 20 years. Out of a possible score of 40, 17 of 24 sites (71 percent) scored 30 or more, with the highest scores achieved at East Midlands Airport and the new build Segro Logistics Park (Roxhill) - Big Box 1-10.

3.2 There were only four sites that scored 25 or less. These were:

- Scotlands Industrial Estate, Coalville (Score: 25) – Low scoring reflects the site's backland status in a residential area and constrained access between terraced shops/houses

- Owen Street, Coalville (Score: 24) – Low scoring reflects the site’s backland status in a residential area and limited one-way access through the estate
- Former South Leicester Colliery/ South Leicester Industrial Estate (Score: 22) – Low scoring reflects the site’s distance from services, low quality overall and some local access issues
- TNT, Melbourne Road (Score: 21) – The lowest scoring site overall. This reflects the fact that this is by far the most rural and isolated of North West Leicestershire’s Employment Sites.

3.3 As part of the assessment of sites, BE Group recommended amending the boundaries to a number of the sites. This included:

- i. Ashby Business Park and Flagstaff and Nottingham Road Industrial Estates – Reduction in the boundaries to exclude areas currently in use for retail purposes (e.g. Tesco, Wickes/Pets at Home, Aldi units).
- ii. Ivanhoe Business Park and Smisby Road Industrial Estate – Extend existing boundary to include Bott vehicle storage land.
- iii. Whitwick Business Park/Slack and Parr – Minor amendments to boundary to take account of existing boundary not matching up with actual development on the ground (e.g. Whitwick Business Park boundary includes a small area of the adjoining retail park car park).
- iv. Westminster Industrial Estate – Extend area to include industrial units on Huntingdon Way, but also reduce existing boundary to exclude area of British Car Auction parking. Account will also need to be taken of the proposed route of HS2 running directly through the Huntingdon Court light industrial scheme part of the site.
- v. TNT Melbourne Road, Lount – In the adopted Plan, the site includes both the TNT site and the adjoining Pipeyard Works site to the south of the former railway. It is recommended to remove the Pipeyard Works site from the identified area due to it being a low value facility with constrained access for employment uses. (Note: Since this conclusion was made, an application has been approved for 6 residential dwellings and an office unit on the Pipeyard Works part of the site).

4.0 OVERALL CONCLUSIONS

4.1 All sites, even those that scored 25 or less, are well occupied, with no large areas of void premises. They all still perform important roles in the local economy – for example Scotlands as a centre for the local motor trade, South Leicester Colliery as a location for budget and ‘bad neighbour’ uses. The study therefore concludes that all of the sites identified in the adopted Local Plan should be maintained in the review (subject to some boundary changes – see below), and that the additional sites assessed are also all worthy of identification in the review.

4.2 The only land in existing employment use that is recommended for removal from identification in the Local Plan is Pipeyard Works – a loss of just 0.63ha of existing employment land.

4.3 The study has also identified an additional 4.54ha of potential expansion land, which is land adjoining existing employment areas, that could potentially accommodate further employment in the future, and a further 38.58ha of ‘infill’ sites, which are sites within the land already identified for employment in the Local Plan, but which are currently undeveloped.

5.0 NEXT STEPS

- 5.1 The findings from the Review of Existing Employment Sites will now be used to inform the drafting of policies in the Local Plan review. Specifically, it provides evidence on which employment sites should be identified and protected for employment uses. It also provides an estimation of how much employment land is expected to be lost over the plan period. We can therefore feed this into our calculations of how much additional employment land will be required up to 2036.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

LOCAL PLAN COMMITTEE – WEDNESDAY, 27 FEBRUARY 2019

Title of report	RETAIL AND LEISURE CAPACITY STUDY
Contacts	<p>Councillor Trevor Pendleton 01509 569746 trevor.pendleton@nwleicestershire.gov.uk</p> <p>Planning Policy Team Manager 01530 454677 ian.nelson@nwleicestershire.gov.uk</p>
Purpose of report	<p>To outline to members:</p> <ul style="list-style-type: none"> i) the purpose of undertaking an updated Retail and Leisure Capacity Study, ii) how and when it was undertaken; and iii) outline the key findings and overall conclusions.
Council priorities	<p>Business and Jobs Building Confidence in Coalville</p>
Implications:	
Financial/Staff	The cost of undertaking the Retail and Leisure Capacity was met from within existing budgets
Link to relevant CAT	None
Risk Management	<p>The study has been undertaken by an experienced consultancy who have previous experience of working on similar studies elsewhere in Leicestershire and further afield.</p> <p>The previous Retail Capacity Study was undertaken in 2012 with an update undertaken in 2014 and is therefore out of date. Not updating the study, which is a key element of the evidence base for the Local Plan Review, could potentially lead to the reviewed Local Plan being found unsound.</p>
Equalities Impact Screening	None
Human Rights	None discernible
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	
Background papers	<p>North West Leicestershire Retail Study – 2012 Update https://www.nwleics.gov.uk/files/documents/retail_capacity_study_update_and_appendices_march_2013/Retail%20capacity%20Study%20Update%20and%20Appendices%20-%20March%202013.pdf</p> <p>North West Leicestershire Retail Study – 2014 Capacity Update https://www.nwleics.gov.uk/files/documents/retail_capacity_study_update_2015/Retail%20Study%20Update%202015.pdf</p> <p>Retail and Leisure Capacity Study - 2019 https://www.nwleics.gov.uk/files/documents/retail_and_leisure_capacity_study/16460_02%20Final%20Report%2007-02-19.pdf</p> <p>Adopted Local Plan - https://www.nwleics.gov.uk/files/documents/adopted_local_plan_2011_20312/Adopted%20Written%20Statement.pdf</p> <p>National Planning Policy Framework which can be found at https://www.gov.uk/government/publications/national-planning-policy-framework--2</p>
Recommendations	THAT THE COMMITTEE NOTES THE FINDINGS OF THE RETAIL AND LEISURE CAPACITY STUDY

1.0 BACKGROUND

- 1.1 The adopted Local Plan includes a number of policies relating to the development of our Town and Local Centres. They identify a hierarchy for the district's centres, detail how development will be managed in these centres, provide a locally evidence based threshold for impact assessments and also seek to ensure an appropriate balance of uses. The evidence that underpins these policies is the 2012 Retail Capacity Study and its subsequent update in 2014.
- 1.2 The review of the Local Plan which is currently being undertaken will cover the period to 2036 and is being updated to reflect the district's housing, employment, retail and leisure needs up to this period.

- 1.3 In order to have an update to date evidence base to inform the Local Plan Review, North West Leicestershire commissioned consultants to prepare a Retail and Leisure Capacity Study for the district. The study will be used to inform future planning policy on retail and town centre matters as part of the Local Plan review, and will also provide evidence to inform the Council's other work, for example in connection with the Building Confidence in Coalville project.

2.0 OVERVIEW OF THE STUDY

- 2.1 The study has been undertaken, cognisant of changes in policy, such as the publication of the revised National Planning Policy Framework (NPPF 2018); changes in the economy, including the effects of the recession, as well as changes in the wider retail market such as shopping patterns in terms of local demand and accessibility to finance. To inform information about people's shopping habits, a new household survey was carried out across the district as part of the study, including both customers who use facilities in the District and those who shop elsewhere.

- 2.2 In outline the study provides the following:

- A summary of the relevant policy and changes in circumstances and shopping patterns (such as the impact of home shopping, internet sales and effects of the recession) and the potential impact of these changes on the district centres.
- A quantitative and qualitative assessment of the need for new retail, leisure and other main town centre uses within the district. The future need and (residual) capacity for retail, food and beverage and leisure floor space is provided for the period up to 2036. The need for retail is split between convenience goods (those goods purchased on a regular basis such as food and groceries and cleaning materials) and comparison goods (durable goods such as clothing, household goods, furniture, DIY and electrical goods);
- A health check for the district's five town and local centres, including an audit of the facilities as well as an assessment of each of the centre's role;
- An analysis and review of existing local planning policies; and
- Identification of potential site allocations and recommendation for the future development and role of the district's centres.

3.0 KEY FINDINGS

Future Retail Growth – Key Trends

- 3.1 Despite market conditions still being challenging and a continued growth in home/internet shopping, there is expected to be a need for future modern retail floorspace although this is expected to be slow initially. This national trend is expected to be mirrored in the district with comparison goods expenditure expected to grow more significantly than convenience goods expenditure.

- 3.2 Shopping behaviour will continue to change, therefore it is suggested that all centres will need to focus on their advantage over other forms of multi-channel shopping for example, using the internet as an extended shop window, provide click and collect facilities and also provide a combined retail and leisure experience.

Household Survey

- 3.3 The household survey provides a picture of the existing spending patterns of the district's residents in terms of both convenience and comparison shopping. The study area was subdivided into 7 zones for more detailed analysis with each of the zones broadly reflecting the catchment area of the District's main and local centres.
- 3.4 Overall, the food stores in the district retain a high proportion of main food and grocery shopping (convenience) trips generated by its residents. Survey results indicate that most residents in Ashby de la Zouch do their main shop locally. Ashby de la Zouch also attracts a significant share of customer from other areas including Measham. Likewise the results indicate that most residents in the Coalville Urban Area do their main food shop locally and Coalville also attracts a significant share of customers from Ibstock. Outside of these areas, most of respondents do not undertake their main food shopping locally and will travel to one of the main towns, whether within the district or outside. This is to be expected as the local centres are small and there is a relative lack of food store provision in these centres, for example Castle Donington where Long Eaton draws in a significant number of people for shopping .
- 3.5 In qualitative terms, food store provision is strong in Ashy de la Zouch and Coalville with the large food stores of Tesco Extra (Ashby de la Zouch) and Morrisons (Coalville) being the two main destinations in the district for main and bulk food shopping. This outcome mirrors that of the outcome of the household survey undertaken to accompany the 2012 Retail Capacity Study. However, since the 2012 survey, Tesco has slightly increased its market share whilst the Aldi store in Ashby de la Zouch has opened and gained market share. There are more significant differences in Coalville. Since the 2012 survey, Morrisons has lost some of its market share, whereas Aldi and Lidl have increased theirs.
- 3.6 In terms of comparison goods shopping (i.e. non-food shopping), the most popular destinations within the district were identified as Ashby de la Zouch and Coalville. However overall the market share was relatively low. This reflects the position of the town and local centres in the sub-regional retail hierarchy as they fall within the catchment areas of larger centres. Destinations outside of the District are more popular, such as Leicester City Centre and Loughborough Town Centre, as these provide a greater choice of shops.

Future Retail Floorspace Capacity

- 3.7 Future floorspace requirements are calculated taking into account future levels of expenditure, population growth, growth in home/internet shopping as well as any existing expenditure surplus.
- 3.8 The convenience goods expenditure projections, suggest new floorspace on a cumulative basis (sq.m gross) could be distributed as detailed in the table below.

Table 1: Summary of Convenience Goods Floorspace Projections

Centre	By 2021	By 2026	By 2031	By 2036
Ashby de la Zouch	0	0	0	0
Coalville	558	938	1,288	1,635
Castle Donington	0	0	0	0
Ilkeston	0	0	0	17
Kegworth	0	6	20	33
Measham	0	0	0	0
Other NW Leicestershire	0	53	108	162

- 3.9 The comparison goods expenditure projections, suggest new floorspace on a cumulative basis (sq.m gross) could be distributed as detailed in the table below.

Table 2: Summary of Comparison Goods Floorspace Projections

Centre	By 2021	By 2026	By 2031	By 2036
Ashby de la Zouch	506	1,479	2,539	3,634
Coalville	451	1,317	2,260	3,236
Castle Donington	56	164	281	403
Ilkeston	45	131	224	321
Kegworth	11	33	57	82
Measham	36	104	179	256
Other NW Leicestershire	19	56	96	137

- 3.10 According to the 2014 Retail Study Update, the District-wide convenience goods floorspace projection in 2031 was 1,526 sqm net. The revised projections in the 2018 Study (again to 2031) is slightly lower at 1,416 sqm net.
- 3.11 According to the 2014 Retail Study Update, the District-wide comparison goods floorspace projection in 2031 was 8,548 sqm net. The revised projections in the 2018 Study is lower at 5,636 sqm net, in the main due to the latter utilising higher sales densities (revenue generated for a given area of sales space).
- 3.12 In terms of qualitative need, food store and convenience food store provision is reasonably strong in the district. Large food stores suitable for main and bulk food shopping are focused in and around Ashby de la Zouch and Coalville (mainly out of centre). These stores are considered to provide a good distribution of facilities across the District. The smaller centres provide smaller food stores suitable for basket and top up shopping. There are no clear identified areas of qualitative deficiency in food store provision within the District.
- 3.13 As with convenience shopping, comparison good retail provision is primarily concentrated in Ashby de la Zouch and Coalville. However, the retention in the district of expenditure on comparison goods is at a low level. This reflects the fact that the various town and local centres in the district have limited roles as shopping destinations as most parts of the district have relatively easy accessibility to higher order centres. They do however have a reasonable range of goods on offer, some of which are sited within out of centre retail stores. There is limited potential to increase the District's market share of comparison goods expenditure, due to the strength and proximity of larger competing centre. Therefore the objective of any strategy for the district should be to maintain the District's shopping role and market share in the sub-region, in the face of increasing competition.

Need for Other Town Centre Uses

- 3.14 Service uses perform an important role in the overall offer of a centre, and encourage customers to shop locally. Food and beverages is a particularly fast moving sector and overall the district retains a reasonably high level of expenditure, although some development will be necessary in Ashby de la Zouch and Coalville to maintain the existing market share in the future. The suggested new food and beverage floorspace provision (Sq.m gross) on a cumulative basis is detailed in the table below:

Table 3: Summary of Food and Beverages Floorspace Projections

Centre	By 2021	By 2026	By 2031	By 2036
Ashby de la Zouch	143	400	651	884
Coalville	84	236	384	521
Castle Donington	21	60	97	132
Ibstock	12	35	57	77
Kegworth	8	23	37	50
Measham	11	32	52	70
Other NW Leicestershire	52	147	238	324

- 3.15 Residents in North West Leicestershire have limited access to most types of commercial leisure and entertainment facilities within the District. The household survey identifies that visiting restaurants/café is the most popular leisure activity (70%), followed by visiting pubs/bars (52%), cinema (50%), health and fitness clubs (28%) and the theatre (26%). Participation in other leisure activities are all below 20%. The consultants have advised that based on their experience this pattern of participation is broadly comparable with other parts of the country. However residents need to travel outside of the District to a number of leisure activities such as the cinema, theatre, ten pin bowling and other leisure uses such as family entertainment centres.
- 3.16 Taking into account current levels of leisure provision and population projections, there may be potential to improve facilities in the district. There is theoretical capacity for a small/medium sized cinema (3-5 screens) although the proximity of existing provision in Leicester, Loughborough and Derby may restrict operator demand. The study also concludes that there is theoretical demand for a health and fitness facility.

Town and Local Centre Health Check Assessments

- 3.17 The consultants undertook a health assessment of the district's centres based on key measures of vitality and viability such as the diversity of uses, retailer representation, vacancy levels, accessibility, environment quality and perception of safety. A summary of the main findings in respect of the health of the centres is set out below:

Town/Local Centre	Summary of Comments
Coalville	<ul style="list-style-type: none"> the district's principal shopping area supporting a range of retail, service and community facilities and serves shoppers from across the district. mix of uses is broadly comparable with the national average with the notable exception of a low proportion of leisure services. a reasonable range and provision of comparison retail and national retailers present; relatively high vacancy rate (15.7%) when compared with the national average (11.3%). The number of vacant units has increased since the previous Retail Capacity Study but is comparable with the proportion of vacant units in 2013 which suggests previous decline has stabilised in recent years; the vacancy rate within the Belvoir Shopping Centre is 24.6% and accounts for 41% of the vacancies in Coalville Town Centre; the town centre has a reasonable selection of national multiples, in contrast to the smaller centres which predominantly contain independent operators; the town centre anchor stores are important and will assist with linked trips. Any loss in an anchor store would leave Coalville town centre vulnerable; town centre environment would benefit from further regeneration to improve its attractiveness to the user.
Ashby de la Zouch	<ul style="list-style-type: none"> supports a range of retail, service and community facilities and serves shoppers from across the district; mix of uses is broadly comparable with the national average with the notable exception of a higher proportion of comparison units, relatively low proportion of leisure services; low vacancy rate (4.2%) when compared with the national average(11.3%). A positive indicator that the town centre is performing well; attractive town centre that contains a high number of independent operators proving a unique offer for local residents and visitors; the town centre appears to be performing well
Castle Donington	<ul style="list-style-type: none"> a healthy local centre that meets local resident's day to day needs; low vacancy rates (6.3%); small selection of comparison stores and non-retail uses are dominated by restaurants/cafes/fast food and hairdressing/beauty categories; an attractive local centre with character; independent retailers help the centre's local distinctiveness
Ilkeston	<ul style="list-style-type: none"> a reasonably healthy local centre that meets local resident's day to day needs; low vacancy rates (2.9%); small selection of comparison stores and non-retail uses are dominated by restaurants/cafes/fast food and hairdressing/beauty categories; improved street furniture would assist in helping improve the attractiveness of the centre; lacks an anchor store
Kegworth	<ul style="list-style-type: none"> local centre with a limited range of services, primarily to meet the local needs of its residents; higher vacancy rates (9.1%) although lower than the national average (11.3%); two key anchor store provide opportunity for linked trips with other town centre uses high amount of traffic passing through Kegworth hinders movement around the local centre
Measham	<ul style="list-style-type: none"> a local centre that provides day to day goods and service, primarily to meet the local needs of its residents; limited number of comparison stores and non-retail uses are dominated by restaurants/cafes/fast food and hairdressing/beauty categories; low vacancy rates (3.7%); Reasonably attractive local centre although pavements tend to be narrow

- 3.18 In order to provide some context officers have also identified the vacancy rates for a number of nearby towns within Leicestershire. It has not been possible to find information for the same base date as the retail study (July 2018), but as of December 2017, vacancy rates within the Hinckley town centre were at 5.0%, vacancy rates within Swadlincote were 5.98% and vacancy rates within Loughborough were 8.78%. These are all lower than the vacancy rate in Coalville and generally higher than the other centres. This reinforces the importance of the Building Confidence in Coalville project being led by the district council.

Local Plan Policy Review

- 3.19 The consultants also undertook a review of current Local Plan policy, having regard to the NPPF, and have made the following recommendations:
- The retail hierarchy defined in Policy Ec8 should be retained. This policy should also make it clear that an objective of the Local Plan is to maintain the vitality and viability of the centres identified within the retail hierarchy.
 - Policy Ec9 sets a local impact threshold above which applications for retail, office and leisure development outside of town and local centres, namely 1000 sqm gross for Coalville and Ashby de la Zouch and 500 sqm gross for local centres. The study recommends that the Council should consider reducing the impact threshold for local centres to 250 sqm gross in line with the Sunday trading size limit. It also recommends deleting reference to offices from the policy in accordance with the revised NPPF
 - The current designated primary shopping area and town centre boundaries for Ashby de la Zouch and Coalville town centres are considered to remain appropriate and provide a sufficient balance between flexibility and control. Notwithstanding this advice, as part of the Local Plan Review it is proposed that officers undertake a review of the currently defined boundaries of the town and local centres.

4.0 NEXT STEPS

- 4.1 The findings from the Retail and Leisure Capacity Study will now be used to inform the drafting of policies in the Local Plan review. The study also specifically provides evidence on potential retail and leisure floorspace requirements which can be fed into our calculations of how much additional retail and leisure land will be required up to 2036. However, it should be noted that these figures may be subject to change in light of any changes in population projections. Once we have a clearer picture of the district's future housing requirements it may necessitate an update to this study.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

LOCAL PLAN COMMITTEE – WEDNESDAY, 27 FEBRUARY 2019

Title of report	LIST OF LOCAL HERITAGE ASSETS DRAFT LIST OF RECREATIONAL BUILDINGS
Contacts	<p>Councillor Trevor Pendleton 01509 569746 trevor.pendleton@nwleicestershire.gov.uk</p> <p>Strategic Director of Place 01530 454555 james.arnold@nwleicestershire.gov.uk</p>
Purpose of report	For the Committee to note and support a forthcoming public consultation regarding the addition of five recreational buildings to the Council's list of local heritage assets
Council priorities	<p>Business and Jobs Addition of these buildings to the list would contribute toward achieving the Council's aim of supporting sustainable development and growth.</p> <p>Homes and Communities Addition of these buildings to the list would contribute toward achieving the Council's aim of people feeling proud of their homes and communities.</p>
Implications:	
Financial/Staff	Not applicable
Risk Management	Not applicable
Equalities Impact Screening	Not applicable
Human Rights	Not applicable
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	<p>It is intended to consult the following bodies, as well as the owners of properties affected by the draft list:</p> <ul style="list-style-type: none"> • Historic England • National Amenity Societies • Leicestershire County Council • Parish Councils • NWLDC Ward Members • Local History Societies
Background papers	<p>Criteria for identifying local heritage assets (2016)</p> <p>https://www.nwleics.gov.uk/pages/local_heritage_assets</p>
Recommendations	THAT THE COMMITTEE NOTES AND SUPPORTS THE FORTHCOMING PUBLIC CONSULTATION REGARDING THE LIST OF LOCAL HERITAGE ASSETS

1 INTRODUCTION

- 1.1 The National Planning Policy Framework (2010) encourages local planning authorities to adopt lists of local heritage assets. On 15 January 2019 the Council's Cabinet adopted four thematic lists of local heritage assets, as follows:
- Commemorative structures;
 - Education buildings;
 - Places of worship;
 - Suburban and small country houses.
- 1.2 Officers have drafted a thematic list of recreational buildings, for the purposes of public consultation. The thematic list contains five buildings. Officers consider that these buildings fulfil our *Criteria for identifying local heritage assets*, which were adopted in June 2016. Please refer to appendix 1.
- 1.3 In the longer term, officers expect to draft six further thematic lists of local heritage assets. Please refer to appendix 2.

2 IMPLICATIONS

- 2.1 The inclusion of a property on the list of local heritage assets would be taken into account in the event that Planning Permission is sought to develop, alter or extend it. The local planning authority would consider whether any proposal would be sympathetic to the character of the property, paying particular attention to the proposal's scale, massing and materials.
- 2.2 Some works may be carried out to a property without the need for Planning Permission. The inclusion of a property on the list of local heritage assets would not affect this.

Recreational buildings

Discussion document

Disclaimer

Please note that the inclusion of any building in this discussion document does not mean that the building or its grounds are open to the public. Many of these buildings are private homes or businesses, so please respect the occupiers' privacy.

Historic England has published a listing selection guide for *Culture and entertainment buildings* (2017). It has published guidance on *Gentlemen's clubs and masonic lodges* as part of its selection guide for *Commerce and exchange buildings* (2017). The Council has adopted *Criteria for identifying local heritage assets* (2016). This discussion document examines the selection guides in a local context and offers recommendations for local listing.

Cinemas

According to Historic England, cinemas “emerged almost overnight” following the 1909 Cinematograph Act. In the late 1920s there was “major change” led by “the emergence of the large cinema chains”. Historic England advises that cinemas erected before 1914 are generally considered suitable for listing, subject to “a surviving exterior” and “particularly good decoration”. For later cinemas, “architectural quality and extent of alteration will be key considerations”.

At Ibstock the ‘Palace’ was designed by Goddard & Wain and opened in December 1912. It is the only cinema in the district erected before 1914 and for this reason it is considered suitable for addition to the local list.

At Ashby the former Wagon & Horses PH was altered in 1912 to form the ‘Lyric’; it closed in 1927 (Jones, 2012). The building is grade II listed. At Measham the ‘Empire’ was erected in 1932 on the site of an earlier cinema (Elliott, 1992); it does not exhibit “architectural quality” and it is not considered suitable for addition to the local list.

Charles Deeming and Coalville's cinemas

In 1910 Coalville's Public Hall became the ‘Electric Theatre’. In 1919 James Johnson employed Goddard & Wain to prepare plans for rebuilding the theatre. Johnson “died before work could be completed” (English Heritage, 2014) and Charles Deeming purchased the property. The ‘Grand’ opened in 1920; it incorporates scant remains of the earlier building. It has been a music and dance venue since 1954. It does not exhibit “architectural quality” and it is not considered suitable for addition to the local list.

In 1910 the newly erected Olympia skating rink became the ‘Olympia Theatre’. In 1933 Deeming employed Archibald Hurley Robinson to prepare plans for rebuilding the theatre. The ‘Regal’ opened in November 1933; it incorporates scant remains of the earlier building. It has been a bingo hall since 1963. In 1936 Deeming employed Robinson to prepare plans for the ‘Rex’ cinema. The cinema was built by Walter Moss & Son and opened in February 1938. The cinema was ‘twinned’ (i.e. subdivided) in 1973; it has been a shop since 1986.

North West Leicestershire District Council

List of Local Heritage Assets

The 'Regal' and the 'Rex' exhibit "architectural quality" and they are considered suitable for addition to the local list. Archibald Hurley Robinson was a fellow of the RIBA; his 'Regal' cinema at Evesham, Worcestershire (1932) is a grade II listed building. The 'Regal' at Coalville appears in Pevsner's *Buildings of England* (1984).

Museums, public libraries and theatres

The district contains no purpose-built museums. The museums at Castle Donington, Diseworth and Moira are grade II listed. Ashby Museum is in a mid-twentieth century extension to the town's former National School, which is included on our list of local heritage assets.

The museums at Measham and Whitwick are in former railway stations while Kegworth Museum is in a former agricultural building. These buildings would be considered as part of a thematic assessment of *transport structures* and *agricultural buildings*.

The district contains no purpose-built libraries erected before 1948. Libraries were erected at Castle Donington in 1969 and at Coalville and Kegworth in 1971. A library was erected at Measham in 2004. These buildings are not considered suitable for addition to the local list. In Ashby the former National School was converted to a library in 1988; it is included on our list of local heritage assets.

In Ashby a former parish room was extended in 1981 to form the Venture Theatre. This building would be considered as part of a thematic assessment of *civic buildings*.

Century Theatre

A mobile theatre was manufactured in Hinckley c.1947-52. In 1995 elements of the theatre were erected at the Snibston Discovery Park in Coalville. The theatre has been extended since that date. The theatre is neither *in situ* nor intact and for that reason the theatre is not considered suitable for addition to the local list.

The theatre was assessed by Historic England in 2016. They noted that "the theatre structure was designed as – and remains – a mobile facility". They noted that "the theatre trailers were accompanied originally by a fleet of vehicles that provided accommodation for the whole theatre company, together with a kitchen and dining car and trailers that formed the entrance [foyer]". These elements do not survive.

Assembly rooms

Historic England notes that "assembly rooms enjoy a long history", having "reached their zenith in the Georgian and Regency periods". Late Victorian examples "tend to be part of multi-functional complexes or overlap with the music halls that emerged from the 1850s".

Historic England says that the main criteria for listing assembly rooms "will be architectural quality, decoration, functional planning, intactness and date". Simple assembly rooms "built onto the back or side of a public house ... may be modest, but [they] are important in social history terms".

North West Leicestershire District Council

List of Local Heritage Assets

At Ashby the market hall (1856-57) incorporates a large assembly room about 21m long and 11m wide. It is grade II listed. At Coalville the Public Hall (1876) incorporated a small assembly room about 8m square. The hall has been demolished but the assembly room survives as part of the Engineers Arms PH. Because of its close association with the public house, it should be considered as part of an assessment of *licenced premises*.

Clubs

Historic England notes that the gentlemen's club "developed as an exclusive version of the coffee house [or] political club". The working men's club was a parallel development, "either paid for by subscription or provided as an act of philanthropy". Working men's clubs were "usually housed in modest adapted premises" and "very few have survived with sufficient special interest to merit designation".

Historic England offers no "specific considerations" relating to the listing of clubs. The primary consideration for any commercial building is "selectivity" – "because they survive in such large number and were subject to a high degree of standardisation, selection for designation needs to be very discriminating".

Gentlemen's clubs

In 1896-97 constitutional and liberal clubs were erected at Coalville. The Liberal Club was designed by Keites & Fosbrooke and built by Griffin Brothers; the foundation stones were laid in July 1896. The Constitutional Club was designed by Willie Thomas Hampton and built by Beckworth & Son; the foundation stones were laid in January 1897. It incorporates an early Victorian building that had been "used as an institute" (Coalville Times, 1897).

The former Liberal Club is a modest building and its front elevation has been altered; it is not considered suitable for addition to the local list. The Constitutional Club has an elaborate front elevation that survives intact; it contributes positively to the setting of the former Railway Hotel opposite, which is a grade II listed building. For these reasons the club is considered suitable for addition to the local list.

In Whitwick a house erected in 1888 was purchased 1896 for use as a constitutional club. The front elevation has been much altered and the building does not appear suitable for addition to the local list.

Working men's clubs

In 1888 a working men's club was erected on North Street, Whitwick. The 1929 Ordnance Survey map indicates a working men's club at Bardon Road, Coalville; it incorporates the neighbouring house. These clubs have no architectural interest and they are not considered suitable for addition to the local list.

In 1901 Charles Booth purchased a farmhouse in Thringstone for use as a club or institute. In 1911 he employed his cousin Harry Fletcher to prepare plans for a large two-storey rear extension. 'Thringstone House' is considered suitable for addition to the local list because of its association with Charles Booth, "the notable researcher and writer whose statistical analysis of the state of the London poor provided the basis for the welfare state".

North West Leicestershire District Council

List of Local Heritage Assets

The 1929 Ordnance Survey map indicates a working men's club at Margaret Street, Coalville. The principal part was designed by Coussmaker & Armstrong of Burton and erected c.1924. It has been much altered. The club has no architectural interest and does not appear suitable for addition to the local list.

Masonic halls

According to Historic England, masonic halls "were built in considerable numbers in the nineteenth and early twentieth centuries; their architectural character is deliberately ancient and symbolic [but] the masons also sometimes challenged architectural convention".

Historic England offers no "specific considerations" relating to the listing of masonic halls. The primary consideration for any commercial building is "selectivity" – "because they survive in such large number and were subject to a high degree of standardisation, selection for designation needs to be very discriminating".

At Coalville the Grace Dieu Lodge was granted a warrant in 1892 to meet at "a lodge room ... specially built next to the Railway Hotel" (Newman, 2010). The 'lodge room' was recently demolished. In 1927 Goddard & Wain prepared plans for a new masonic hall on Park Road; the hall was dedicated in February 1928.

The masonic hall at Coalville is a twentieth century building; its architectural character is neither architecturally unconventional nor "ancient and symbolic". Considering Historic England's advice on selectivity, the masonic hall is not considered suitable for addition to the local list.

At Ashby the Ferrers & Ivanhoe Lodge was granted a warrant in 1859 to meet at the recently erected Town Hall (1856-57). In 1981 the lodge purchased the former Blue & Green Coat School; the new hall was dedicated in November 1981 (Newman, 2010). The Town Hall and the former school are grade II listed.

Bibliography

Carswell J (1991) *Cinema in Coalville*
Elliott K (1992) *Measham in focus*
Jones R (2012) *An illustrated history of inns, pubs and ale houses in Ashby*
Matchett C (2011) *Ale houses of Whitwick*
Newman A (2010) *A history of the Masonic Province of Leicestershire*
Pevsner N (1984) *The buildings of England: Leicestershire and Rutland*

Coalville Urban District Council building plans

Plan 32 of 1896. *Liberal Club, Jackson Street, for the Coalville Liberal Association.*
Plan 49 of 1896. *Constitutional Club, High Street, for the Constitutional Club Ltd.*
Plan 8 of 1919. *Alterations to the Electric Theatre, Belvoir Road, for JA Johnson.*
Plan 63 of 1924. *Margaret Street working men's club; alterations and additions.*
Plan 40 of 1927. *Masonic Hall, London Road [sic].*
Plan 88 of 1936. *Cinema, Jackson Street, for CK Deeming.*

North West Leicestershire District Council
List of Local Heritage Assets

Contemporary news reports

Coalville Times (8 January 1897) *New constitutional club at Coalville*

Coalville Times (3 January 1913) *Ibstock picture palace*

Designation decisions

English Heritage (2014) *Designation decision record: Rex Cinema (1419671)*

Historic England (2016) *Designation decision record: Century Theatre (1438431)*

North West Leicestershire District Council
List of Local Heritage Assets

Property	Palace
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Number	15
Street	High Street
Township	
Parish	Ilstock

Easting	440870
Northing	310196
Our reference	LL/1267
LCC reference	

Thesaurus type	
Broad	Recreational
Narrow	Cinema

Date	
Date range begins	1912
Date range ends	1912

Description

A cinema, designed by Goddard & Wain and opened in December 1912. The cinema has been used as a community centre since 2006. It is faced in red brick beneath a gabled slate roof (the front elevation is painted). It is two storeys tall. There is a large off-centre porch; this features paired entrance doors flanked by tall window openings, beneath a segmental parapet. There is a plainer entrance door to the far left.

Cinemas built before 1914 are generally considered suitable for listing, subject to 'a surviving exterior' and 'particularly good decoration' (Historic England, 2017). Generally this building meets those criteria.

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	Rex Cinema
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Number	
Street	Jackson Street
Township	
Parish	Coalville

Easting	442295
Northing	314204
Our reference	LL/979
LCC reference	

Thesaurus type	
Broad	Recreational
Narrow	Cinema

Date	
Date range begins	1936
Date range ends	1938

Description

A cinema. Designed by Archibald Hurley Robinson and built by Walter Moss & Son for Charles Knight Deeming. Opened in February 1938. Closed in May 1984; altered to form a shop c.1986.

The cinema was designed in the Art Deco 'moderne' style; it is the equivalent of four storeys tall. The front facade is faced in buff brick on a black faience plinth; the plinth has been painted. The large central recess contains a glass block window with transoms; above, there is a projecting canopy clad in lead sheet.

This building is similar in quality to the Regal Cinema (qv), which appears in Pevsner's Buildings of England. For this reason it is considered to possess special architectural interest.

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	Flutters Bingo Hall
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Number	
Street	Jackson Street
Township	
Parish	Coalville

Easting	442266
Northing	314171
Our reference	LL/980
LCC reference	

Thesaurus type	
Broad	Recreational
Narrow	Cinema

Date	
Date range begins	1933
Date range ends	1933

Description

The former Regal Cinema. Designed by Archibald Hurley Robinson of Birmingham for Charles Knight Deeming. Opened in November 1933. Used as a bingo hall since April 1963.

The cinema was designed in the Art Deco style; it is four storeys tall. The taller corner element is faced in red brick and stone beneath a stone parapet; the parapet features a 'winged sun disc' in the Egyptian Revival style. The elevation to Jackson Street is faced in render; the elevation to the side access is faced in white brick.

The cinema appears in Pevsner's Buildings of England. It is considered to possess special architectural interest due to its inclusion in a key architectural gazetteer.

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	Constitutional Club
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Number	
Street	High Street
Township	
Parish	Coalville

Easting	442586
Northing	314255
Our reference	LL/988
LCC reference	

Thesaurus type	
Broad	Recreational
Narrow	Club

Date	
Date range begins	1896
Date range ends	1897

Description

A constitutional club, designed by Willie Thomas Hampton and built by Beckworth & Son. Foundation stones laid January 1897. The club is two storeys tall. It is faced in Ellistown red brick with stone dressings beneath a gabled, graduated slate roof. The club has a central entrance door. To the right, a full height projecting element beneath a shaped gable. To the left, paired sash windows with brick mullions and squared lintel heads. To the rear, the club incorporates an early Victorian building that had been used as an institute.

The club is an architecturally elaborate building that survives intact and contributes positively to the setting of the former Railway Hotel opposite. It has a degree of architectural interest that would justify its inclusion on the local list.

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	Thringstone House
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Number	13
Street	The Green
Township	Thringstone
Parish	Coalville

Easting	442721
Northing	317141
Our reference	LL/1668
LCC reference	

Thesaurus type	
Broad	Recreational
Narrow	Club

Date	
Date range begins	1911
Date range ends	1911

Description

A club or institute, designed by Harry Fletcher and built in 1911 for Charles Booth of Grace Dieu Manor. To the front, the club incorporates an eighteenth century farmhouse that had been used as a club from 1901. The club is a tall two storey building. It is faced in render with red brick buttresses beneath a gabled plain tile roof. It has cross casement windows. The former farmhouse is faced in smooth render beneath a gabled plain tile roof. There is a central entrance door flanked by three-light windows with hood moulds.

The former farmhouse has qualities of age and rarity that would justify its inclusion on the local list. The club has a degree of historic interest due to its close historic association with Charles Booth, a ship owner and philanthropist.

Photograph



List of local heritage assets

Local heritage assets may be designated on a thematic basis as follows:

Adopted January 2019:

- 1. Commemorative**
Cemetery and funerary monuments; civic and public monuments; commemorative memorials; war memorials
- 2. Domestic (i)**
Houses for the clergy; suburban houses
- 3. Education**
Schools; higher education establishments
- 4. Places of worship**
Medieval and Anglican; Roman Catholic; Nonconformity; the twentieth century; the buildings of Judaism; other faiths

To be adopted:

- 5. Agricultural**
Crop-related buildings; livestock accommodation; stables and cartsheds
- 6. Civil**
Town halls; government buildings; law courts; police stations; prisons; law, order and public security; fire stations; forest and local courts
- 7. Commercial**
Shops and shopping; banks and offices; eating, drinking and accommodation
- 8. Culture and entertainment**
Buildings for books and the visual arts; entertainment auditoria; outdoor and seaside entertainment
- 9. Domestic (ii)**
The vernacular house; the town house; the country house; the villa
- 10. Industrial**
Extractive; processing and manufacturing; storage and distribution
- 11. Gardens, parks and urban spaces; infrastructure**
Street furniture: Structures relating to the highway; public utilities; communications
Transport: Bridges; canal, railway and road structures; motor car buildings; buildings for flight
Utilities: Water supply; sewage disposal; gas supply; electricity supply

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