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Meeting	LOCAL PLAN COMMITTEE
Time/Day/Date	6.30 pm on Wednesday, 26 June 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 make 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 27 February 2019.	3 - 6
4	LOCAL PLAN REVIEW - RESPONSES TO CONSULTATION UPDATE	
	Report of the Strategic Director of Place.	7 - 44
5	STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA) - NEW SITES	
	Report of the Strategic Director of Place.	45 - 154
6	BLACKFORDBY NEIGHBOURHOOD PLAN - PROPOSED RESPONSE TO PRE-SUBMISSION DRAFT	
	Report of the Strategic Director of Place.	155 - 170

Circulation:

Councillor J Bridges (Chairman)
Councillor D Harrison (Deputy Chairman)
Councillor D Bigby
Councillor R Boam
Councillor J Hoult
Councillor R Johnson
Councillor J Legrys
Councillor V Richichi
Councillor A C Saffell
Councillor N Smith
Councillor M B Wyatt

MINUTES of a meeting of the LOCAL PLAN COMMITTEE held in the Council Chamber, Council Offices, Coalville on WEDNESDAY, 27 FEBRUARY 2019

Present: Councillor J Bridges (Chairman)

Councillors M Specht, R Adams, J G Coxon, D Harrison, J Legrys, V Richichi, A C Saffell and D Everitt (Substitute for Councillor R Johnson)

In Attendance: Councillors

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

23 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Ashman and R Johnson.

24 DECLARATION OF INTERESTS

There were no declarations of interest

25 MINUTES

Consideration was given to the minutes of the meeting held on 7 November 2018.

It was moved by Councillor M Specht, seconded by Councillor R Adams and

RESOLVED THAT:

The minutes of the meeting held on 7 November 2018 be approved and signed by the Chairman as a correct record.

26 LOCAL PLAN REVIEW - UPDATE

The Planning Policy Team Manager presented the report to Members. In relation to the Government's recent consultation detailed at paragraph 2.4, results had since been published regarding housing requirements, the decision of which was that 2014 household projections were to be used and not 2016 household projections. The Planning Policy Team Manager informed Members that the implications of this would need to be considered, possibly requiring some external input.

In response to a question from Councillor R Adams, the Planning Policy Team Manager explained that the responses from the emerging options consultation were from a mixture of individuals, businesses and consultants working on behalf of others such as landowners.

Councillor J Legrys commented that he was confused regarding what was meant by 'evidence base' within the recommendations of the report. The Planning Policy Team Manager referred Members to section 2.0 of the report and explained that it was about making Members aware of the growing number of studies being undertaken to support the Local Plan review.

Councillor J Legrys commented that the web link to the background papers within the report was not working and the Planning Policy Team Manager agreed to email the document to all Members of the Committee.

Councillor J Coxon questioned whether he had a pecuniary interest due to land that he owned within the SHELAA. He was advised that he did not by the Legal Services Team Manager.

Councillor M Specht asked for the full responses to the consultation as the report only provided numbers. The Planning Policy Team Manager explained that the aim of the report was to provide Members with an overview at this stage and a further more detailed report would be considered in June, this would include the consultation responses.

Councillor A C Saffell felt that the consultation was not asking the correct questions, as there was nothing in relation to the type of housing required and whom the housing would be for. He felt this was particularly important in areas surrounding distribution parks, as housing was required for employees. The Planning Policy Team Manager explained that those details would be considered later in the review and that work had been commissioned relating to demographics and housing need across the district. The Chairman encouraged Members to raise concerns such as this at any time with officers and not to leave them to meetings only.

In response to a request from Councillor V Richichi, the Planning Policy Team Manager discussed the differences between the 2014 and 2016 published housing projections and explained that he would be receiving some external legal advice on the matter, as there was a considerable difference. It was important to manage any risk for the Council moving forward. He was hopeful that there would be a clearer picture at the next meeting in June.

It was moved by Cllr J Coxon, seconded by Councillor R Adams and

RESOLVED THAT:

- a) The level of responses to the recent consultation on the Local Plan be noted.
- b) The progress on the development of the evidence base be noted.

27 REVIEW OF EXISTING EMPLOYMENT SITES

The Planning Policy Team Leader presented the reports to Members.

Councillor V Richichi expressed concerns that when the Local Plan was emerging 18 months ago, Planning Committee was refusing applications when they were outside the Limits to Development and yet these were now being approved even though the Local plan was in place. He felt it was difficult for the Planning Committee when the 'goal posts' were constantly moving. The Planning Policy Team Leader explained that the Planning Inspector had agreed criteria in the adopted Local Plan to allow the development of employment land outside of defined settlements where need could be demonstrated. The Chairman agreed that it was difficult, which was why it was important to have studies such as this one to help the authority keep control.

Councillor J Legrys was disappointed that recent planning permissions on employment land were not included on the list of sites and taken into the calculations. He asked that they be included going forward. He also questioned whether the site referred to as Owen Street was in fact the former Pallitoy factory site, which is actually accessed off Jackson Street. Councillor J Legrys questioned whether this raised issues about the consultant's ability to undertake the work. The Planning Policy Team Manager apologised, and advised that he would ask the consultants to amend the report with the correct name. The Planning Policy Team Leader confirmed that the right site had been assessed – this was evidenced by photographs of the site in the report. Regarding the site list, the Planning

Policy Team Manager reminded Members that things were constantly moving and that all sites would be considered as part of the Local Plan review.

Regarding a comment made by Councillor A C Saffell in relation to the exclusion of sites with outline planning permission, the Planning Policy Team Manager assured Members that all sites, including those that had outline permissions would be recognised as being employment land when considering how much additional land was required.

Following a discussion regarding information detailed within the background paper but not in the report, the Chairman asked for it to be made clearer in reports when further details could be found by following a web link.

In reference to the TNT site in Lount being of low value because of its isolated rural location, Councillor D Everitt did not feel that its rural location was a negative, as you would not know it was there if not for the sign. The Planning Policy Team Leader explained that part of the criteria was to look at how desirable the site would be to future occupants and this was why its rural location could be a constraint. He added that it was only an informed opinion, as it was difficult to predict the future use of such sites.

It was moved by Councillor J Legrys, seconded by Councillor D Harrison and

RESOLVED THAT:

The findings of the review of existing employment sites study be noted.

28 RETAIL AND LEISURE CAPACITY STUDY

The Planning Policy Team Manager presented the report to Members.

Councillor D Harrison asked what could be done to kick start growth in Coalville Town Centre; he felt that a catalyst was needed. The Chairman assured him that things were happening and options were being investigated. Councillor D Harrison added that a good mixture of houses for all generations would also help. The Chairman agreed and felt that the evidence that had been collated for the report indicated that things were moving in the right direction.

Councillor M Specht raised concerns of the threat of internet shopping on the high street and the need to address the problem.

Councillor J Legrys believed that the answer to starting growth in Coalville Town Centre was housing because people could simply walk into the centre to get supplies. He asked if there was any data available in relation to how internet shopping was affecting the district. The Planning Policy Team Manager agreed to look into it and report to Councillor J Legrys.

Councillor D Everitt commented that business owners also needed to do something different to encourage customers in and this also included the price of goods.

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

RESOLVED THAT:

The findings of the retail and leisure capacity study be noted.

29 LIST OF LOCAL HERITAGE ASSETS - DRAFT LIST OF RECREATIONAL BUILDINGS

The Planning and Policy Team Manager presented the report to Members.

The Chairman supported the report but was mindful of how it affected the surrounding areas and future of the buildings. The Planning Policy Team Manager explained that the Local List could also assist with funding bids for the buildings in the future.

In response to a question from Councillor J Legrys, the Portfolio Holder explained that the buildings listed within the report were not listed in the original report to Cabinet, as they were new additions. Officers were taking a thematic approach in compiling the List and therefore more of these reports would be considered in the future.

It was moved by Councillor J Legrys, seconded by V Richichi and

RESOLVED THAT:

The forthcoming public consultation regarding the list of local heritage assets be noted and supported.

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 8.20 pm

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

LOCAL PLAN COMMITTEE – 26 JUNE 2019

Title of report	LOCAL PLAN REVIEW – RESPONSES TO CONSULTATION UPDATE
Contacts	<p>Councillor Robert Ashman 01530 273762 robert.ashman@nwleicestershire.gov.uk</p> <p>Interim Head of Planning and Infrastructure 01530 454782 chris.elston@nwleicestershire.gov.uk</p> <p>Planning Policy Team Manager 01530 454677 ian.nelson@nwleicestershire.gov.uk</p>
Purpose of report	To consider the responses to the latest 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.
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 Deputy 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 https://minutes-1.nwleics.gov.uk/ieListDocuments.aspx?CId=344&MId=1949&Ver=4</p> <p>Local Plan Review – emerging options consultation November 2018 https://www.nwleics.gov.uk/pages/emerging_options</p> <p>Report to Local Plan Committee of 27 February 2019 https://minutes-1.nwleics.gov.uk/documents/s21446/Local%20Plan%20Review%20-%20Update%20Report.pdf</p>
Recommendations	<p>THAT THE LOCAL PLAN COMMITTEE:</p> <p>(I) NOTES THE LEVEL OF RESPONSES TO THE RECENT CONSULTATION ON THE LOCAL PLAN REVIEW;</p> <p>(II) NOTES THE COMMISSIONING OF ADDITIONAL EVIDENCE REGARDING EMPLOYMENT LAND INCLUDING A LEICESTER AND LEICESTERSHIRE WIDE STRATEGIC DISTRIBUTION STUDY (PARAGRAPHS 2.21 AND 2.22 OF REPORT) ;</p> <p>(III) AGREES IN PRINCIPLE TO INCLUDING A FLEXIBILITY ALLOWANCE WHEN PLANNING FOR HOUSING PROVISION (TO BE REFERRED TO AS A CONTINGENCY ALLOWANCE) AND THIS BE SET AT 15% OF THE OVERALL HOUSING REQUIREMENT (PARAGRAPHS 1.4 , 2.11 AND 3.8 OF APPENDIX A);</p> <p>(IV) NOTE THAT THE REVIEW WILL BE LIKELY TO HAVE TO ALLOW FOR SOME DEVELOPMENT GOING BEYOND THE END OF THE PLAN PERIOD (PARAGRAPH 5.5 OF APPENDIX A);</p> <p>(V) AGREES IN PRINCIPLE, SUBJECT TO THE OUTCOME OF THE SUSTAINABILITY APPRAISAL, TO ALLOW FOR SOME LIMITED DEVELOPMENT IN SMALL VILLAGES WHERE THE PROPOSED DEVELOPMENT MEETS THE NEEDS OF SOMEBODY WITH A DEMONSTRABLE LOCAL CONNECTION (PARAGRAPHS 13.5 AND 14.8 OF APPENDIX A);</p> <p>(VI) AGREES TO NOT REQUIRE THE PROVISION OF SELF AND CUSTOM BUILD PLOTS AS PART OF GENERAL MARKET DEVELOPMENTS (PARAGRAPH 20.4 OF APPENDIX A) AND THAT FURTHER CONSIDERATION BE GIVEN TO THE MOST APPROPRIATE FORM OF ANY POLICY IN RESPECT OF SELF AND CUSTOM BUILD (PARAGRAPH 23.3 OF APPENDIX A);</p>

	<p>(VII) NOTE THE INTENTION TO CONTINUE TO EXPLORE THE POTENTIAL USE OF HEALTH IMPACT ASSESSMENTS (PARAGRAPH 27.3 OF APPENDIX A); AND</p> <p>(VIII) NOTE THE PROPOSAL TO ESTABLISH AN INTERNAL OFFICER GROUP TO LOOK AT THE ISSUE OF FAST FOOD/TAKEAWAYS (PARAGRAPH 29.6 OF APPENDIX A)</p>
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1.0 BACKGROUND

- 1.1 The 7 November 2018 meeting of this committee 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 this [link](#) . 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 Comments were received from 62 consultees representing a range of organisations, as well as individuals. A summary of the comments can be viewed from this [link](#).
- 1.5 Appendix A to this report summarises the comments received by question and sets out the suggested response from the Council. Where a specific course of action is proposed this is included in the recommendations set out above.
- 1.6 The following section of this report provides an update in respect of a number of key issues where there have been changes since the consultation was agreed and which are of relevance to those matters included as part of the consultation. The comments at Appendix A take account of these updates where necessary.

2.0 UPDATE

National policies

- 2.1 The government issued a revised National Planning Policy Framework (NPPF) on 19 February 2019 along with changes to the Planning Practice Guidance (PPG). The key changes of relevance to the Local Plan review include:
 - A change to the definition of local housing need which reaffirms that the housing need should be based on the outcome of the application of the government's standard method *"unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals"* (the implications of this are considered later on in this report).

- A change to the definition of deliverable such that all non-major sites (those of less than 10 dwellings or having an area of less than 0.5ha) can be considered deliverable for the purposes of 5-year supply. As it will be necessary to demonstrate a 5-years supply through the Examination process this change will have some positive, albeit fairly minor, implications.
- Confirmation that the 2014 household projections should be used to inform the calculation of local housing need, not the 2016-based projections (the implications of this are considered later on in this report).
- Additional clarity provided on the circumstances in which it might be appropriate to plan for a higher housing need than suggested by the standard method. This is considered in more detail in section 2.10 – 2.23 below.
- Additional guidance relating to assessing economic needs.

2.2 The July 2018 version of the NPPF introduced a requirement that strategic policies (those which set out an overall strategy for the pattern, scale and quality of development) should look ahead over a minimum 15-year period from the date of adoption. This approach is continued in the February 2019 version. It is becoming apparent that this may have implications for the end date of the review which it had previously been agreed should be 2036. This matter will be the subject of a report to a future meeting of this committee.

Leicester and Leicestershire Strategic Growth Plan

2.3 The Strategic Growth Plan (SGP) was signed off by all of the authorities towards the end of 2018. 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.

2.4 The SGP strategy contains two elements of direct relevance to North West Leicestershire and the Local plan review:

- The Leicestershire International Gateway; and
- Managed growth in Coalville

2.5 There is no definitive boundary for the Leicestershire International Gateway, but essentially it is focussed around the northern parts of the A42 and M1, including areas of both North West Leicestershire and Charnwood. The SGP notes that the area has the potential to accommodate about 11,000 new dwellings up to 2050. It does not provide any more guidance as to how this is to be split between the two authorities. However, based on discussion during the preparation of the SGP it is likely that at least 5,200 dwellings will be in North West Leicestershire. Officers are due to meet with representatives of Charnwood Borough Council to seek agreement on this matter.

2.6 In terms of Managed Growth in Coalville (which is the Coalville Urban Area as defined in the adopted Local Plan), the SGP notes that *“Much of this [substantial provision] has still to be built and is dependent upon new local infrastructure. Further sustainable development should be consistent with the need to support local growth. In particular, there are aspirations for continued town centre regeneration and better services”*

2.7 The Local Plan review will need to address these as part of the development strategy to be pursued.

2.8 The SGP also recognises that Leicester City will be unable to meet all its own needs post-2031. Therefore, it establishes a redistribution to ensure that all of the needs of the Leicester

and Leicestershire Housing Market Area are met. The redistribution reflects the development strategy, with the greatest uplift being in those areas related to the A46 Priority growth corridor. However, there is an uplift in North West Leicestershire to reflect the Leicestershire International Gateway.

Housing requirements

- 2.9 Members will recall that the government has introduced a standard method to be used to identify housing requirements.
- 2.10 As noted above (paragraph 2.1) the government has now confirmed that the 2014-based household projections should be used, rather than the later 2016-based projections.
- 2.11 Applying the 2014 household projections to the standard method (and taking account of the latest affordability ratio published in April 2019) results in a housing need of 379 dwellings every year. It should be noted that this is slightly higher than the figure previously reported to this committee (368 dwellings) as a result of the new affordability ratio which is higher than previous. As the affordability ratio is published annually it will mean that the needs figure could also change regularly.
- 2.12 This figure is significantly less than the housing requirement in the adopted Local Plan, which is 481 dwellings every year. This was based on the Leicester & Leicestershire Housing and Economic Development Needs Assessment (HEDNA). For the period post-2031 the HEDNA identified a need of 448 dwellings every year. Again the standard method figure is significantly less.
- 2.13 The NPPF makes it clear that the standard method “*identifies a minimum annual housing need figure*”. It goes on to state “*unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals*”.
- 2.14 Further clarification is provided in the PPG which states that “*The standard method for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area*”. It goes on to state that “*there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates*”.
- 2.15 As noted above, the government has published amendments to national policies which provides some clarification as to what such circumstances might entail. The PPG states that:

“Circumstances where this may be appropriate include, but are not limited to situations where increases in housing need are likely to exceed past trends because of:

- *growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth (e.g. Housing Deals);*
- *strategic infrastructure improvements that are likely to drive an increase in the homes needed locally; or*
 - *an authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground[this is picked up later];*

There may, occasionally, also be situations where previous levels of housing delivery in an area, or previous assessments of need (such as a recently-produced Strategic Housing Market Assessment) are significantly greater than the outcome from the standard method.

Authorities will need to take this into account when considering whether it is appropriate to plan for a higher level of need than the standard model suggests”.

- 2.16 It is clear, therefore, that at this time the figure of 379 dwellings using the standard method can only be regarded as a minimum figure and a starting point. Additional work is being undertaken to assess whether a higher alternative figure is required. This will be the subject of a report to a future meeting of this committee.

Employment land issues

- 2.17 The HEDNA identifies the amount of employment land required to 2031 and 2036. For the period 2011-36 it identified the following requirements:

- For B1a/b (which is essentially offices and research & development) there is a requirement of nearly 56 hectares;
- For B1c/B2 (light and general industry) a requirement of just over 4 hectares;
- For small scale B8 (storage and distribution units of under 9000sqm) there is a requirement of 21 hectares.

- 2.18 The requirements for strategic B8 (units of over 9000sqm) have been identified separately in another study (see paragraph 2.29 below).

- 2.19 The consultation undertaken in late 2018 asked a specific question regarding the suitability of the HEDNA as an evidence base. Whilst there was a good level of support for the HEDNA, there were some representations which questioned its continuing validity for a number of reasons, including:

- The latest evidence from the Office of National Statistics shows that the overall level of jobs located in North West Leicestershire has increased substantially;
- The HEDNA was based on assumptions that were overly optimistic with the future supply of workers and overly-pessimistic regarding the future demands of employers;
- It over-simplifies the need and demands for employment land and how economic investment is realised;
- It fails to address the relationships with employment land supply, need and demand in the West Midlands with which North West Leicestershire has a functional relationship;
- The evidence presented in the HEDNA on the take-up of employment land is questionable, when compared to Valuation Office Agency data.

- 2.20 Officers have concerns regarding the amount of land which it is suggested is required for B1a/b uses, not least because such an amount is contrary to past trends and also to what the market appears to want which is more B8 uses (both large and small).

- 2.21 Therefore, additional evidence has been commissioned to assess the HEDNA and (if necessary) to produce some alternative forecasts.

- 2.22 In terms of strategic B8 requirements, the requirements for this are set out in the Leicester and Leicestershire Strategic Distribution Study 2014, which was updated in 2016. It has been agreed by the Leicester and Leicestershire authorities to commission updated evidence on this issue.

Local Plan Review
Emerging Options Consultation
Summary of Comments and Council's
Response

June 2019

Background

The North West Leicestershire Local Plan was adopted on 21 November 2017. It sets out a strategy for delivering the homes, jobs and infrastructure needed in the district between 2011 and 2031. The council committed to start a review of the plan within three months of the date of adoption.

There are two main reasons why an immediate review was required:

1. A shortage of employment land up to 2031 compared to what is needed (as identified in our [Housing and Economic Development Needs Assessment](#), or HEDNA)
2. The possible need to accommodate additional housing arising from unmet needs in Leicester city.

Between 12 November 2018 and 11 January 2019, the Council undertook consultation on Emerging Options which could be included in our Local Plan Review.

What was consulted upon?

Views were sought on the following issues:

- Making sure that we have sufficient land for housing
- Making sure we have sufficient land for employment
- Should we change the settlement hierarchy?
- Where will new development go?
- How can the review consider the issue of self and custom build housing?
- How can the review address issues relating to health and wellbeing?

For each issue there was a series of questions which consultees were invited to respond to.

What was the response?

A total of 62 responses were received from a range of organisations. A summary of the responses can be viewed from this [link](#).

The table at Appendix 1 identifies the number of responses received to each of the questions.

This report summarises the comments received by question and then sets out the Council's response and how it proposes to proceed forward on the various issues.

MAKING SURE THAT WE HAVE SUFFICIENT LAND FOR HOUSING

Question 1 - Should the plan build in a flexibility allowance?

Summary of Representations

- 1.1 There are concerns about the lack of clarity on the District's housing requirement, although respondents understand the reasons for that. There is some concern that the 2014-based household growth projections understate housing need in the District and should be a minimum local housing need. There is a need for an uplift to:
- Provide for continued economic growth in the District; and
 - Respond to Leicester City's unmet housing needs

- 1.2 Notwithstanding, there is broad support for a flexibility allowance, although respondents stated a variety of reasons:
- A flexibility allowance will enable the Local Plan to respond to rapid change in accordance with NPPF paragraph 11;
 - A flexibility allowance was supported by the Inspector who dealt with the current adopted Local Plan;
 - A flexibility allowance would help maintain housing supply if there were to be any significant, unforeseen delay on the delivery of individual sites;
 - The approach would be consistent with the Government's on-going objective of significantly boosting the supply of homes;
 - An allowance could help deal with unmet housing need from Leicester;
 - Provide choice and competition in the market;
 - Help ensure that five-year housing supply requirements and the Housing Delivery Test are met; and
 - To be responsive to further changes to the Government's standard methodology for assessing housing need.
- Council's response
- 1.3 Irrespective of what the housing requirement of the Local Plan review will be, government advice is that such a figure is a minimum (i.e. it is not a target to not be exceeded). Having a flexibility allowance would be consistent with this approach.
- 1.4 Therefore, it is concluded that in principle the Local Plan review should include some form of flexibility allowance.

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?

- Summary of Representations
- 2.1 The feedback suggests that there is some confusion of the inclusion of a housing requirement buffer or reserve sites. The 'buffer' option provides flexibility by increasing the overall housing provision (i.e. the housing requirement plus buffer) and then allocating sufficient land to meet this provision. Those in support of the 'buffer' option set out the following advantages of this approach:
- It is more straightforward and less administratively complex. It provides a wider degree of choice and certainty compared to the more complicated and slower process of releasing reserve sites at intervals during the plan period. This is because the trigger mechanism for the release of a reserve site can be unclear and there is an inevitable delay in making the site available for development;
 - NPPF paragraph 73 requires the supply of specific deliverable sites to include a buffer;
 - It could allow small and medium sites to come forward as most of the sites already allocated are major sites. Small and medium sized sites are often built-out relatively quickly and can support the broader sustainability of villages;
 - It will ensure a robust housing land supply and provide choice and competition in the market;
 - Reserve sites create uncertainty in communities and result in sites being underused;
 - Reserve sites create uncertainty for infrastructure providers;

- There is concern that there will be pressure to release the most commercially attractive reserve sites first giving rise to over-development in some locations; and
- There is no support for reserve sites in the National Planning Policy Framework.

2.2 The alternative approach would allocate enough land to meet the requirement (without a buffer) and then identify reserve housing sites which could be brought forward for development if build rates did not keep pace with requirements. There was some support for this approach for the following reasons:

- The Local Plans Expert Group's 2016 report to the Communities Secretary and to the Minister of Housing and Planning recommended that Local Plans should make provision for, and provide a mechanism for the release of, developable Reserve Sites;
- The purpose of reserve sites is to provide extra flexibility to respond to change or to help address any actions required as a result of the Housing Delivery Test;
- This approach is consistent with the current Local Plan;
- If care is taken in selecting deliverable housing sites, the need for a buffer is reduced;
- The Local Plan will contain more certainty around the core development proposals allowing more focussed and deliverable infrastructure plans; and
- There are particular concerns about the delivery of strategic sites in Coalville, that give rise to the need to allocate reserve housing sites there.

2.3 Several representations, particularly from the development industry, wanted to see both approaches adopted with reserve sites included alongside a contingency allowance. Such an approach could enhance flexibility as it is exceptionally rare for every allocated site in a Plan to be delivered in the way envisaged by a local authority. A combined approach would enable the Local Plan to help with accommodating the unmet needs arising from Leicester City.

Council's response

2.4 The feedback to this question was mixed. Both approaches have their advantages and disadvantages as summarised below.

	Advantage	Disadvantage
Buffer	<p>Easy to apply (subject to agreeing a suitable figure)</p> <p>Builds in for potential shortfall as a result of lower than anticipated build rates, for whatever reason</p>	<p>Have to determine what is an appropriate figure for the buffer</p> <p>Could result in greater provision than is required</p>
Reserve sites	<p>Provides greater certainty as to how any shortfall will be managed</p>	<p>Does not build in a shortfall initially</p> <p>There are a complex range of circumstances which could result in the need to release a reserve site. For example, if build rates did not keep up with the projected trajectory which then impacted upon the 5-year supply and/or resulted in failing the government's Housing Delivery Test. Alternatively, if new household projections were published which showed a higher requirement than</p>

	Advantage	Disadvantage
		currently allowed for or if a neighbouring authority declared an unmet need. The accompanying policies would need to be clear and effective to govern their efficient release.

- 2.5 To some extent the decision comes down to weighing the balance of simplicity (buffer) against certainty and complexity (reserve sites). However, the certainty would be countered by the fact that using a buffer builds in an allowance for a shortfall from the outset. Therefore, it can be argued that a buffer it is a more realistic reflection of what is likely to occur, as whilst every effort can be made in allocating appropriate sites to ensure that such sites will deliver, in reality it is almost inevitable that for a variety of reasons sites will either be delivered at a slower rate than predicted or not at all.
- 2.6 A particular concern in respect of reserve sites is being sure that all possible eventualities which would warrant the release of a reserve site have been allowed for. In addition, there would be a need to balance maintaining supply against ensuring that there is not a 'knee jerk' reaction as a result of a 'blip' in the housing market.
- 2.7 The adopted Local Plan has included reserve sites, but this was to address specific issues related to the impact of HS2 on housing sites which had already been included as part of the housing supply. In these circumstances where there is a known issue reserves sites fulfil a useful purpose. As noted by some responders, including reserves sites which may be released in the event of possible circumstances arising could, contrary to its intentions, result in greater ambiguity.
- 2.8 The advice of the Local Plans Expert Group that that the NPPF should include a requirement to *"make a further allowance; equivalent to 20% of their housing requirement, in developable reserve sites"* was not taken forward in to the revised NPPF of July 2018 or February 2019 and so it is not government policy.
- 2.9 The 'buffer' approach could, if all allocated sites are built out to the expected capacity, result in higher provision than the requirement. However, the market would not support such delivery unless there was sufficient demand and so this would be likely to provide some form of 'check'. Furthermore, as noted above by building in a buffer at the outset is more likely to be a reflection of reality. In any event, the way that a 'buffer' would work would achieve the same end as identified by the Local Plans Expert Group and ensure that the requirement was met.
- 2.10 Having both a buffer and reserve sites, as suggested in a number of representations, would represent a 'belt and braces' approach but would, in terms of reserve sites, still suffer from the same issues outlined above. Furthermore, local plans have to be reviewed every 5-years. As part of the Examination process, an Inspector will assess whether the plan has a 5-year supply of housing land before it can be adopted. Therefore, any slippage is likely to occur later in the plan period and so be addressed as part of a review.
- 2.11 On balance it is considered that the 'buffer' approach is preferred, although on reflection it would be better to refer to this as 'contingency allowance'.

Question 3 - If we were to include a 'buffer' what would be an appropriate figure?

Summary of Representations

- 3.1 Generally, parish councils and residents tended to prefer no buffer or a small flexibility allowance of about 5%. Representations from the development industry tended to favour a larger buffer of 10-20%. The Home Builders Federation suggests as large a contingency as possible- at least 20%. Others felt unable to answer, in part because neither the overall housing need was known nor the unmet need for Leicester City. It has been pointed out that while the Consultation Document refers to the three possible buffers (5/10/20%), these relate to the supply of deliverable housing sites over a five-year period- they are not contingency allowances for the purpose of ensuring delivery of housing over the plan period.
- 3.2 Factors supporting a lower allowance included:
- The Council's latest housing land supply statement identifies a housing land supply of 8.2 years. The five-year housing supply position is healthy and, as the purpose of the buffer is to ensure that the Council can maintain housing supply upon adoption of the Local Plan Review, a large flexibility allowance is unnecessary;
 - The allowance should be the minimum necessary as any further allocations are likely to result in land banking by developers, and developers choosing the sites which are most profitable rather than those that are most advantageous to the community; and
 - The adopted Local Plan includes a flexibility allowance of 10%.
- 3.3 A larger flexibility allowance was supported for the following reasons:
- It will help boost the housing supply providing the market with choice and competition and deliver more affordable homes;
 - The current housing land supply is highly dependent upon relatively few large, strategic sites, so greater numerical flexibility is necessary;
 - If during the Local Plan Examination any of the Council's assumptions on lapse rates, windfall allowances and delivery rates are adjusted or any proposed housing site allocations are found unsound, then so any proposed contingency reduces;
 - A buffer of 5% or 10% will not be sufficient to provide flexibility in the housing land supply especially given uncertainties over the scale of housing need to be met;
 - Given the circumstances surrounding housing delivery in Leicestershire, North West Leicestershire is likely to find itself under significant pressure to meet housing targets beyond the District;
 - Elsewhere contingency rates tend to be 10-20%
 - The Local Plans Expert Group's 2016 report to the Communities Secretary and to the Minister of Housing and Planning recommended a 20% buffer; and
 - The Housing Delivery Test requires provision of a 20% land buffer, should delivery fall below 85%, to ensure the ongoing availability of a realistic supply of deliverable sites.

Council's response

- 3.4 In setting a suitable 'buffer' consideration has to be given to what the purpose is of such a buffer. It is to ensure that it is likely that sufficient homes will be delivered to meet the identified requirements. The greater the buffer, the more likely it is that the requirement will be met.

- 3.5 Whilst the NPPF identifies 3 buffers (5%, 10% and 20%) this is for the purposes of assessing 5-year land supply, not provision in local plans. Similarly, the Housing Delivery Test is of more relevance to the determination of planning applications rather than preparation of local plans.
- 3.6 Whilst the Local Plan Expert Group had favoured a 20% allowance there are examples from elsewhere of adopted local plans having a smaller allowance. For example, the Stratford-on-Avon Plan (2016) included a buffer of 12.5% Gedling (2018) 11.7% whilst the Harborough Local Plan which was adopted in April 2019 made provision that was 15% more than the requirement. These are all below the 20% figure suggested by the Local Plans Expert group and have been supported at Examination.
- 3.7 Whatever buffer is set would, in the event that delivery fell to below that required by the government's Housing Delivery Test, place the Council in a better position to deal with such consequences as it will have already identified additional provision.
- 3.8 On balance, it is considered that a figure which is consistent with those Local Plan examples quoted above would be prudent and so a buffer of 15% is suggested.

Question 4 - If we were to identify reserve sites under what circumstances should sites be released?

Summary of Representations

- 4.1 The following were suggested as possible triggers for the release of housing reserve sites:

Under-performance against:

- Housing Delivery Test, so that if delivery rates fall beneath a given percentage e.g. 95%, a reserve site is released; or
- Five-year housing supply requirement (with the appropriate buffer).

Where allocated sites fail to deliver at the rates, or within the timescales, set out in the Council's housing trajectory. For example, the development of a site falls below anticipated delivery rates by 10% or more over a 2-3 year period for a number of reasons, including:

- Changed market conditions; or
- A site is no longer suitable or deliverable.

An increase in housing need through changes in:

- The government's standard methodology;
- Household projections;
- Unmet housing need from elsewhere within the Housing Market Area.

Plan period- some wanted reserve sites to be automatically released in the last 5 years of the plan period. Others thought that sites should only be released at the end of the plan period to encourage allocated sites to be brought forward.

Some made comments on which reserve sites should be brought forward:

- Reserve sites should be able to be brought forward if an allocated site within the same settlement becomes undeliverable;
- The most sustainable reserve site should be brought forward first regardless of location;

- Brownfield sites should be brought forward first; and
 - The sites in locations where employment opportunities, transport and other community infrastructure capacity is greatest.
- 4.2 Some thought that reserve sites should never be acceptable if land elsewhere, already possessing planning permission, was slow to develop, or being “banked” by landowners. If reserve sites are brought forward, the site giving rise to the release of a reserve site should be deleted as an allocation and any planning permission rescinded.
- 4.3 Some wanted to see controls attached to the allocation of housing sites to discourage under-performance. For example:
- Where there is under-performance sites should be transferred to the local planning authority, social housing provider or another developer;
 - Performance agreements; and
 - Government intervention.
- Council’s response
- 4.4 In view of the conclusion to have a buffer rather than reserve sites, this issue is not considered any further.

Question 5 - Should the review build in the potential for sites to be developed which go beyond the end of the plan period?

Summary of Representations

- 5.1 There was a mixed response to this question, with many against the release of further sites beyond the plan period. Too much choice and flexibility could lead to uncertainty and allow the most profitable sites to be cherry-picked. Others thought that such an approach was not essential, as the focus should be on ensuring sites can be delivered within the plan period, and because plans should be reviewed every five years in any event.
- 5.2 Those supporting the release of sites for development beyond the plan period focussed on large, strategic sites, setting out the following reasons:
- There is significant lead in times for the delivery of large-scale development such as urban extensions and new settlements;
 - Some of the strategic sites may only deliver part of their allocation within the plan period. A longer period will allow more realistic delivery rates;
 - Larger sites that are more able to deliver supporting infrastructure will be allowed to come forward;
 - The Local Plan Review requirement only covers an additional 5 years beyond the current plan period, so the residual housing requirement may not be as significant. Housing to meet a relatively small additional requirement is unlikely to be the most sustainable strategy for meeting future housing needs;
 - Allocating sites to come forward beyond the plan period will ensure continuity in the housing land supply; and
 - The Strategic Growth Plan looks beyond the proposed plan period of 2036, so the Council should therefore look to allocate longer-term strategic sites that will run beyond the plan period.
- 5.3 However, there were some warnings that the allocation of such sites should not be used to ‘back load’ housing supply and the Local Plan should not rely on sites which are not going to begin delivering until towards the end of the plan period. Small to medium sites are

required to meet more immediate housing needs. Sites should not be allocated that will only deliver beyond the plan period and some sites may need to be prevented from commencing too early where there is insufficient infrastructure capacity.

- 5.4 There was concern that the Local Plan period may need to be extended further to enable the review to be completed and ensure a 15-year plan period from the date of adoption.

Council's response

- 5.5 A key provision of the Leicester and Leicestershire Strategic Growth Plan (SGP) strategy post-2031 and of relevance to North West Leicestershire is the Leicestershire International Gateway. Whilst the exact nature of this in terms of sites has yet to be determined, it will involve significant development. As noted by a number of representors, such developments have a long lead in time and also a long build out time. Therefore, if this element of the SGP is going to be satisfied then the Local Plan review will need to make suitable provision and it is inevitable that a proportion of this will occur outside of the review period. This would not represent a new approach as a number of the strategic sites included in the adopted Local Plan (notably south-east Coalville, Money Hill Ashy and Park Lane Castle Donington) are all currently projected to be completed post-2031.

Question 6 - Are there any other ways that the plan can build in flexibility?

Summary of Representations

- 5.6 Some were in favour of no further flexibility as national guidance focuses on the use of a buffer as a method of incorporating flexibility within the supply. Otherwise, there were several suggestions to how the Local Plan could build-in extra flexibility beyond a buffer allowance and reserve sites:
- A more permissive approach to housing development in rural areas. Proportional growth in villages is attractive to the market and smaller settlements should be allowed to grow to help them retain and improve local services and facilities, increasing sustainability for residents. Settlement envelopes should be reviewed or replaced by a criteria-based approach to housing development which provide for wider socio-economic benefits that outweigh any harm;
 - The authority should co-operate with others to identify the potential for highly sustainable new towns on greenfield sites;
 - There should be greater liaison with planning authorities in adjacent cities and counties to take account of the large amount of employment development in the district, in particular the Leicestershire International Gateway. Significant proportions of employees at sites in this general area will travel from closer locations outside the district and therefore not all need to be accommodated within North West Leicestershire. Much of the housing development taking place in Ashby de la Zouch is generating long-distance commuting, leading to increased dependence on car travel and poor sustainability;
 - Exception sites for self-build or custom-build housing. Promote other forms of housing e.g. prefabricated homes;
 - Increasing housing densities;
 - The use of phasing policies;
 - Allow sites to come forward for housing where large-scale employment land is given permission;
 - Allowing brownfield sites to come forward;
 - The Local Plan already has additional flexibility through windfall sites which are not included in the housing trajectory; and

- The retention of a mechanism to allow a rapid review in the event of changing local need as a result of, for example, revised household projections or clarification of the Leicester unmet need issue.

Council's response

- 5.7 The suggestions put forward are noted and will be considered as part of the drafting of the Local Plan.

MAKING SURE WE HAVE SUFFICIENT LAND FOR EMPLOYMENT

Question 7 - Is the HEDNA an appropriate evidence base on which to formulate our employment land policies?

Summary of Representations

- 7.1 There is a good level of support for using the HEDNA as the evidence base to support employment land policies. It is seen by many as representing the latest up-to-date evidence for employment requirements in North West Leicestershire. In particular:
- HEDNA looked at wealth of evidence, including population, household and economic growth projections, to assess the need for housing and employment land over the next 20 years;
 - Preparation included a Stakeholder Event to discuss the assessment, geography and methodologies, together with discussions with local estate, letting and commercial agents.
- 7.2 For some, whilst the HEDNA represents an adequate technical study to understand the minimum requirement for employment land, it should be used as a baseline position only and additional land should be allocated for the following reasons:
- Due to the loss of existing employment land to other uses. The net residual calculation should not over-simplify the range and quality of sites committed or available;
 - To reflect the opportunity for significant economic growth in the sub-region. Given the now relative policy disconnect between housing and employment land pursued in the 2018 National Planning Policy Framework, there are no compelling reasons to artificially curtail the market demand for new business growth; and
 - The supply of employment land needs to ensure that the requirements of the Leicester and Leicestershire Growth Plan are met.
- 7.3 One respondent was of the view that the employment land requirement of the HEDNA was over-stated and that it would give rise to excessive commuting.
- 7.4 There are concerns regarding the reliability of the HEDNA, and some believe that an updated study is required:
The HEDNA is out-of-date for the following reasons:
- The HEDNA references a report by MDS Transmodal which was based on a 2014 evidence-base;
 - The latest evidence from the Office of National Statistics employee count data and self-employment data shows that the overall level of jobs located in North West Leicestershire has increased substantially;
 - The HEDNA was based on assumptions that were overly optimistic with the future supply of workers and overly-pessimistic regarding the future demands of employers;
 - The HEDNA could be over-taken with new technologies that may require a different assessment approach; and

- The area is short of office accommodation and smaller units.

The HEDNA underestimates need for the following reasons:

- It over-simplifies the need and demands for employment land and how economic investment is realised;
- It fails to address the relationships with employment land supply, need and demand in the West Midlands with which North West Leicestershire has a functional relationship;
- The evidence presented in HEDNA on the take-up of employment land is questionable, when compared to Valuation Office Agency data; and
- Its analysis and findings seem disconnected from market signals and drivers:
- Commercial agents suggest that the UK Logistics and Industrial Market Sectors remains robust with demand related to online retailing strongly underpinning the market;
- Lack of high-quality, prime industrial premises and logistical warehousing are placing considerable constraints on occupiers with upward pressure on rents and pricing; and
- There is a growing and evolving manufacturing sector and evidence of the blurring of the boundaries between B2 and B8 uses.

- 7.5 There were concerns about the HEDNA in relation to requirements for strategic B8 (units of over 9000sqm). However, the requirements for strategic B8 have been identified separately in the Leicester and Leicestershire Strategic Distribution Study 2014, which was updated in 2016. This is addressed in more detail by question 10.

Council's response

- 7.6 The views as to the appropriateness of the HEDNA were mixed. The Council has commissioned additional evidence regarding future employment land needs in view of concerns regarding the apparent conflict between the HEDNA requirements and what the market seems to want.

Question 8 - Which of the options set out above would best address the outstanding need for employment land?

Summary of Representations

- 8.1 *Option 1: Allocates sufficient sites to meet just the identified shortfall (i.e. for 100% office use)*

This option was supported by several parish councils and local amenity groups for the following reasons:

- It is the only option that would ensure enough office space and would be more acceptable to communities than more industrial uses;
- The other options are just an opportunity to have excessive development to fulfil the office requirements;
- The HEDNA has determined that the District does not require any further B1c/B2 or small B8 premises so there is no justification for including further allocations for such sites in the revised plan;
- This approach would provide greater certainty on the type and location of employment development but may result in allocations not being brought forward should if there is no demand for office space.

There was concern that this option would not provide the flexibility required to ensure that the total requirement for B1a/b uses along with other employment uses can be delivered up to 2036.

8.2 *Option 2: Allocate sufficient sites equal to the shortfall but do not restrict to B1a/b*

This option received a little support as it would allow the market to determine the appropriate employment land uses. There was also concern that this option would not provide the flexibility required to ensure that the total requirement for B1a/b uses along with other employment uses can be delivered up to 2036. Severn Trent expressed concern that this option would make it difficult to plan for any required capacity improvement, so there may be delays to development whilst infrastructure improvements are planned to accommodate the development.

8.3 *Option 3: Allocate sites that are more than the shortfall and require that any future development include a set amount of B1a/b floorspace*

For some this option best addresses the outstanding need for employment development within the district. Allocating enough employment land over and above the requirement will ensure flexibility in the supply should sites fail to come forward for development. It will also ensure competition in the market place. It would counter for the potential loss of existing B1a/b employment land to other uses.

There is concern that office space will be utilised for a different purpose in line with the main use of the development site, if there is insufficient demand for office space. This would result in the supply of office space not being met.

8.4 *Option 4: Allocate sites that are more than the shortfall but without any restrictions as to the type of employment use which would be allowed*

This option was supported by the development industry for its flexibility, including those that believed that the HEDNA underestimates employment land need:

- It provides flexibility in supply to respond to changing economic contexts, challenges and opportunities. Planning Policy cannot keep pace and is always going to be behind changes in the market as needs change and develop quickly. The classic example being how many people are employed in an automated warehouse compared to a coffee shop. The numbers can be similar, yet the land-take is hugely different;
- Employment will grow organically within areas if it has the flexibility to deliver market requirements;
- This option would help 'future proof' and ensure long-term soundness of the Local Plan;
- Current levels of employment land supply for smaller B8 units may change, with further land required;
- Current 'over-provision' of just 5.1 hectares could quickly turn in to a deficit;
- Supply figures do not consider potential losses to other uses (currently subject of a separate review). The estimated 10ha could further increase as a proportion of the employment supply is poor quality and in need of refurbishing. It is also unclear where losses in existing employment land may occur.;

- Being too restrictive on employment sites is unlikely to force the market to deliver. There would be a risk of losing potential jobs from the District to go elsewhere where flexible sites are available;
- Specific allocation for B1a/b uses is unnecessarily restrictive. The lower development and take-up of B1 a/b uses in North West Leicestershire suggest that the economic strengths and market preferences within the District lean towards other business activities.

However, there are concerns that the exclusion of B1a/b could see investment and jobs go elsewhere and that allocating land for employment without any restriction on future employment use could fail to meet the identified employment needs set out by the HEDNA. The lack of certainty about the type and scale of development would reduce Severn Trent's ability to plan for sewerage growth compared with the other options.

Council's response

- 8.5 To some extent the approach to be taken in response to this question will depend upon the outcome from the new employment land evidence which has been commissioned. However, whatever approach is taken needs to build in some flexibility; it would not be appropriate to seek to make provision for the exact need as circumstances will change. For this reason an approach which reflected option1 would not be appropriate. The remaining options have their merits and further consideration as to the appropriate approach will be given in due course.

Question 9 - Are there any other options that we could consider?

Summary of Representations

- 9.1 A range of alternative approaches to the provision of employment land were put forward:
- Brownfield sites should be prioritised for employment land. Such an approach will support the regeneration of brownfield sites and will significantly contribute to the economic aspirations of the district and sub-region. For example, throughout the preparation of the 2017 Local Plan an option was pursued to support employment uses on former brickworks in the District. This was referred to broadly as the 'Brickworks and Pipeworks' policy. The tendency is for brownfield, former employment land to be identified for housing development, pushing new employment land onto greenfield. There is as much justification for brownfield to be re-used as employment land as there is for residential uses;
 - Re-use sites designated for alternative uses;
 - Locate employment sites alongside the Burton to Leicester Railway line;
 - Consider the quality of the existing employment land supply and identify those components which require upgrading. This approach would also give the Council better control over the location of new employment development and would reduce speculative development;
 - Look at empty shop units and changing them to office, research and development units helping to regenerate run down town centres;
 - There is support for a hybrid version of Options 3 and 4 although in different formats. Both require the allocation of employment sites that exceed the shortfall (and more than the HEDNA baseline), but differ regarding B1a/b uses:
 - Provide a supportive, but not stipulative, development management context for B1a/b uses;
 - Prescribe the amount of B1a/b floorspace to be provided within certain sites;

- Allocating additional B1a/b employment land across the East Midlands Gateway;
 - Interventions such as incentives and demand databases.
- 9.2 Local Plan Policy Ec2 (criterion 2) considers favourably proposals that meet an identified need for additional employment land that cannot be met from land allocated in the plan in unspecified, 'appropriate' locations. This, and Policy S3 para (s), were both added during the examination process as temporary measures to ensure soundness of the current plan. Several respondents took the opportunity to seek the removal of this provision, as once employment needs are identified and allocated, these sections, which make areas of the countryside vulnerable to development, are no longer required.

Council's response

- 9.3 Further consideration will be given to the ideas put forward in response to this question.
- 9.4 On the issue of reusing brownfield sites for employment purposes, this will be difficult to achieve from a commercial perspective owing to the cost of remediating sites and the need for a commercial return. It is for this reason that historically such sites tend to have been redeveloped for housing.
- 9.5 Whilst it is correct that earlier iterations of the Local Plan included policies relating to brickworks and pipeyards, these policies were considered necessary (at the time) as it was believed that the sites concerned were not the subject of restoration conditions and so there was concern regarding how the closure of these sites would be dealt with in policy terms. It was not the case that the policies were primarily concerned with seeking to retain the sites in some form of employment use.
- 9.6 The comments regarding policy Ec2 (criterion 2) are noted. To ensure sufficient flexibility it is likely that such a policy will still be required, although the actual wording will need to be looked at again.

Question 10 - Is the Strategic Distribution Study an appropriate evidence base on which to formulate our strategic B8 employment land policies?

Summary of Representations

- 10.1 Many agree that the minimum requirements set out in the Leicester and Leicestershire Strategic Distribution Study provide an appropriate starting point for strategic B8 employment land policies.
- 10.2 The total provision of strategic B8 across Leicester and Leicestershire is significantly in excess of the minimum requirements identified and this has led some wanting restrictions on further B8 growth and that it is only appropriate to provide for local needs.
- 10.3 There are some concerns that the level of economic activity in this area could fall significantly, so the study overestimates the need for B8 employment land.
- 10.4 Others believe that the conclusion that strategic B8 needs have been met, over-simplifies the need and demands within this sector and the key role that North West Leicestershire has in driving economic growth in the region, particularly in the large-scale B8 sector. Some believe that the Leicester and Leicestershire Strategic Distribution Study is becoming out of date in the dynamic market and should take account of:

- The exceptional supply from East Midlands Gateway, a nationally significant provision with specialist market focus and extraordinary unit sizes and land take;
- Both the Midlands Engine Strategy and the Leicester & Leicestershire Strategic Growth Plan highlight the potential for the sub-region and district to deliver strong growth in the logistics and distribution sector;
- The needs, demands and supply in West Midlands, a functionality related economic market area;
- The Leicester & Leicestershire Strategic Growth Plan sets out a requirement for a separate study relating to logistics and distribution- an up to date replacement of the Leicester and Leicestershire Strategic Distribution Study;
- The buoyant demand for new land that maximises the advantageous spatial location of North West Leicestershire demands further technical work that is specific to the district; and
- The Leicester and Leicestershire Strategic Distribution Study predates the NPPF (2018) which requires planning policies to address the specific locational requirements of storage and distribution operations at a variety of scales and suitably accessible locations. However, the Leicester and Leicestershire Strategic Distribution Study is not district-specific so does not meet this requirement.

One group highlighted the traffic implication of strategic B8 development.

Council response

10.5 See response after question 12.

Question 11 - What should our preferred approach be to deal with strategic B8?

Summary of Representations

11.1 *Option 1: Do not allocate any additional sites, as we have already met our need. We could, instead, have a general criteria based policy.*

There is only limited support for this option. This option is regarded as untenable given the scale and nature of need and demand, others oppose a general criteria policy as it will lead to inappropriate development in unsuitable locations.

11.2 *Option 2: Identify sites with permission and have a presumption of renewal.*

This option is supported by those that believe that enough B8 land has already been allocated and there is a need to protect the countryside. Others support Option 2, but sites need to be continually monitored for ongoing suitability and availability. There would need to be a buffer applied (e.g. 20%).

Those opposing Option 2 believe that it would be wrong to assume delivery of longstanding planning permissions or presume in favour of renewal of permissions as known problems and/or new evidence might point to alternative uses.

11.3 *Option 3: Allocate more sites for strategic B8 due to current market demand.*

Given the level of unmet need for strategic B8 sites to 2036 and the identified attractiveness of North West Leicestershire for such uses, developers believe that there is a clear case for allocating further sites for strategic B8 uses. This would align with wider growth strategies and address the requirement in the NPPF to recognise the needs of the logistics sector. In addition, some believe that the Local Plan Review should be sufficiently flexible to allow the

delivery of strategic B8 floorspace in appropriate circumstances and where certain criteria are met, for example on sites which are allocated for other employment/commercial uses. There is concern that Option 3 risks the over-development of the district as a location for warehousing.

Council response

11.4 See response after question 12.

Question 12 - Are there any other options that we could consider?

Summary of Representations

12.1 A small number of alternative options have been suggested:

- A hybrid option of ii and iii would allocate more sites for strategic B8 uses on the basis of the evidenced, high market demand in both North West Leicestershire and the wider-sub region. Maintaining the presumption in favour of employment uses on current allocations and permissions would work alongside this option;
- If permission lapses for any reason, consideration should be given to increasing the amount of office and mixed employment land as there is an oversupply of distribution sites;
- Brownfield sites should be prioritised for strategic B8 land. Such an approach will support the regeneration of brownfield sites and will significantly contribute to the economic aspirations of the District and sub-region. Throughout the preparation of the 2017 Local Plan an option was pursued to support employment uses on former brickworks in the District; and
- Sites with access to a rail head are preferred, reducing the need for larger traffic movements. There is still too much concentration on the road network for freight transport and intermodal rail warehousing locations should be proposed in conjunction with other authorities on a regional basis. Sustainable rail should be a key objective of any planning policy relating to warehousing and distribution.

Council's response

12.2 A new Strategic Distribution Study for Leicester & Leicestershire is in the process of being commissioned. Until the outcome from this study is known it would be premature to consider what would be the appropriate approach to take. This issue will be considered at some future time when the study is completed.

SHOULD WE CHANGE THE SETTLEMENT HIERARCHY?

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?

Summary of Representations

13.1 There was broad support for the proposed change with a single objection from Ashby Civic Society. There were some reservations though:

- The change should not undermine the focus on sustainable settlements and put the plan at risk by leading to unsustainable patterns of development;
- Development should be small-scale and the cumulative impact should be controlled; and
- It must be demonstrated that sustainable service and infrastructure capacity is available.

- 13.2 Some representations were seeking other changes to the settlement hierarchy, including:
- A new village option;
 - Ashby de la Zouch should be a higher order settlement than Castle Donington;
 - Coalville Urban Area should include Ellistown;
 - Whitwick should not form part of the Coalville Urban Area;
 - Ibstock to be classified as a Key Service Centre;
 - More growth should be directed to smaller settlements e.g. Breedon on the Hill and Ravenstone; and
 - Redefine hierarchy depending on location of future employment growth.
- 13.3 There was also a suggestion that the settlement hierarchy should be reviewed to take account of:
- Planned growth;
 - The impact that development has already had on communities in terms of their identity and physical characteristics;
 - Changes in service provision; and
 - Greater weight should be given to access to broadband.

Council's response

- 13.4 It is agreed that if the approach proposed as part of the consultation is taken forward that it should not undermine the sustainability of the plan by creating an unsustainable pattern of development. However, the suggested approach also seeks to provide for some form of social sustainability and so it is a matter of balancing the different sustainability aims against each other.
- 13.5 The issue of sustainability will be addressed through the Sustainability Appraisal. It will be necessary, therefore, to take forward the option of changing the settlement hierarchy as proposed in the consultation for testing through the sustainability appraisal process, alongside the other options set out in the consultation. However, at this stage it is considered that in principle, this should be the Council's preferred approach.

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?

Summary of Representations

- 14.1 There was a more mixed response to the proposed criteria, with several additional or amended criteria proposed:
- Those with permanent employment in the district or anyone employed in the village for more than two years;
 - A close family member should include grandparent/grandchild;
 - Residents of the area of North West Leicestershire for 6 of the last 12 months;
 - Residents of the district for 2 of the last 5 years;
 - Residents of the district with an essential need to provide support for a close family member (who have been resident for the last 5 years); and
 - Those with close relatives or carers living in the district (who have been resident for the last 5 years).
- 14.2 Some representors thought that the criteria were unnecessary or too restrictive for the following reasons:
- The small villages are sustainable locations for development, with their own services, facilities and amenities. Increased development helps to support these local

communities and ensures that they do not endure the problems associated with an ageing population and the closure of the existing facilities within the village;

- The criteria should be the same as the housing register and/or self-build register;
- The restrictions will make it difficult to secure a mortgage;
- Local connection criteria are difficult to enforce and open to abuse;
- This is more akin to an affordable housing restriction which would normally be sought through a S106 mechanism; and
- Restricting occupancy to those who have been located within the parish for at least 10 years significantly limits the number of households who may benefit.

14.3 There was support for a planning obligation restricting initial occupancy to a period of at least three years and ensuring that the dwelling remains available to somebody who meets the local connections criteria in perpetuity. However, one representor felt the 'In perpetuity' requirement to be unreasonable and should be relaxed if the owner has demonstrated over a reasonable time that he has been unable to sell the property subject to this obligation at its market value.

14.4 In terms of policy presentation, some felt that the detailed criteria were unsuited to a strategic policy and the requirements should be set out in a separate development management policy alongside those dealing with housing needs, affordable housing and self-build.

Council's response

14.5 In terms of the suggested changes to the criteria put forward in response to the consultation, it is considered that these would generally weaken the proposed approach as they would either lessen the time that a person would have to be resident or it would widen out the area of existing residency.

14.6 In terms of the inclusion of a category regarding employment status, the small villages have limited employment opportunities. Therefore, such a category would have to apply to somebody employed somewhere within the district. In theory, therefore, this could allow for somebody working in Kegworth satisfying the local connection criteria to be able to live in Swepestone, even though they are at opposite ends of the district. It is considered that this would run contrary to the intention of ensuring that development in small villages is to meet a genuine local need.

14.7 Turning to whether the criteria were unnecessary or too restrictive, it is not accepted that small villages are sustainable, they have very limited services and facilities and so it is inevitable that most journeys will have to be made by private car. A local connection test is concerned with a person's relationship to a specific area rather than the issue of affordability. Therefore, using the same criteria as those for the housing register would not be appropriate. The criteria for the self-build register are very general and would, once again, weaken the proposed approach.

14.8 There may be some merit in setting out what constitutes a local connection in a separate policy rather than as part of the settlement hierarchy. This matter will be considered further.

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?

Summary of Representations

- 15.1 There were relatively few, relevant comments on these options perhaps because respondents were not invited to identify their preference.
- 15.2 There was a suggestion to extend the 'local needs' provision to include hamlets, but this is not a widely-held view.
- 15.3 There were several broader comments relating to the relationship between the 'local need' provision and affordable housing policy:
- There is some concern that few people who are in demonstrable local need and unable to purchase a suitable property will be able to satisfy their own housing need;
 - One representor has suggested that the District Council should identify local housing needs and allow the market to deliver that need, either as part of an affordable housing scheme or market housing scheme;
 - Restricting the level of development to single dwellings only is unnecessarily prohibitive;
 - The Council needs to re-evaluate its affordable housing policies to ensure these are suitably reflective of the revised NPPF; and
 - Housing needs should reflect the requirements of the local population, including supported housing for the elderly.
 -

Council's response

- 15.4 It would not be appropriate to extend the local connection approach to hamlets as these settlements have no services or facilities and so it is inevitable that most journeys will have to be made by private car.
- 15.5 The proposed approach is a permissive one which seeks to support proposals where a need can be demonstrated which accords with the policy. It would be beyond the scope of the local plan to seek to identify all those who may be in such need, either now or at some future date.
- 15.6 As noted above a local connection test is concerned with a person's relationship to a specific area rather than the issue of affordability. It is not the purpose of the policy to test the ability of somebody to meet their own needs. The issue of affordable housing is dealt with through other policies.
- 15.7 Assuming that the review includes changes along the lines outlined in the consultation, it is recognised that further work will be required on some of the details and these may be best expressed through a separate policy and/or a Supplementary Planning Document. There will also need to be provisions to ensure that the repeated application of the policy does not lead to unsustainable patterns of development or development in locations poorly served by infrastructure. There are overlaps with self-build and affordable housing policy that need to be addressed.

WHERE WILL NEW DEVELOPMENT GO?

Question 16 - Is this general approach to site assessment methodology an appropriate one?

Summary of Representations

16.1 There is a good level of support for the proposed approach to site assessment. There were only three objectors:

- Whitwick Parish Council;
- Quarry Plant and Industry is concerned about the application of a 'policy-on' screen in the first instance and would like to see all sites given equal status during the assessment and Sustainability Appraisal process to assure parity and to avoid the miss-application of the spatial strategy; and
- IM Properties were of the view that the process should be informed by the Leicester and Leicestershire Strategic Distribution Study which identifies Key Areas of Opportunity.

16.2 There were others who, while supporting the broad approach to site selection, had concerns. In terms of the administration of the process, some felt that the Options Paper does not provide clear guidance on the approach to site assessment. A paper outlining further details to the site selection process has been suggested with further opportunity for comment to ensure a transparent process.

16.3 There were also comments on the key steps in the site selection process:
Sites to be put forward for consideration by landowners and developers through the call for sites:

- There is a concern that this approach is currently too dependent on developers bringing forward sites.

Review of the 'long list' of sites against a site of high-level criteria, removing those which are unsuitable.

- Some feel that some good, sustainable sites may be lost prematurely if they are sieved out before a more extensive assessment is carried out. There was a suggestion that for those sites that do not make the short-list, there should be an opportunity for landowners/developers to supplement the evidence base for the Local Planning Authority to review.

The suitability, availability and deliverability of those sites remaining in the assessment is assessed in more detail against a set of agreed criteria.

- Issues have been raised over the technical evidence available to support the site selection process. Sites should be tested against an up-to-date review of constraints, for example the Green Wedge and Area of Separation. One representor feels that viability issues have not been properly assessed in the past citing the Cameron Homes' development off Church Lane in Ravenstone as an example where a contribution towards much needed affordable housing should have been made.

The assessment of suitable sites' potential contribution to a sustainable development strategy.

- It is important that the strategy for the spatial distribution of development is established prior to site assessment. In this regard, many representations continue to seek changes to the settlement hierarchy;
- The Leicester and Leicestershire Strategic Growth Plan impacts upon the spatial hierarchy. In devising its strategy for the spatial distribution of development, the

Council needs to consider the quantum of development to be apportioned to the northern part of the district;

- Ashby de la Zouch should be a higher order settlement compared with Castle Donington;
- No further sites in Ashby should be included as Ashby has received far more than its fair share of allocations in the current Local Plan;
- Coalville should remain at the top of the spatial hierarchy;
- Development of Coalville as the principal centre is supported by Council policies, but not reflected by developer aspirations for growth at Ashby de la Zouch;
- Consideration should be given not just to allocating more development land on the edge of Coalville but to the supporting role that surrounding settlements in the catchment can provide including Local Service Centres such as Measham. The identification of both Ibstock and Heather as sustainable locations for further development would be supported in that light;
- Emphasise the importance of Duty to Co-operate with neighbouring authorities and give weight to the sustainability of potential development sites when consideration of their wider setting (including services and facilities outside of North West Leicestershire) e.g. Blackfordby;
- The availability of suitable sites should shape the locational strategy;
- More growth should take place in Sustainable Villages; and
- The new Local Plan should provide for a portfolio of sites, including strategic sites developing beyond the plan period, along with smaller sites.

Council response

16.4 See response after question 17

Question 17 - Are there any specific criteria that we should include when assessing sites?

Summary of Representations

17.1 Assessing the suitability, availability and achievability of sites including whether the site is economically viable, will provide the information on which judgements can be made as to whether a site can be considered deliverable over the plan period. Respondents highlighted the following factors in assessing a site's suitability for development:

Transport:

- The achievability of a safe and suitable access to the site from the public highway. There is concern that the County Council's approach to traffic planning is unacceptable and that the impact of development on highways needs to be realistically assessed. Despite Highway Authority and national criteria, new development cannot reasonably be accommodated where there are existing narrow village lanes and on-street parking problems;
- Sustainable transport options are limited. Bus services in North West Leicestershire are poor and getting worse;
- Proximity to jobs and key facilities (shops, schools etc) that would support sustainable movement patterns; and
- Raise questions about deliverability of sites with permission in Measham as a result of uncertainty regarding HS2.

The Council should consider how sites perform in terms of their relationship to existing services and facilities, together with strategic infrastructure:

- It is right to focus essential house-building on the larger population centres but even in the towns, the infrastructure is inadequate. The rate of growth is not commensurate with an increase in facilities. Schools are overcrowded, shops are of limited range and appeal and other facilities in a town like Ashby-de-la-Zouch have been reduced, not increased. e.g. loss of courts, hospital, stand-alone Post Office, police-station, distinguished individual shops, movement of major health centre out of town. Coalville has also lost representatives of major shopping chains and is poorly served by retail facilities;
- Services should have the capacity to meet needs that an increased population will require for e.g. medical, police and welfare needs; and
- The Department for Education advises that local planning authorities should take a proactive, positive and collaborative approach to ensuring that a sufficient choice of school places is available to meet the needs of communities and that LPAs should give great weight to the need to create, expand or alter schools to widen choice in education. The next version of the Local Plan should therefore seek to identify specific sites which can deliver the school places needed to support growth, based on the latest evidence of identified need and demand in the Infrastructure Delivery Plan.

Substantial weight should be given to the value of using suitable brownfield land. Encourage sites that re-use brownfield land, such as the former Heather brickworks. Consideration should also be given to the redevelopment of sites which provide an opportunity to improve their overall quality and appearance.

North West Leicestershire has a significant coal mining legacy including over 900 mine entries. The Coal Authority expect criteria to be included to ensure that full consideration is given to past coal mining legacy and surface coal resource.

Avoid sites that are at risk of flooding, taking into account new Climate Change predictions and updated modelling of the River Trent. Based on the predominant geology of Leicestershire the viability of infiltration to manage surface water drainage is limited. Surface water should be discharged via infiltration or to a watercourse prior to considering a connection into a surface water sewer or as a last option combined sewer. Where a sustainable outfall such as a watercourse can be utilised the impact on the sewerage infrastructure is greatly reduced, resulting in more sustainable and appropriate development. Severn Trent would therefore like to see development proposals that have access to sustainable surface water outfalls.

Landscapes including landscape features:

- Development should avoid Best & Most Versatile Land (BMV) where possible;
- There should be no adverse impact on protected landscapes;
- Regard should be had for the retention of settlements as distinct towns and villages with green space in between, for example retention of the Area of Separation. Others feel that the existing Area of Separation, in whole or in part, could be released for development; and
- Where possible sites should respect limits to development.

Nature conservation:

- There should be no adverse impact on any designated nature conservation sites;
- Encourage sites that can demonstrate a net biodiversity gain; and

- Consideration on the potential impact on the River Mease Special Area of Conservation should we considered as part of any specific site assessment criteria.

Criteria should be included to ensure that sites should be assessed in relation to potential harm to heritage assets, both designated and non-designated, and their settings. In particular, proximity should not be used as a gauge of harm or impact as impact upon the setting of assets can occur from a great distance.

Recreational and environmental benefits, including their role in terms in health and wellbeing, should be included.

Need to consider Neighbourhood Plans, including the recently 'made' plan in Ashby de la Zouch.

- 17.2 The methodology should enable differences between sites in the same settlement to be recognised – all too often assessment criteria are based too heavily on factors which affect a whole settlement, which does not allow sufficient differentiation between sites to be established.
- 17.3 A site is considered available for development, when, on the best information available there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.
- 17.4 Regard should also be had for a site's ability to deliver and the timescales in which they can deliver. Realistic approaches to delivery are essential for the Local Plan to be found sound and effective – especially strategic sites, which can often fail to deliver. A market perspective on suitability and deliverability of sites is essential.
- 17.5 One respondent is concerned that communities are becoming sprawled masses with a decreased sense of community and an increased likelihood of loneliness and isolation. There is a decreased experience of well-being amongst long-standing residents, as their home becomes a less attractive and intimate place to live.

Council's response

- 17.6 The Local Plan will need to allocate some land for development, but it is not clear as to exactly how much at this time. There will need to be clear methodology to guide this process, with the starting point being the development strategy. The comments made in response to these questions will be borne in mind as part of the development of a methodology.

HOW SHOULD WE MEET THE NEEDS FOR SELF AND CUSTOM HOUSE BUILDING?

Question 18 - Should we include a specific policy on self and custom build?

Summary of Representations

- 18.1 There is broad, but not universal, support for the inclusion of a self and custom build policy within the revised Local Plan. The demand for 44 plots to be permitted by 2021 is not considered by some to be significant or have implications for infrastructure delivery. There should be regard to the locational requirements of those in the register. One respondent is of the view that the demand is over-stated and that not all have the means to develop self or custom build homes.

Council's response

- 18.2 See response after question 20.

Question 19 - Which of the options do you prefer and why?

Summary of Representations

- 19.1 The options that seem to have most support are:
- A flexible policy which enables the delivery of individual plots in appropriate locations. For example, a rural exception site type policy to accommodate the need for self and custom build homes;
 - Infill plots within sustainable settlements;
 - The allocation of small sites in locations linked to where self-builders are searching. Smaller scale sites of 10-30 dwellings are considered optimum from a construction management perspective. Dwellings on such sites would contribute to housing supply without placing the delivery of housing on other sites at risk. The identification of smaller sites would also accord with the NPPF which requires Local Planning Authorities to provide 10% of the total housing allocation on sites of no more than 1 hectare;
 - Self-builders should collaborate on the identification of an agreed site;
 - The Council should encourage the delivery of community based self-build through Neighbourhood Plans and consider whether there is a need for the allocation of self-build only sites where proven to be required and deliverable. It helps to build communities rather than increase hostility and division, if plans for such house-building are generally accepted by residents and included in an agreed future vision for the locality. Houses built to an individual specification can add to the variety of the housing provision and be more tailored to individual and community needs and also be more visually attractive. However, neighbourhood plans should not be used to add additional burdens to sites already allocated in the Local Plan; and
 - No inherent objection to Council using its own land for self-build plots but it seems that the Council already have concerns with adopting this approach and as such it is not clear whether it can be considered practical. The priority for the development of Council land should be affordable housing.
- 19.2 There was little support for the application of a self and custom build percentage on allocated housing sites for the following reasons:
- This policy approach merely serves to change housing delivery from one form of house building to another, without any consequential additional contribution to boosting housing supply;

- There are also practical issues that should be given careful consideration, including health and safety implications, working hours, length of build programme and associated long-term gaps in the street-scene caused by stalled projects;
- Could compromise the delivery of larger schemes which are required to come forward in line with a masterplan or phasing requirements;
- Take-up is not assured which will lead to developments yielding incomplete capacity and put more pressure on the need for additional allocations;
- The demand for such plots does not justify self-build plots on bigger housing development sites;
- It is unclear if this approach would be desirable for self-builders who generally do not want to live on a housing estate;
- Self and custom build developments are exempt from Community Infrastructure Levy; and
- Following objections to the Blaby Local Plan Part 2 Main Modifications, the Inspector deleted the requirement to provide a proportion of self-build/custom build plots on a large housing allocation.

Council response

19.3 See response after question 20.

Question 20 - If a percentage approach is supported, what threshold and percentage would you apply and why?

Summary of Representations

20.1 Given the lack of support for this option there were very few responses. The only suggested threshold for a percentage requirement was 25 dwellings. The suggested percentage requirement was in the range 1-3%.

Council's response

20.2 The option of requiring the provision of a certain amount of plots for self and custom build as part of general market development has been advocated in some local plans and the response of Inspector's has been mixed. For example, the Inspector at Blaby rejected a requirement of 5%, whilst the Inspector at Melton accepted the same figure. Similarly at Rushcliffe the Inspector has recommended deletion of that part of the policy which specified that provision be made on sites of 10 or more dwellings as not being justified.

20.3 A number of representors (primarily those in the development industry) note there are a number of practical issues with such an approach, including

- Plots could be left undeveloped if lack of demand, or slow housing delivery down;
- Timescales for development may not match;
- Phasing issues;
- Health and Safety implications; and
- Build programming, working hours etc.

20.4 It is considered that the lack of consistent support from Inspectors, together with practical issues with the application of such an approach, means that such an approach should not be taken forward as part of the Local Plan review. Other options will be explored and be the subject of a further report in due course.

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?

Summary of Representations

- 21.1 In line with previous answers, there is some support for the allocation of self and custom housebuilding sites of an appropriate scale in locations where self-builders are actively looking for plots. There were some additional observations:
- Any sites offered for self-build must be assured for completion, so that they contribute in a meaningful way to housing volumes;
 - A small site of perhaps up to 10 plots might be viable;
 - Self-builders may not want to live in the area that is made available;
 - Allocations should only be made with the agreement of the landowner and mechanisms should be included to release such sites if such delivery is ineffective; and
 - Survey those on the register to ascertain what percentage would welcome an opportunity for a plot on an allocated housing site.

Council response

- 21.2 See response after question 23

Question 22 - Should the occupation of these 'allocated' plots be restricted, in the first instance, to those on the Council's self and custom build register?

Summary of Representations

- 22.1 There was support for this proposal for the following reasons:
- The established need arises through the register; and
 - To open up the availability of plots to a wide audience may lead to them being taken up by 'outsiders'.
- 22.2 A small number were against such restrictions and wanted plots to be made available to anyone who intends to build a self or custom-built home. One respondent wanted plots to be made available on merit to promote building innovation, sustainable homes etc.

Council response

- 22.3 See response after question 23

Question 23 - Are there any other options we should consider?

Summary of Representations

- 23.1 There were very few additional options suggested for the delivery of self and custom build. There was a suggestion for a criteria-based approach to such developments and the promotion of self-build opportunities through public workshops.

Council response

- 23.2 There is no requirement for a Local Authority to have local plan policy addressing the issues of self and custom housebuilding. The Planning Practice Guidance on Self Build and Custom Housebuilding only states that local authorities could include policies in their local plans for self and custom housebuilding. Furthermore, there is nothing set out in legislation or guidance that says that self and custom build applications should be treated any differently to applications for housing. Applications for self and custom build properties

are therefore expected to comply with general housing policies in the Local Plan, such as settlement hierarchy and the location of new housing development.

- 23.3 From the consultation there is clearly some support for having policies in respect of self and custom build. Notwithstanding the lack of guidance in national policies it is considered that there would be merit in addressing self and custom build through some form of policy (or policies).

HOW CAN THE LOCAL PLAN HELP TO ADDRESS ISSUES RELATING TO HEALTH AND WELLBEING?

Question 24 - Should we include a policy (or policies) to address health and wellbeing issues as part of new development?

Summary of Representations

- 24.1 There is a good level of support for the inclusion of a health and wellbeing policy. Several organisations, including the Canal and River Trust, Historic England and Natural England, explain how their areas of responsibility contribute to healthy communities. There are suggestions for what such a policy should include:
- Waterways
 - Cycle lanes and footpaths
 - Heritage
 - Green infrastructure
 - Economic wellbeing
- 24.2 Several representations, mainly from the development industry, feel that a separate policy may not be necessary:
- The example policy, as drafted, duplicates many components of existing Local Plan policies or processes. For example:
 - Health impacts can be adequately assessed through the Plan making process, by considering the most appropriate location of development to aid healthy lifestyles and access to appropriate health and well-being services;
 - Design policies can build in adequate provision to ensure the design and layout of development gives due consideration to health issues;
 - Policy IF3 : Open Space, Sport and Recreation Facilities; and
 - Policy En1 : Nature Conservation
 - Such a policy should only be included if there is an evidenced need and that it would have demonstrable impacts on the health of residents;
 - Any such policy should be proportionate and not place undue requirements on new developments;
 - Early engagement with NHS England and other relevant stakeholders will provide greater impact than a broad policy; and
 - Any requirement would need to be:
 - Necessary to make the development acceptable in planning terms;
 - Directly related to the development;
 - Fairly and reasonably related in scale and kind to the development.

- 24.3 One respondent is of the view that health and wellbeing issues should be addressed through the pre-application process, as requirements are likely to vary on a site-by-site basis. In the event that a Health Impact Assessment be required, this can be scoped as part of the pre-application process. There needs to be a clear strategy, or guidance to how new developments are expected to contribute towards health and wellbeing.

Council's response

- 24.4 See response after question 25.

Question 25 - Should we have a strategic policy which would support the health and wellbeing of North West Leicestershire's residents?

Summary of Representations

- 25.1 There was a range of similar comments, but broad support for a strategic policy that linked health and wellbeing to other Local Plan policies such as green infrastructure, sustainable travel, community facilities, green spaces, sports and recreation opportunities, nature conservation, heritage and countryside.
- 25.2 The effectiveness of a strategic policy could be difficult to quantify, however an overall strategic objective for supporting local health and wellbeing of local residents through various initiatives, allows flexibility to trial different measures that can be monitored to identify their impact.

Council's response

- 25.3 The link between planning and health has been long-established. The built and natural environments are major determinants of health and wellbeing.
- 25.4 The NPPF recognises the important role that planning can take in helping to address health related issues associated with new development. It notes that the social objective aspect of sustainability requires the planning system to "*support communities' health, social and cultural well-being*". The Planning Practice Guidance states that "*Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making*". Therefore, the inclusion of some form of overarching approach would be appropriate.
- 25.5 The need for evidence to justify any policy is recognised. The Council's Health and Well Being Strategy and associated work will assist with this.

Question 26 - Do you support the use of a Health Impact Assessment Screening Statement to demonstrate the potential impact of a proposal, and to identify whether a more in depth Health Impact Assessment is required?

Summary of Representations

- 26.1 There is some support for the requirement for a Health Impact Assessment Screening Statement to identify whether a more in depth Health Impact Assessment is required. For some developers that was preferable and more proportionate than requiring all development to provide a Health Impact Assessment. Other developers were against the principle of such an approach for the following reasons:
- It is not the place of the Local Planning Authority to identify whether a development proposal is 'healthy';
 - It is unlikely that a valid refusal of planning permission could be justified; and

- Health Impact Assessment is an integral part of the Strategic Environmental Assessment, so health and wellbeing factors are embedded in the Local Plan's policies. A Health Impact Assessment should only be required if development falls outside of the parameters set by the Local Plan's policies and where there would be significant adverse impacts.

Council's response

26.2 See response after question 27.

Question 27 - If we required a Health Impact Assessment what threshold should be used above which a Health Impact Assessment would be required?

Summary of Representations

27.1 The suggested thresholds were in a range from 20 dwelling upwards. Some felt that the need for a Health Impact Assessment should be determined on a case-by-case basis as part of the pre-application process or in accordance with a Supplementary Planning Document. One representation wanted the requirement for a Health Impact Assessment to include take-away outlets and out-of-town retail developments.

Council's response

27.2 Whilst it is the case that major developments which are of a scale that requires a Strategic Environmental Appraisal will specifically address health issues, this does apply not to the majority of planning applications. The Council's Health and Well-Being Strategy offers some support for the use of Health Impact Assessments to address such matters.

27.3 In principle it is considered that there should be some means to be able to adequately enable the assessment of the potential impact upon health related matters arising from proposed developments. Any requirement needs to be proportionate to avoid unnecessary time and expense to applicants and a Health Impact Assessment Screening Statement provides such a possible method as it is a systematic way of deciding whether a full HIA is required.

27.4 Taking forward any Health Impact Assessment requirement will have resource implications for the Council and it is likely that there will be a need for some input from external health agencies. Further work will be undertaken to explore how this might be done and develop more detailed policies for consideration at a later date.

Question 28 - Would you support the inclusion of a policy which would restrict further take away uses within a specific distance of the boundary of a school?

Summary of Representations

28.1 Most of those expressing an opinion did not support restrictions on further take-away uses within a specific distance of a school. They took the view that it should be a matter of personal choice, market forces and/or food education. One representation supported restrictions, but it was primarily the responsibility of schools to provide attractive, nourishing meals that are served quickly and at reasonable cost.

Council's response

28.2 See response after question 30.

Question 29 - If yes, what evidence do you have to support this approach? What specific distance would you suggest and why?

Summary of Representations

- 29.1 There was little response to this question, with the suggested exclusion distance being in a range from 100-800m. Evidence was limited to personal observations and national statistics identifying childhood obesity as one of the most serious public health challenges.

Council's response

- 29.2 See response after question 30.

Question 30 - Are you aware of any evidence that demonstrates health issues suffered by residents within the district that would justify a restriction on further take away uses?

Summary of Representations

- 29.3 Some respondents referred to national and district obesity statistics. There are a number of studies linking frequent use of takeaway food to obesity, coronary heart disease and type 2 diabetes.
- 29.4 Specific issues in Ashby de la Zouch were identified:
- Children can be seen purchasing take-aways on the way to school, lunchtime and on their way home;
 - There are outlets in Market Street well within reach of the secondary schools and which attract strong custom (evidenced by inconsiderate parking) in the early evenings; and
 - The McDonalds restaurant and other outlets at Flagstaff Island services attract children who walk from the town to cross the busy dual carriageway at the A511.

Council's response

- 29.5 Whilst there was limited support for including a policy which seeks to control the number and type of takeaway uses the Planning Practice Guidance advises that local authorities can have policies "*which limit the proliferation of certain use classes in identified areas*". It goes on to suggest that this can include having regard to "proximity to locations where children and young people congregate" and "*evidence indicating high levels of obesity, deprivation and general poor health in specific locations*".
- 29.6 At this time it is proposed to take forward a recommendation of the Council's Health and Well-Being Strategy for an internal officer group to look at and understand better where fast food outlets are or can be located and from this to develop Local Plan policies, if considered relevant.

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

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NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

LOCAL PLAN COMMITTEE – 26 JUNE 2019

Title of report	STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA) – NEW SITES
Contacts	<p>Councillor Robert Ashman 01530 273762 robert.ashman@nwleicestershire.gov.uk</p> <p>Strategic Director of Place 01530 454555 james.arnold@nwleicestershire.gov.uk</p> <p>Planning Policy Team Manager 01530 454677 ian.nelson@nwleicestershire.gov.uk</p>
Purpose of report	To outline to Members the new sites to be included in the 2019 update of the Strategic Housing and Economic Land Availability Assessment (SHELAA)
Council Priorities	Business and Jobs Homes and Communities
Implications:	
Financial/Staff	The cost of producing the SHELAA is to be met from within existing budgets.
Risk Management	The SHELAA is a vital component of the evidence base to support the Local Plan review and a failure to produce it and review it regularly would increase the risk that the Local Plan review would be found unsound. A joint methodology has been agreed with the other Leicester and Leicestershire authorities to try and ensure that a consistent approach is taken across the Housing Market Area.
Equalities Impact Screening	The Local Plan Review needs to be subject to an equalities impact assessment prior to its formal adoption.
Human Rights	None discernible.
Transformational Government	Not applicable.

Comments of Deputy 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	Landowners, developers and other stakeholders were consulted in respect of the identification of potential sites. Leicestershire County Council consulted to provide specialist highways and ecological input in respect of assessment of potential sites.
Background papers	National Planning Policy Framework National Planning Practice Guidance Leicester and Leicestershire Joint Methodology 2018 version of the SHELAA
Recommendations	<p>THAT THE COMMITTEE:</p> <p>(I) NOTES THE NEW SITES TO BE INCLUDED IN THE 2019 UPDATE OF THE SHELAA;</p> <p>(II) NOTES THE INTENTION TO COMMISSION EVIDENCE TO ASSESS THE POTENTIAL IMPLICATIONS OF THE THREE MIXED USE SITES HIGHLIGHTED AT PARAGRAPH 4.3 OF THIS REPORT.</p>

1.0 BACKGROUND

- 1.1 Members may recall that in February 2018 the first Strategic Housing and Economic Land Availability Assessment (SHELAA) was published and was brought to the then Local Plan Advisory Committee in March 2018. This had the aim of identifying a potential future supply of land which was suitable, available and achievable (from a technical point of view) for housing and economic uses. These sites could then be used when considering allocations in the Local Plan. The 2018 SHELAA can be viewed from the link in the Background Papers identified above.
- 1.2 Since then, further sites have been identified, which officers have now assessed and these will need be included in an update of the SHELAA which will be published later this summer. This report concentrates upon these new sites.

2.0 WHAT IS THE PURPOSE OF THE SHELAA

- 2.1 A SHELAA identifies a potential future supply of land which is considered to be suitable, available and achievable for housing and economic development uses over a local plan period. Undertaking a SHELAA allows us to identify a potential future supply of land to meet any housing and economic development needs that have to be allocated through the Local Plan review.
- 2.2 The SHELAA gathers together information on potential sites for housing and economic development and assesses their suitability. The sites assessed as part of the SHELAA range from those with planning permission to those which have been proposed on a speculative basis by land owners, developers or the public for future consideration. The SHELAA also includes potential land which has been identified by officers during survey work.
- 2.3 It is important to note that the SHELAA is not a policy document; it does not make decisions or recommendations on which sites should be allocated for development or granted planning permission.
- 2.4 In addition, the inclusion of a site in the SHELAA does not provide any indication of the Council's view of its acceptability for future development. Sites considered in the SHELAA have been assessed against current local policy constraints some of which would currently prevent their development for new homes/employment. However, in the longer term, changes to policies may not represent a constraint. Therefore, such policy constraints are not viewed as a restriction to the inclusion of a site in the SHELAA. For example, land currently identified as countryside or subject to another restrictive designation may not be carried forward in the Local Plan review.

3.0 SHELAA METHODOLOGY

- 3.1 In preparing the SHELAA it is necessary to have regard to national guidance set out in the Planning Practice Guidance and also a methodology which has been agreed by each of the Local Planning Authorities of Leicester and Leicestershire. The joint methodology seeks to ensure each authority's individual document will follow the same broad methodology and appear in a similar format but includes locally specific criterion to take account of any local circumstances which justify a change.
- 3.2 The approach set out in the methodology (a copy of which can be viewed from the link in the Background Papers identified above) has been informed by the views of house builders, land agents and land owners gathered through consultation.
- 3.3 In line with the Joint Methodology, only sites capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500sqm of floorspace) or above are considered for inclusion within the SHELAA.
- 3.4 Both the Joint Methodology and the Planning Practice Guidance state that the assessment should consider various different types of sites, including existing allocations, unimplemented planning permissions, sites under construction, sites of withdrawn applications, surplus public sector land and vacant and derelict buildings.

- 3.5 Each site has been assessed in terms of suitability, achievability and availability. In line with the Joint Methodology, each site has also been classified based on its ability to come forward and grouped in to 5 year bands for the periods 0-5 years and 6-10 years. The third time period identified in the methodology is 11-15 years. However the Local Plan was only adopted in November 2017 and has an end date of 2031 (12 years from now), and the policy constraints on some of the assessed sites are so great that they are unlikely to be suitable in the current plan period. In addition, the end date of the Plan Review plan period needs to be at least 15 years in to the future. To take account of the sites that are not currently policy compliant and to ensure that the assessment runs at least until the end of the Review period, we have extended the final time period from 11-15 to 11-20 years.

4.0 NEW SITES SUBMITTED

- 4.1 Initial work on the SHELAA Update began in the summer of 2018. A Call for Sites consultation exercise was undertaken between 25 June and 28 August 2018, when landowners, developers and other interested parties were invited to submit sites that they thought were suitable for development. Although the official call for sites period ended in August 2018, the window of opportunity to submit sites via a form on the Council's website remained open until 31 March 2019.
- 4.2 Officers have now undertaken assessments of all the new sites submitted. As well as Planning Policy officers from the district council, specialist advice was also sought from Leicestershire County Council Highways and Ecology officers. Sites which had previously had planning permission but which has now lapsed, and which were not included in the previous SHELAA (such as the remaining employment land at Pegasus Business Park) were also included and assessed.
- 4.3 In total there are 18 new potential employment sites and 40 potential new housing sites (although some of these sites are promoted for a mix of both uses). Some of the new sites are significant in size, including:

Mixed use sites

- A 160ha site west/south of Isley Walton (Reference IW1/EMP68);
- A 156ha site south of East Midlands Airport (Reference IW2/EMP70);
- A 95ha site at Park Lane, west of Castle Donington (Reference CD10/EMP72);

Housing-only sites

- A 11ha site off Kirton Road, Coalville (Reference C73)
- A 14ha site at Meadow Lane, Coalville (Reference C76)
- A 16ha site west of the A447 in Ibstock (Reference Ib26)
- A 15ha site at Breach Farm, New Packington (Reference NP4)

Employment-only sites

- A 97ha site at Junction 11 of M42 (Ref EMP64 – subject of current planning application 18/01443/FULM).
- A 26ha site at Netherfields lane/Tamworth Road, Sawley (Reference EMP62)
- A 31ha site north and south of the A6 at Kegworth (Reference EMP73)

- 4.4 All the new sites, and officer assessments of them, can be viewed in Appendix A. It should be noted that the assessments have been undertaken based on a standard SHELAA methodology produced by the Leicestershire authorities. This includes making assumptions about likely numbers of houses / industrial floorspace etc. that could be accommodated on a site based on the developable area of the site. In some cases, these may differ from the numbers put forward by site owners/developers, and may not be the same as are eventually built if the site is developed - they are simply designed to give an indicative indication of the likely scale of development on a site.
- 4.5 The three potential mixed use sites are particularly significant in view of the provision in the Leicester and Leicestershire Strategic Growth Plan of the Leicestershire International Gateway priority growth area. As noted in the Local Plan Update report elsewhere on this agenda, the Leicestershire International Gateway is focussed around the northern parts of the A42 and M1, including areas of both North West Leicestershire and Charnwood and that it is likely that at least 5,200 dwellings will be in North West Leicestershire. The report also notes that the Local Plan review will need to address this issue.
- 4.6 These three areas would clearly fall within the intended area of the Leicestershire International Gateway. For the purposes of the SHELAA these sites are considered to be potentially suitable. However, in the context of the Local Plan review, before the Council could even consider committing to one or more of these sites, significant additional work needs to be undertaken to understand a number of issues, including what the impact would be on existing infrastructure, what new infrastructure might be required, deliverability in the context of the wider housing market and the options for how such development might be delivered. This work is in the process of being commissioned.

5.0 NEXT STEPS

- 5.1 The new sites will be added to the sites included in the 2018 SHELAA to form an updated 2019 SHELAA that will be published shortly. In addition to including the proformas for the new sites as set out in Appendix A, officers will also check all the existing sites in the 2018 SHELAA and ensure that any changes in circumstances (permissions granted, development commenced, site completed, etc.) are noted.
- 5.2 It is important to note that any decisions on whether a site will be allocated for future residential or economic development will be taken through the Local Plan review rather than the SHELAA – specifically the site assessment process. The inclusion of a site in the SHELAA does not indicate that the Council supports development on a particular site.

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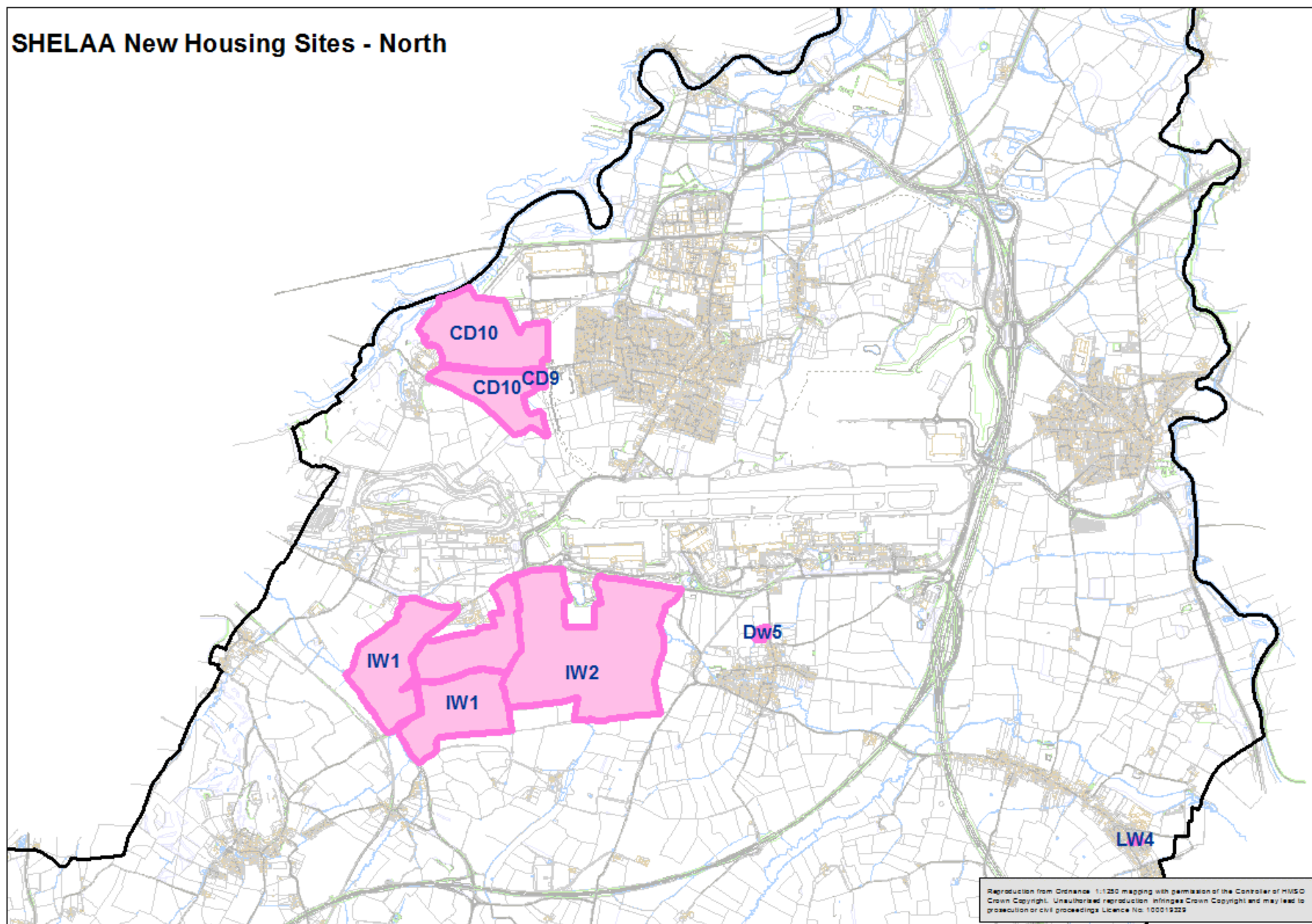
SHELAA 2019 Part 1 – New Housing Site Assessments

Schedule of New Sites

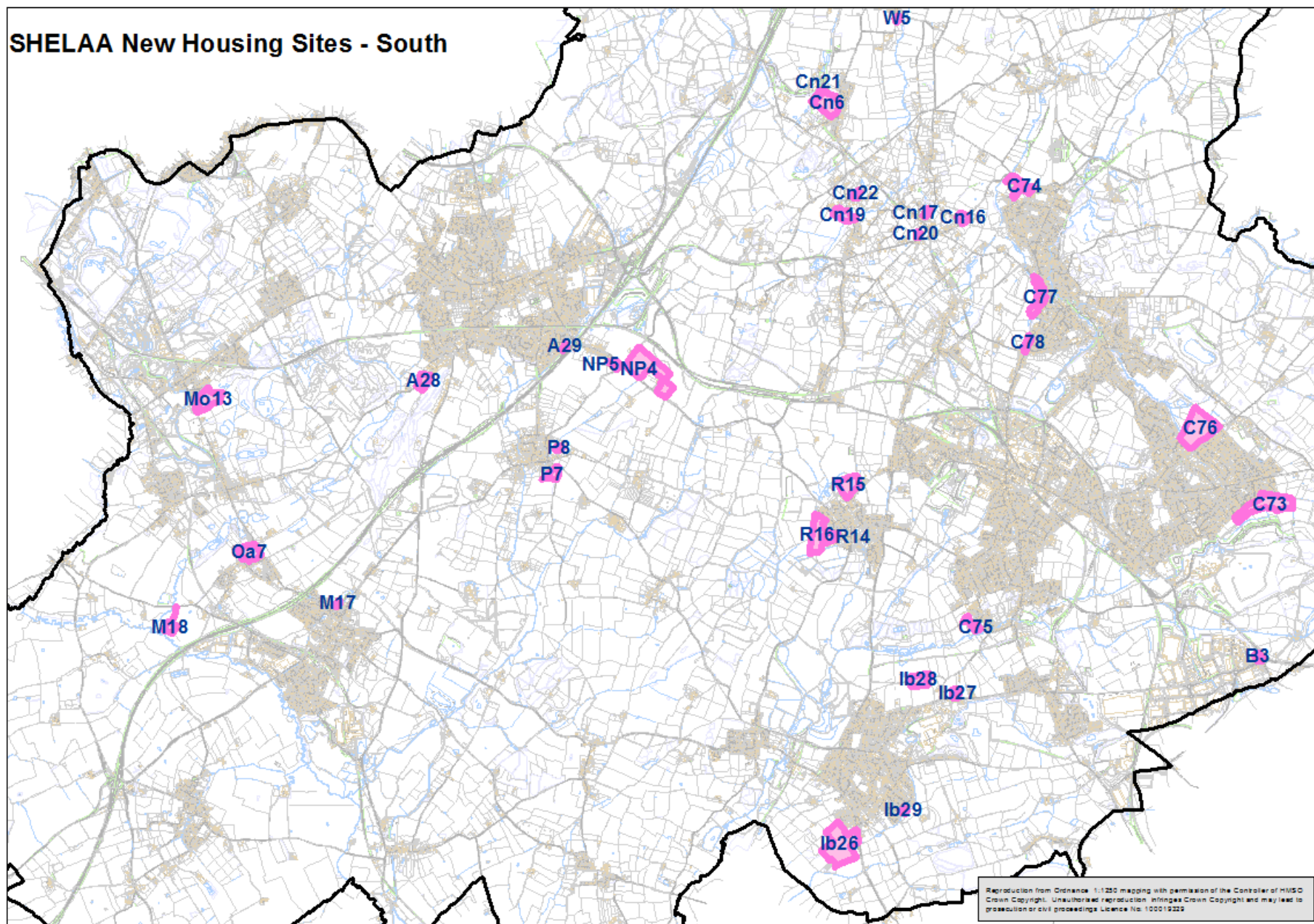
Site Reference and Name	Area (Ha)	Estimate Capacity	Timeframe (Years)
A28 – The Paddocks, Willesley Road, Ashby de la Zouch	2.72	51	11-20
A29 – Land to the rear of Ulleswater Crescent, Ashby de la Zouch	0.76	19	11-20
B3 – Former Stardust Nightclub, Bardon	1.1	27	11-20
C73 – Land off Kirton Road, Coalville	11.2	168	11-20
C74 – Land at Lily Bank, Thringstone	3.42	64	11-20
C75 – Land at Townsend Lane, Donington le Heath	0.57	14	11-20
C76 – Land at Meadow Lane, Coalville	14	210	11-20
C77 – Land off Talbot Lane, Whitwick	4.84	91	11-20
C78 – Land rear of 274 Church Lane, Whitwick	0.89	22	11-20
C79 – Land off Townsend Lane, Donington le Heath	0.57	14	11-20
CD9 – Land south of Park Lane, Castle Donington	1.81	45	11-20
CD10 – Land north and south of Park Lane, Castle Donington	95	1,425*	11-20
Cn6 – Land off Worthington Lane, Newbold	6.6	124	11-20
Cn16 – Land at 44 Loughborough Road, Coleorton	1.5	37	11-20
Cn17 – Land to side of 55 Nottingham Road, Coleorton	0.55	14	11-20
Cn18 – Land to the south of Brooklyn, Coleorton	0.2	6	11-20
Cn19 – Land to west of Lower Moor Road, Coleorton	2.65	50	11-20
Cn20 – Rear of 92 Loughborough Road, Coleorton	0.29	9	11-20
Cn21 – Pipeyard Lane, Newbold Coleorton	0.38	6	11-20
Cn22 – Land at Aqueduct Road, Coleorton	0.68	17	11-20
Dw5 – Land at Grimes Gate, Diseworth	1.14	28	11-20
Ib26 – Land west of A447, Ibstock	16.3	306	11-20
Ib27 – Sunnyside Garden Centre, Ibstock	1.21	30	11-20
Ib28 – Land off Blackberry Lane, Ibstock	3.66	68	11-20
Ib29 – Land off New Row, Ibstock	0.36	9	11-20
IW1 – Land west of Isley Walton	160	2,400*	11-20
IW2 – Land south of East Midlands Airport	156	2,340*	11-20
LW4 – 11 Turvey Lane, Long Whatton	0.25	8	11-20
M17 – The Pot Kilns, New Street, Measham	0.33	10	11-20
M18 – Measham Works, Burton Road, Measham	1.8	44	11-20
Mo13 – Warren House Farm, Measham Road, Moira	5.67	107	11-20
NP4 – Breach Farm, Leicester Road, New Packington	15.4	289	11-20
NP5 – Leicester Road and Coleorton Lane, New Packington	0.89	22	11-20
Oa7 – Land off Measham Road, Oakthorpe	4.62	86	11-20
P7 – Land West of Redburrow Lane, Packington	2.02	38	11-20
P8 – Land to rear of 55 Normanton Road, Packington	0.55	14	11-20
R14 – Land to rear of 21 Creswell Drive, Ravenstone	2.02	38	11-20
R15 – Land north of Church Lane, Ravenstone	3.9	73	11-20
R16 – Land south of Hall Farm, Ravenstone	6.5	122	11-20
W5 – Land off Main Street, Worthington	0.44	11	11-20

*Proposed floorspace assumes 100% housing development even though site is also included as an Employment site.

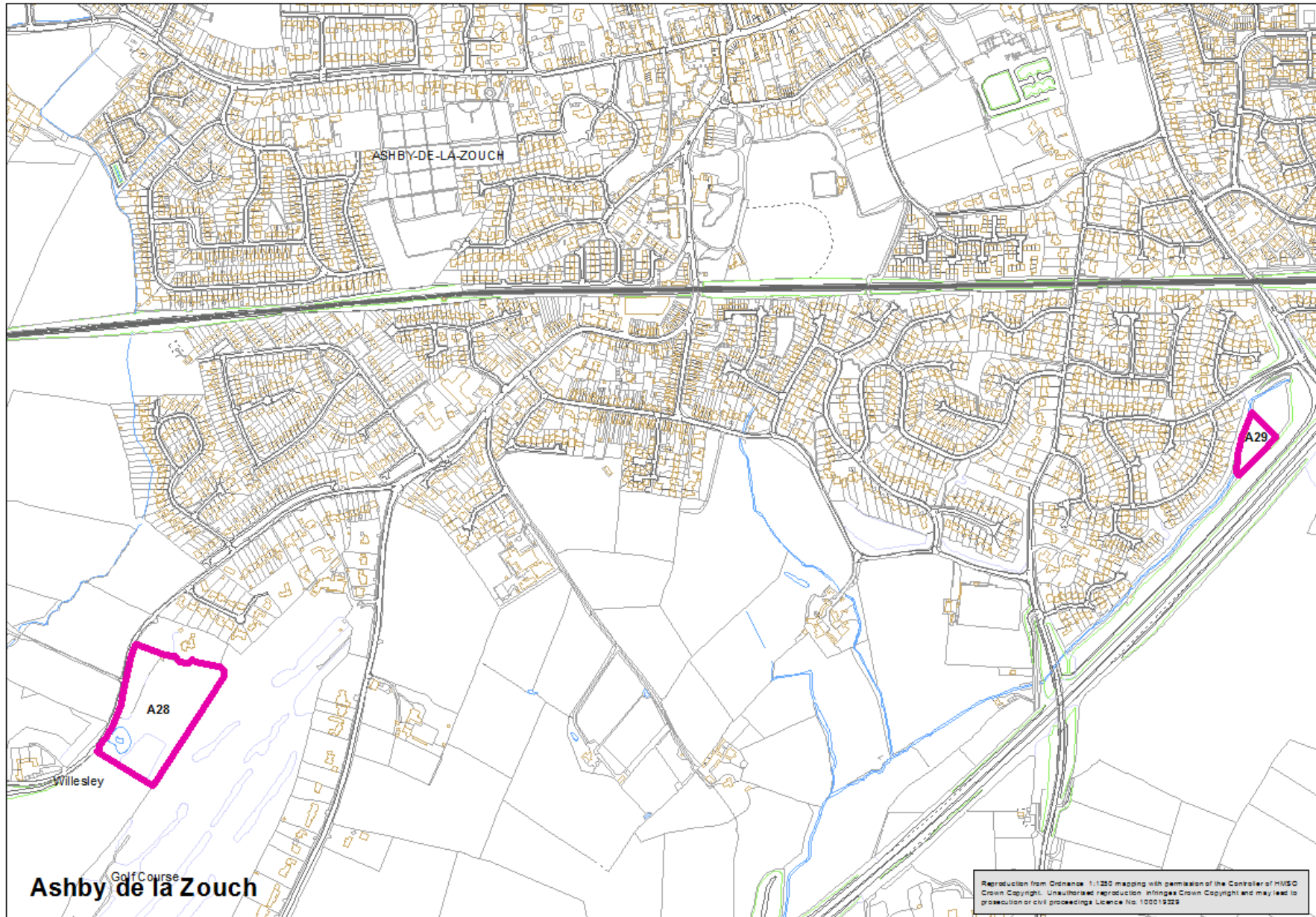
SHELAA New Housing Sites - North



SHELAA New Housing Sites - South



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A28 – The Paddocks, Willesley Road, Ashby de la Zouch

Site Description: The site is a greenfield site to the east of Willesley Road, which currently comprises a field, an area of woodland and a large pond and is Grade 3 Agricultural Land. To the north lies Willesley Close, while the site is bordered to the east by a golf course and to the south and west (across Willesley Road) by fields. The site is protected by a woodland TPO with an area of dense tree cover in the north western corner of the site adjacent to the boundary with Willesley Road. Elsewhere trees are scattered throughout the site. There is a Local Wildlife Site adjacent to the site's eastern boundary, identified as Willesley Lake and park. Its current use is as a golf course. The site is within the National Forest and the catchment area of the river Mease SAC.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ashby as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site benefits from a shared boundary with Willesley Road, at which point is a 60mph C Class Road with no footway provision. Whilst vehicular access to the site appears achievable subject to designing an access in accordance with standards set out in LHDG, the existing footway provision on Willesley Road terminates at the junction with Willesley Close to the north and there does not appear to be sufficient land within the highway boundary to create a footway to link the site with the wider community.
- **Ecology:** There is the potential for badgers and newts to be on site. The woodland, pond, trees and hedge all have the potential to be BAP habitats. Ecological surveys (P1 habitat, badger, GCN) are needed before a decision can be made on acceptability.

Although the site is close to the south-western boundary of the Limits to Development of Ashby it is outside the defined settlement boundary and as such the site is considered **potentially suitable**. A change in the limits to development would be required for the site to be considered suitable.

Availability: The site is promoted by an agent on behalf of a client whose interest in the land is as the option holder/conditional contract holder, although they are not themselves a house builder. The landowner has indicated support for the development of the land. The site is considered to be **available**.

Achievability: There are no known viability or achievability issues. The site is considered to be **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.72
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	51
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	20

A29 – Land to the rear of Ulleswater Crescent, Ashby de la Zouch

Site Description: The site is a greenfield site to the east of Ulleswater Crescent and Windermere Avenue, and to the east of the A42. It is currently covered in vegetation and is Grade 3 Agricultural Land. There are residential properties to the north west. Over half of the site is located within Flood Zones 2 and 3. The site is within the National Forest and within the catchment area of the River Mease SAC.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ashby as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site does not appear to be able to have access to the public highway without accessing third party land. Due consideration needs to be given to accessibility in terms of pedestrians, cyclists and motorists.
- **Ecology:** There is the potential for badgers and water voles to be on site. The woodland and scrub, and adjacent river all have the potential to be BAP habitats. Ecological surveys (P1 habitat, badger, water vole) are needed before a decision can be made on acceptability. Buffer zones of 10m would be needed to be retained adjacent to the river.

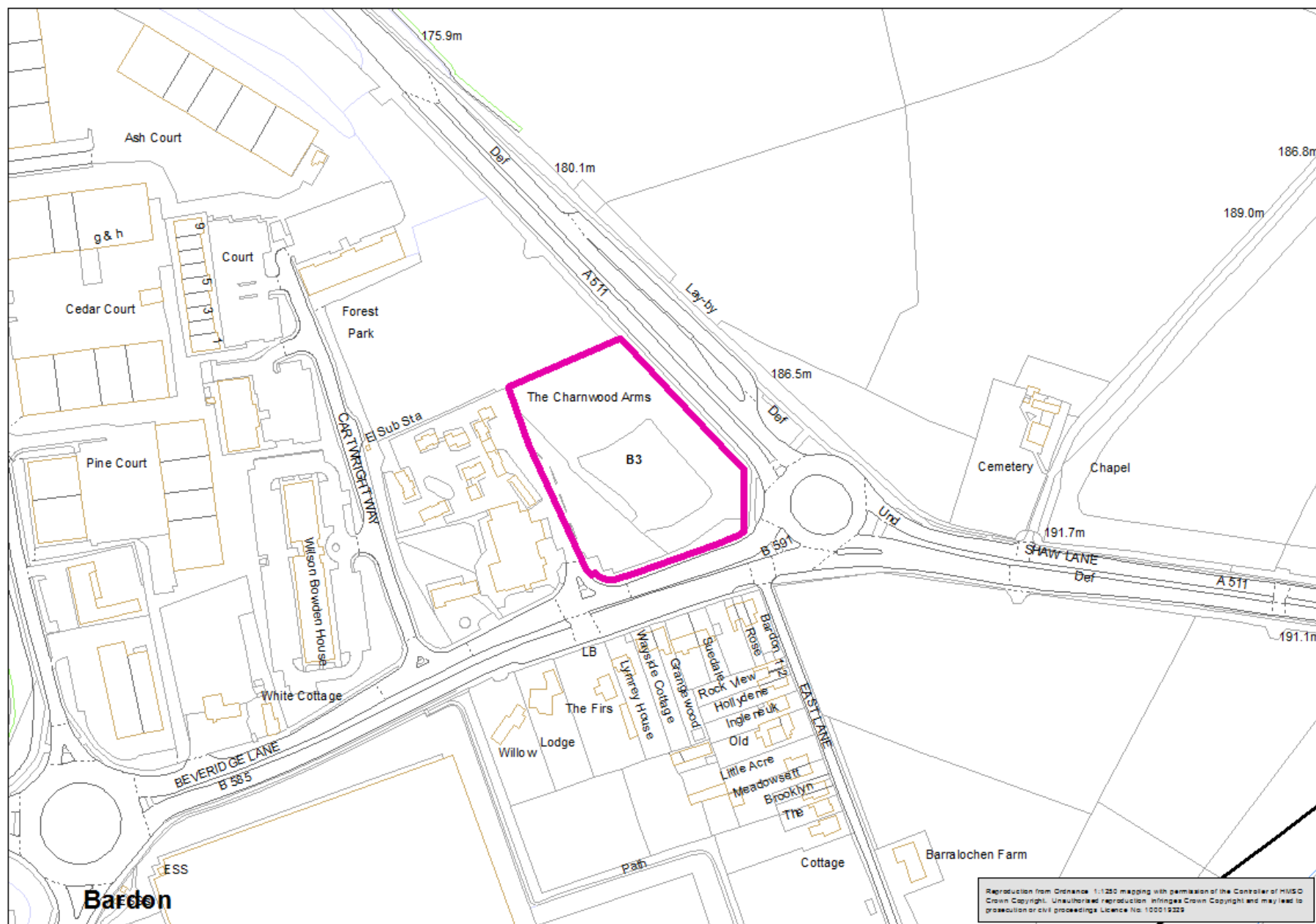
Although the site is close to the south-eastern boundary of the Limits to Development of Ashby it is outside the defined settlement boundary and as such the site is considered **potentially suitable**. A change in the limits to development and a solution to the access issue would be required for the site to be considered suitable.

Availability: The site is promoted by an agent on behalf of a client who owns the site, who has indicated support for the development of the land. The site is considered to be **available**.

Achievability: Access to the site appears to be an issue and a suitable access would need to be sought and agreed, therefore the site is considered **not currently achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.76
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	19
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	10



B3 – Former Stardust Nightclub, Bardon

Site Description: The site is a brownfield former nightclub site at the junction of the A511 and B585 in Bardon. The former nightclub has now been demolished, leaving an area of hardstanding and the former nightclub car park. Another development site lies to the north (included in the SHELAA as EMP41), the Charnwood Arms pub to the west, and residential dwellings to the south across Beveridge Lane and the A511 to the east. The site is also included in the Economic part of the SHELAA as EMP42 – however it was submitted as part of the most recent call for sites as a housing site. The eastern part of the site forms part of a Local Wildlife Site that includes the provision of a badger sett. The site is within the National Forest and Charnwood Forest and is Grade 3 Agricultural Land.

This site is also included within the employment part of the SHELAA, please see employment site Emp42.

Suitability:

- **Planning Policy:** The site is within the Coalville Urban Area Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Coalville as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** Due consideration should be given to the scheme for the Stardust Roundabout as part of the Coalville/A511 growth corridor proposals. The site benefits from shared boundaries with the A511. The Highway Authority is unlikely to be supportive of the creation of new access onto the A511 as this would be contrary to policy IN5 of the LHDG. Whilst the site has an extant access onto Bardon Road, should the development proposal result in increased traffic over and above the permitted use then it may be considered unfavourable by the Highway Authority as per Policy IN5 of the LHDG. However, the Highway Authority takes a pragmatic approach and in some circumstances a relaxation of this policy may be considered acceptable as detail emerges.
- **Ecology:** There is the potential for badgers to be on site. The hedge has the potential to be a BAP habitat. Retain hedges with 5m buffer; badger survey also needed. Site appears part-cleared.

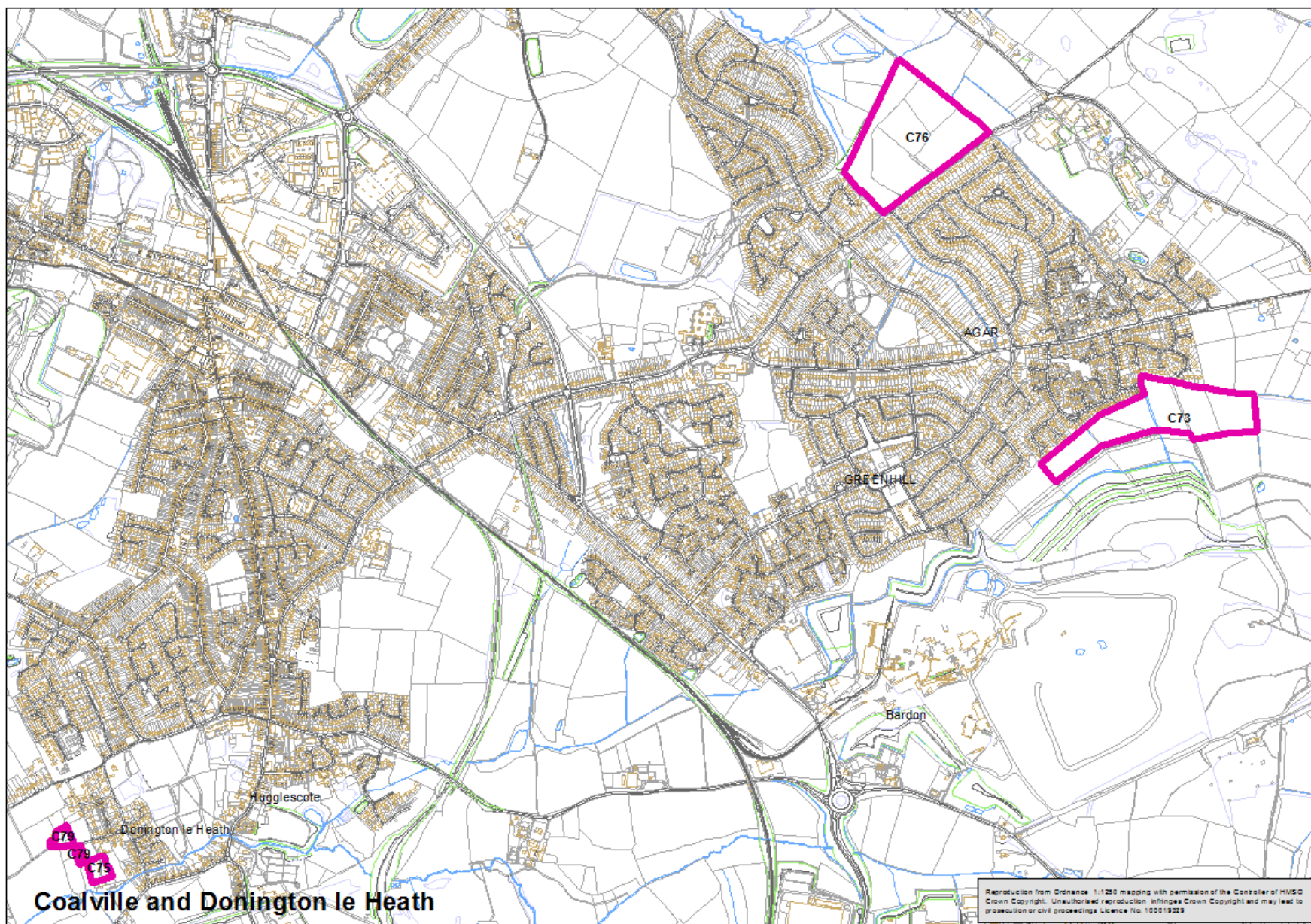
Although the site is within the south-eastern boundary of the Limits to Development of Coalville it is within a predominantly industrial area and as such the site is considered **potentially suitable**.

Availability: The site is promoted by an agent on behalf of a client who owns the site, who has indicated support for the development of the land. The site is considered to be **available**.

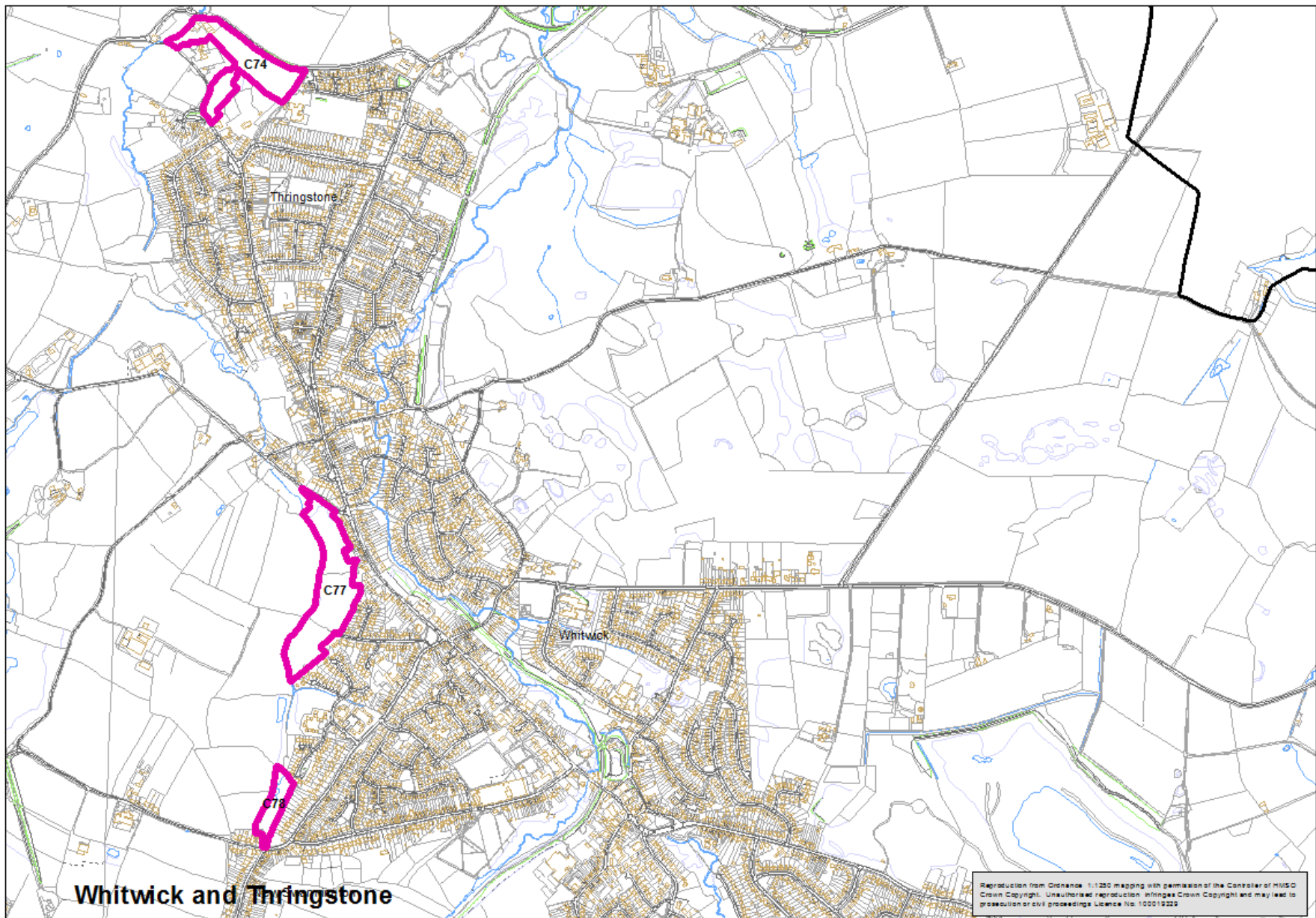
Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**

Site Capacity:

Total Site Area Available for Development (hectares)	1.1
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	27
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	15



Coalville and Donington le Heath



C73 – Land off Kirton Road, Coalville

Site Description: The site is a large greenfield site which is Grade 3 Agricultural land. The site comprises numerous agricultural fields both to the north and east of Kirton Road, to the south east of Coalville. To the north lies residential dwellings and to the south open space and then a quarry. A footpath runs through the site (north to south) and then turns to run adjacent to its southern boundary. The site is within the Charnwood Forest and the National Forest.

Suitability:

- **Planning Policy:** The site is adjoining but outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** Contributions are likely to be required towards the Coalville Growth Corridor/A511 measures in accordance with Policy IF4 of the adopted Local Plan.
- **Ecology:** There is the potential for badgers and GCN to be on site. The hedges, trees and grassland have the potential to be BAP habitats. The site is mainly grassland with hedges/tree belts. Phase 1 habitat survey needed before making decision - also GCNs are present in nearby ponds. Badgers are also present nearby. Off-site mature woodland would need protection with 10m buffer zone.

The site is a greenfield site outside the Limits to Development, the site is considered **potentially suitable**, a change in the boundary of the existing Limits to Development would be required for the site to be considered suitable.

Availability: The site is promoted by an agent on behalf of a client who owns the site, who has indicated support for the development of the land. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	11.2
Gross to Net Development Ratio	50%
Density Applied (dwellings per hectare)	30
Estimated capacity	168
(Agent is proposing a maximum of 150 dwellings at 27dph)	
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25

C74 – Land at Lily Bank, Thringstone

Site Description: The site is agricultural land located to the north of Thringstone. The site is bound by Ashby Road which runs along the majority of the northern boundary of the site and Lily Bank which adjoins the western boundary of the site; where it adjoins a highway. The site is bound by mature hedgerows and trees. A stream runs from Ashby Road to Lily Bank along the north western boundary of the site. This stream and the hedgerow along the sites' boundary with Ashby Road are both historic Local Wildlife Sites.

To the east of the site is a recently completed housing development of 85 new residential dwellings. To the far south eastern corner of the site is Thringstone Primary School. There is existing built form to the south east of the site although the majority of this is some distance from the site boundary.

The site boundary excludes the residential properties of Lily Bank Bungalow and Field House Farm. There are some large agricultural buildings to the north of the residential property of Field House Farm, these are within the site boundary. A public footpath runs along part of the eastern boundary of the site. A second public footpath runs from Lily Bank along the sites boundary to the south of Lily Bank Bungalow and then travels northwards along the rear of the gardens of Lily Bank Bungalow and Field House Farm and continues through to Ashby Road via the northern part of the site where the agricultural buildings are located. A gas pipeline runs east to west across the southern part of the site (to the south of Lily Bank Bungalow). The site is grade 3 agricultural land and is within the National Forest. The southern part of the site is also within the Charnwood Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Thringstone as being part of the Coalville Urban Area which is the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site benefits from shared boundaries with the A512 and Lily Bank. The Highway Authority would not be supportive of the creation of new access onto the A512 as this would be contrary to policy IN5 of the Leicestershire Highways Design Guide. Lily Bank is not suitable to serve a development of this size, due to sections of the highway, particularly towards the A512 being substandard in width.
- **Ecology:** There is the potential water vole and badgers to be on site. The stream and roadside hedge are historic wildlife sites. The stream, grassland and hedgerows may be potential BAP habitats. A Phase 1 Habitat Survey would be needed before a decision regarding the sites ecology could be made. The stream to the north west would require a 10 metre buffer zone of natural vegetation and the roadside hedge would need retaining with a buffer.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowner. The site is in single ownership and the landowner supports the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	3.42
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	64
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25

DRAFT

C75 – Land at Townsend Lane, Donington le Heath

Site Description: This site, which lies to the south west of Donington le Heath, consists of a field which currently appears to be used for informal storage. The site is Grade 2 Agricultural Land. There are further fields to the south, west, east and north with some residential dwellings to the north east. The River Sense is just beyond the site's southern boundary. The site is within the National Forest. The site adjoins Donington le Heath Conservation Area to the north and a public footpath runs along its western boundary. The very western edge of the site falls within the Minerals Consultation Area for the potential presence of below surface brick clay resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development, as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site does not appear to be able to have access to the public highway without accessing third party land.
- **Ecology:** There is the potential for badgers to be on site. The grassland is a potential BAP habitat. A Phase 1 habitat survey will be needed before making a decision.

The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable.

Availability: The site has been submitted by an agent on behalf of the owner of the site, although no housebuilder is currently involved. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, other than the highways issues set out above - therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.57
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	14
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	10

C76 – Land at Meadow Lane, Coalville

Site Description: This large greenfield site is Grade 3 Agricultural Land and comprises numerous agricultural fields to the north of Meadow Lane, to east of Coalville. To the west and south lies residential dwellings and to the north and east open space and then a former quarry. A candidate Local Wildlife Site can be found within the site comprising of the hedgerows within the site and along the site boundary. There is also a tree protected by a TPO near the front top corner of the site. The site is within the Charnwood Forest and the National Forest.

Suitability:

- **Planning Policy:** The site is adjoining but outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site benefits from a shared boundary with Meadow Lane, a 7.5t weight restricted C Class road with a 30mph speed limit. Whilst vehicular access to the site appears achievable subject to designing access in accordance with standards set out in LHDG, the site extents appear to affect two Public Rights of Way – 021 and 022 to which careful consideration would need to be given. Contributions are likely to be required towards the Coalville Growth Corridor/A511 measures in accordance with Policy IF4 of the adopted Local Plan.
- **Ecology:** There is the potential for badgers and water voles to be on site. The hedges within the site are designated as a Local Wildlife Site. The site is also adjacent to a SSSI. The hedges, stream and grassland have the potential to be BAP habitats. Hedges are important and need to be retained. Part grassland (not species-rich), rest is arable. Impacts on SSSI may be high as it would become surrounded by houses. Need to discuss with Natural England.

The site is a greenfield site outside the Limits to Development. The site is considered **potentially suitable**, a change in the boundary of the existing Limits to Development would be required for the site to be considered suitable.

Availability: The site is promoted by an agent on behalf of a client who owns the site, who has indicated support for the development of the land. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	14
Gross to Net Development Ratio	50%
Density Applied (dwellings per hectare)	30
Estimated capacity	210

(Agent is proposing between 400 and 550 dwellings)

C77 – Land off Talbot Lane, Whitwick

Site Description: The site adjoins Talbot Lane in the north and extends southwards to the rear of properties on Valley Way. The site is a tract of agricultural land and mature hedgerows and trees separate the site into three distinct fields. The site is bound by mature hedgerows and trees. To the north and east of the site are residential dwellings and to the south and west is agricultural land. A watercourse runs along the western and south western boundaries of the site. The site is very undulating and slopes steeply in places.

A public footpath runs east to west across the site at the point where the site adjoins School Lane. There are three trees located along the south east boundary of the site that are protected by Tree Preservation Orders. The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The southern part of the site is grade 4 agricultural land and the site is within the National Forest and the Charnwood Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Whitwick as being within the Coalville Urban Area which is the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Talbot Lane, at which point is a 30 mph, C Class road with a 7.5t weight restriction. Vehicular access to the site from Talbot Lane appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide. The development could also be accessed from School Lane, an Adopted Unclassified road, with a speed limit of 30 mph, but would not be suitable for use as a main access.
- **Ecology:** There is the potential for water vole and badgers to be on site. The hedges, stream and grassland may be potential BAP habitats. A Phase 1 Habitats Survey would be needed. All hedges would need to be retained with 5 metre buffers and there would need to be a 10 meter buffer to the stream. There would also need to be a buffer to off-site woodland.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is in single ownership and is promoted by the landowner. There are agricultural tenancies on the land and there may be a notice period that would need to be given for them to vacate. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	4.84
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	91
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25

C78 – Land rear of 274 Church Lane, Whitwick

Site Description: The site is located to the north of Church Lane where it joins Thornborough Road. The site is an almost rectangular parcel of land currently used for agricultural purposes. There are residential properties to the east of the site. There is part residential part wooded area to the north and agricultural land to the east of the site. There are three ponds located in the north western part of the site to the east of which is an area of mature trees and shrubs. The majority of the site is bound by mature hedgerows and trees. There is an agricultural building on the site which adjoins the western boundary. There has been a previous Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwelling house (ref: 18/01782/PDNATR) however, this was withdrawn. The site is within the Minerals Consultation Area for the potential presence of near or at surface coal resources. The very western extent of the site is grade 3 agricultural land. The northern half of the site is grade 4 agricultural land. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Whitwick as being within the Coalville Urban Area which is the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Church Lane, at which point is a 30 mph, C Class road with a weight restriction of 7.5t. Vehicular access to the site from Church Lane appears to be undesirable due to the likely proximity of the access to the junction between Church Lane and Thornborough Road. If possible, an access from Robinson Road would alleviate this potential issue although this would appear to involve land outside of the applicants' control. There is a footway on the development side of Church Lane.
- **Ecology:** There is the potential for Great Crested Newts, water vole and badgers to be on site. The ponds, scrub/woodland, grassland and hedgerows may be potential BAP habitats. Half of the site is not developable without the loss of three water bodies which is not acceptable in ecology terms as there would be significant impacts on wildlife.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowners. The landowners support the development of the site. There is a covenant on the land which finishes in March 2019. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.89
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	22
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	22

C79 – Land off Townsend Lane, Donington le Heath

Site Description: This site, which consists of two parts, north and south of Townsend Lane, lies to the south west of Donington le Heath. It is Grade 2 Agricultural Land and consists of a field which currently appears to be used for informal storage. There are further fields to the south, west, east and north with some residential dwellings to the north east. Both of the parcels of land are within the National Forest and fall within the Minerals Consultation Area for the potential presence for below surface brick clay resources.

The northern part of the site is located within the Donington le Heath Conservation Area. Adjacent to its east boundary is a locally designated wildlife site which has been identified as a candidate Local Wildlife Site. A public footpath runs along the east boundary of the southern part of the site.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development, as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies the Coalville Urban Area as the Principal Town. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site does not appear to be able to have access to the public highway without accessing third party land.
- **Ecology:** There is the potential for badgers to be on site. The grassland is a potential BAP habitat. A Phase 1 habitat survey will be needed before making a decision.

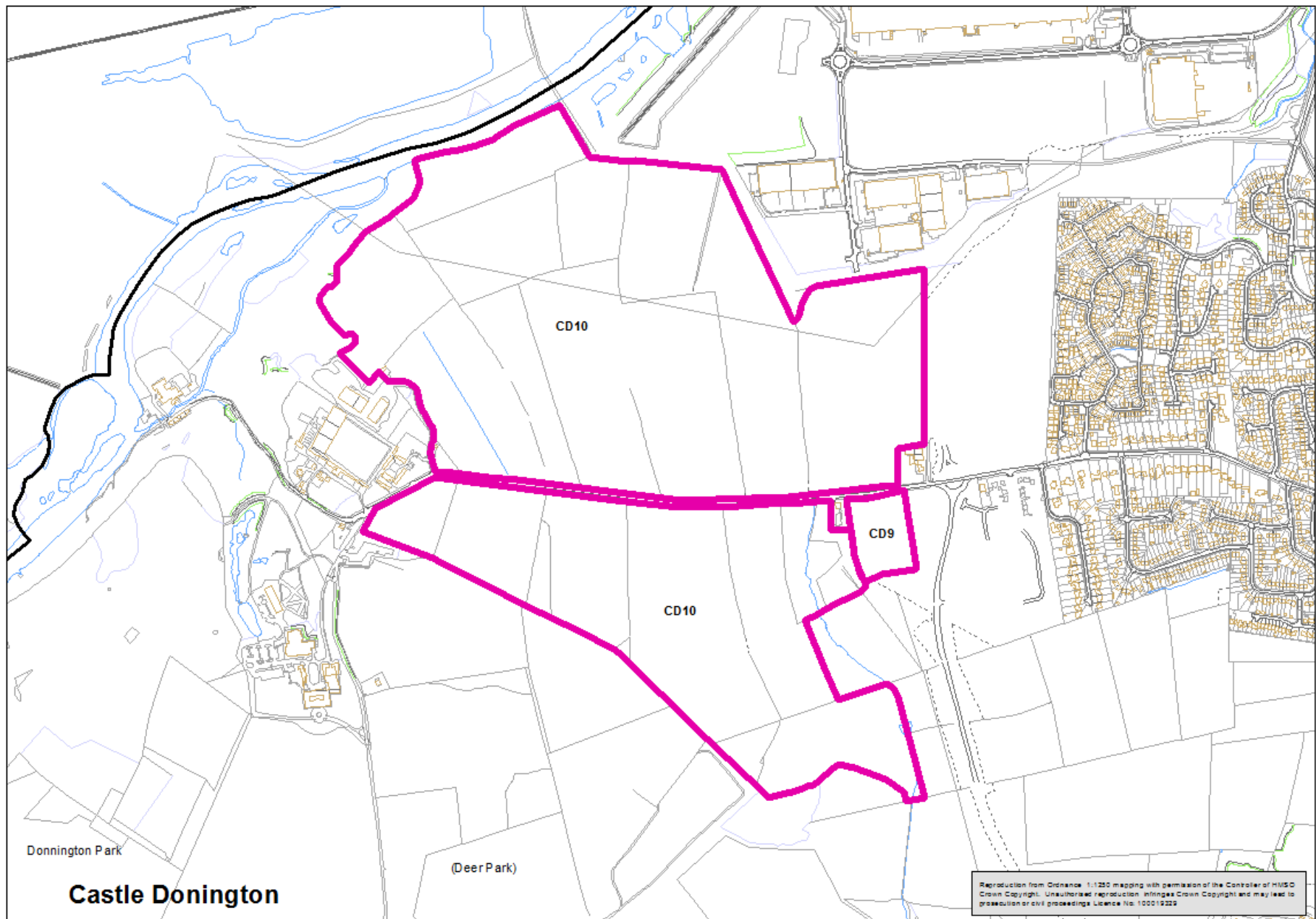
The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable.

Availability: The site has been submitted by an agent on behalf of the owner of the site, although no housebuilder is currently involved. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, other than the highways issues set out above - therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.57
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	14
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	10



CD9 – Land south of Park Lane, Castle Donington

Site Description: The site is a rectangular field currently used for agriculture south of Park Lane to the west of Castle Donington. The site is Grade 2 Agricultural Land. It is surrounded by land also in use for agriculture, although a large site to the west and north is also included in both the housing and employment parts of the SHELAA (Site CD10/EMP72). Over half of the site (southern part) is within a Local Wildlife Site, this being designated as such due to the presence of a badger sett.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Castle Donington as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document
- **Highways:** This site is likely to impact on the forthcoming Castle Donington relief road. Suitable modelling will be expected. Any new access onto the relief road which impacts its primary function is likely to be viewed unfavourably by the Highway Authority. Obligations towards the upgrade of Park Lane is likely to be sought from sites using it as an access point. The site would benefit from a coordinated masterplan and assessments with adjacent sites if these are all allocated through a future plan.
- **Ecology:** There is the potential for badgers to be on site, so a badger survey will be required. The hedge has the potential to be a BAP habitat, so needs to be retained with a buffer zone.

The site is some distance from the main build up area of Castle Donington, although the relief road when built will bring the built up area closer to the site. The site does not adjoin the Limits to Development and is poorly related to the settlement. The site is considered **potentially suitable**. A change in the Limits to Development would be required for the site to be considered suitable

Availability: The site is promoted by an agent of behalf of a client who owns the site, who has indicated support for the development of the land. There is no housebuilder involved at this stage. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**

Site Capacity:

Total Site Area Available for Development (hectares)	1.81
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	45
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25

CD10 – Land north and south of Park Lane, Castle Donington

Site Description: This large greenfield site comprises numerous agricultural fields both to the north and south of Park Lane, to the west of Castle Donington. To the north lies East Midlands Distribution Centre, the proposed route of the Castle Donington relief road will run to the east, Donington Park lies to the south and a farm lies to the west. The northern part of the site is within Flood Zones 2 and 3. It is a mixture of Grade 2, 3 and 4 Agricultural Land. Adjacent to its north east corner is a wooded area which is designated as a Local Wildlife Site, part of which overlaps slightly into this site. In addition, overhead power lines run across the site, east to west. Another site included in the SHELAA, CD9, also lies to the east.

The site is also promoted for employment uses and is included in the employment part of the SHELAA, see site Emp72.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Castle Donington as a Key Service Centre. The affordable housing requirements are set out in Appendix one of this document
- **Highways:** This site is likely to impact on the forthcoming Castle Donington relief road. Suitable modelling will be expected. Any new access onto the relief road which impacts its primary function is likely to be viewed unfavourably by the Highway Authority. Obligations towards the upgrade of Park Lane is likely to be sought from sites using it as an access point. The site would benefit from a coordinated masterplan and assessments with adjacent sites if these are all allocated through a future plan.
- **Ecology:** There is the potential for badgers, otter, water vole and GCN to be on site. Shacklebrook Hollow LWS (woodland) lies within the site. The hedges, trees, ditches, woodland, stream and possible grassland have the potential to be BAP habitats. The site is mostly arable. A Phase 1 habitat/hedge/badger survey will be needed. Development will probably be ok with avoidance, mitigation and compensation. Need to retain hedges with 5m buffer zones natural vegetation and 5m buffer zones to streams and on and off site woodland. Buffer zone of 20m along the Trent needed. Potential for biodiversity enhancement.

The site is some distance from the main build up area of Castle Donington, although the relief road, when built, will bring the built up area closer to the site. The site does not adjoin the Limits to Development and is poorly related to the settlement. The site is considered **potentially suitable**. As well as a change in the boundary of the Limits to Development there would also need to be a change in the development strategy to enable this site to be considered suitable.

Availability: The site is promoted by an agent on behalf of a client who owns the site, who has indicated support for the development of the land. There is no housebuilder involved at this stage. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**

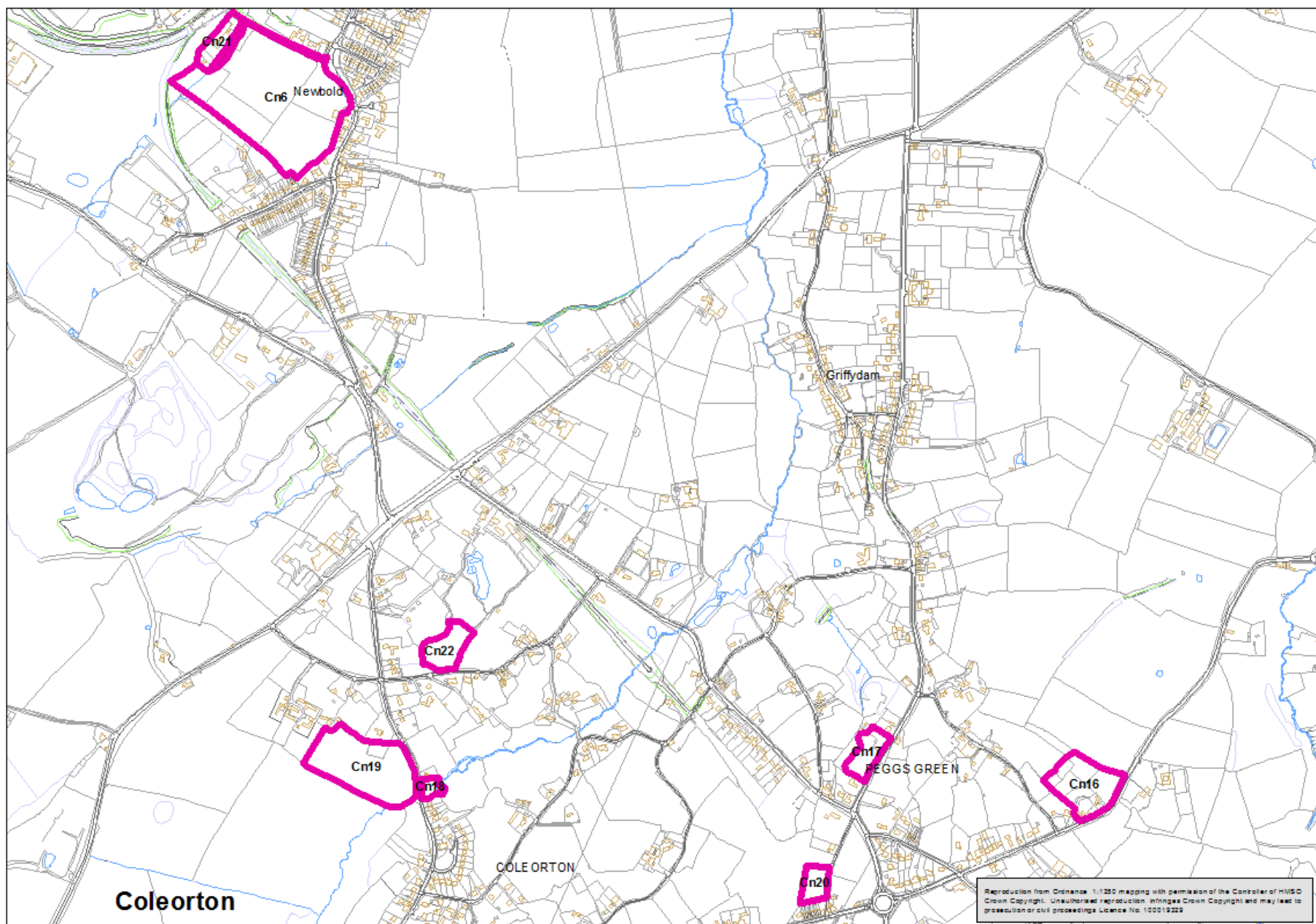
Site Capacity:

Total Site Area Available for Development (hectares)	95
Site Area Available for Housing Development (hectares)	47.5

Gross to Net Development Ratio	50%
Density Applied (dwellings per hectare)	30

As the site is included in the employment part of the SHELAA and the potential employment/housing split on the site is not known a range of capacity figures have been calculated.

Estimated capacity at 100% housing	1,425
Estimated capacity at 90% housing	1,283
Estimated capacity at 80% housing	1,140
Estimated capacity at 70% housing	998
Estimated capacity at 60% housing	855
Estimated capacity at 50% housing	713
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	50-100



Cn6 – Land off Worthington Lane, Newbold

Site Description: The site located off Worthington Lane, Newbold. The site is Greenfield land currently used for agricultural purposes. The site is undulating with a steep slope down from the road to the west. Mature hedges and post and rail fence enclose the field boundaries. There are residential properties to the north east, east and south east of the site, there are allotments to the north and employment premises to the west. The site is Grade 4 Agricultural Land. The site borders an area of TPO Woodland and an Ancient Monument (coal mining remains). Part of the site is within the Highways Consultation Zone. The site is within the Minerals Consultation Area for the potential presence of surface or near surface coal resources.

The site has also been submitted as part of the employment element of the SHELAA, see site Emp69.

Suitability:

- **Planning Policy:** The site is located outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Newbold as a small village. The Affordable Housing requirements are set out in Appendix one of this document.
- **Highways:** The site's limited frontage to the highway would make it difficult to achieve an appropriate access with the required visibility splays whilst speeds along Worthington Lane are likely to be above the limit. The site has minimal bus services and is remote from services, and therefore it is likely that residents would rely heavily on car travel. This site is therefore unlikely to be acceptable to the Highway Authority.
- **Ecology:** There are no designated ecological sites within the site boundary although the woodland to the north of the site is a candidate Local Wildlife Site. There is potential for badgers to inhabit the site. The hedges and adjacent woodland represent potential Biodiversity Action Plan habitats. The site is considered to be acceptable with mitigation, namely the retention of a 5m buffer zone along significant hedges; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. Furthermore, a buffer area to Newbold Woodland should be retained.

The site is outside the Limits to Development and is considered **potentially suitable**. A change in the Limits to Development would be required for the site to be considered suitable.

Availability: The site is promoted by the land owner which is a volume housebuilder. It is considered that the site is **available**.

Achievability: There are no known achievability of viability issues therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	6.6
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	124
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25

Cn16 – Land at 44 Loughborough Road, Coleorton

Site Description: This site, which lies to the south of Peggs Green, midway between Coleorton and Thringstone, is Grade 4 Agricultural Land and currently occupied by a house and a farm. It is surrounded by a mixture of fields, farms and dwellings. A footpath runs within the site, adjacent to the north boundary and the majority of the site comprises a candidate Local Wildlife Site. It is located within the National Forest and the Mineral Consultation Zone for the potential presence of at or near surface coal resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as being a sustainable village, the remainder being identified as a small village. The site is outside of the area identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site benefits from extant access onto the A512 Loughborough Road where the speed limit is 40mph. It should be noted that Footpath M97 traverses the site. Whilst the quantum of development is unknown at this stage, owing to the rural nature of the road, the speed limit and potential for increased use of the traffic, the Highway Authority would need to be satisfied that safe and suitable access could be achieved in line with standards of the LHDG if minded to support development.
- **Ecology:** There is the potential for badgers to be on site. The grassland within the site is designated as a Local Wildlife Site. The hedge and species rich grassland are potential BAP habitats. Due to the high quality of the grassland, development should be resisted unless more recent surveys show it has lost value.

The site is outside of the Limits to Development and is considered **potentially suitable**; but only if up-to-date surveys show that the grassland has lost value, and a change in the Limits to Development would also be required for the site to be considered suitable.

Availability: The site has been submitted by the owner of the site, although no housebuilder is currently involved. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, other than the ecology and highways concerns set out above, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.5
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	37
(Owner has indicated a maximum of 5 dwellings)	
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	10

Cn17 – Land to side of 55 Nottingham Road, Coleorton

Site Description: This site, which lies to the east of Coleorton, is Grade 4 Agricultural Land and is currently occupied by a field and some outbuildings. It is surrounded by a mixture of fields, farms and dwellings. It is located within the National Forest and the Mineral Consultation Zone for the potential presence of at or near surface coal resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as being a sustainable village, the remainder being identified as a small village. The site is outside of the area identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site shares a boundary with Nottingham Road, a C Class classified road with a 30mph speed limit and 7.5t weight restriction. Nottingham Road at this location already benefits from footway provision and bus stops. Suitable site access appears achievable subject to it being designed in accordance with standards required for the scale of development set out in the LHDG for agreement with the Highway Authority.
- **Ecology:** There is the potential for badgers to be on site. The northern part of the site is a Local Wildlife Site but appears to have already been lost. The hedge and species rich grassland are potential BAP habitats. The site contains small grasslands. A Phase 1 habitat survey is needed before a decision can be made. All hedges would need to be retained with a 5m buffer.

The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable.

Availability: The site has been submitted by the owner of the site, although no housebuilder is currently involved. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.55
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	14
(Agent has suggested a maximum of 10 dwellings at 20 dph)	
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	7

Cn18 – Land to the south of Brooklyn, Coleorton

Site Description: This site, which lies immediately to the north of Coleorton, is partly undeveloped and partly occupied by the access to the adjoining property. The site is Grade 4 Agricultural Land. There are dwellings to the north and south and fields/vegetation to the east and west across Lower Moor Road. A river runs along the site's southern boundary and forms part of the locally designated wildlife site that is located adjacent to the site's north, east and south boundary. The south eastern part of the sites is located within Flood Zones 2 and 3. The site is within the National Forest and the Minerals Consultation Area for the potential presence of surface or near surface coal resources. The boundary of Coleorton Hall (Historic Grade 2* Historic Garden) is opposite the site to the west.

Suitability:

- **Planning Policy:** The site is adjoining but outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as being a sustainable village, the remainder being identified as a small village. The site is outside of the area identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site shares a boundary with Lower Moor Road, a C Class road with a 30mph speed limit and 7.5t weight restriction. Suitable site access appears achievable subject to it being designed in accordance with standards required for the scale of development set out in the LHDG for agreement with the Highway Authority.
- **Ecology:** There is the potential for badgers, otters and water vole to be on site. The river is a historic Local Wildlife Site. The stream and trees are potential BAP habitats. Development should be ok as long as a 10m buffer is incorporated around the natural vegetation and the trees are retained along the watercourse.

The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable.

Availability: The site has been submitted by the owner of the site, although no housebuilder is currently involved. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.2
Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	6
(Owner has indicated a maximum of 5 dwellings)	
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	3

Cn19 – Land to west of Lower Moor Road, Coleorton

Site Description: This site, which lies to the north west of Coleorton, is currently a field, with small areas of woodland to the north and south east. The site is Grade 4 Agricultural Land. It is surrounded by a mixture of fields, farms and dwellings. A footpath cuts across the south east corner of the site and a pipeline line cuts across the central part of the site (east to west). The south eastern edge of the site is located within Flood Zones 2 and 3. The site is located within the boundary of the Coleorton Hall designation as a Grade 2* Historic Park. It is also located within the National Forest and the Minerals Consultation Area for the potential presence of surface or near surface coal resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as being a sustainable village, the remainder being identified as a small village. The site is outside of the area identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site shares a boundary with Lower Moor Road, a C Class road with a 30mph speed limit and 7.5t weight restriction. Suitable site access appears achievable subject to it being designed in accordance with standards required for the scale of development set out in the LHDG for agreement with the Highway Authority.
- **Ecology:** There is the potential for badgers to be on site. The site is within a historic Local Wildlife Site (grassland). The hedges, grassland, trees and stream are potential BAP habitats. The grassland may be species rich. A Phase 1 habitat survey will be needed before making a decision.

The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable.

Availability: The site has been submitted by an agent on behalf of the owner of the site, although no housebuilder is currently involved. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.65
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	50
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25

Cn20 – Rear of 92 Loughborough Road, Coleorton

Site Description: This site, which lies to the east of Coleorton, just off Loughborough Road, currently contains a variety of outbuildings as well as areas of grass and woodlands. It is surrounded by a mixture of fields, woodlands and dwellings. The site is Grade 4 Agricultural land and is within the National Forest and the Minerals Consultation Area for the potential presence of surface of near surface coal resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as being a sustainable village, the remainder being identified as a small village. The site is outside of the area identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site shares a boundary with Tugbys Lane which is restricted in its width and does not benefit from pedestrian facilities. The junction of Tugbys Lane and Zion Hill/ Nottingham Road is also sub-standard in design. Tugbys Lane is constrained and is not suitable for traffic increases much beyond its current use without significant supporting measures.
- **Ecology:** There is the potential for badgers to be on site. The grassland is a potential BAP habitat. The grassland may be species rich. A Phase 1 habitat survey will be needed before making a decision. A 5m buffer zone will be needed to the hedges.

The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable.

Availability: The site has been submitted by an agent on behalf of the owner of the site, although no housebuilder is currently involved. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, other than the highways issues set out above - therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.29
Gross to Net Development Ratio	100%
Density Applied (dwellings per hectare)	30
Estimated capacity	9
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	5

Cn21 – Pipeyard Lane, Newbold Coleorton

Site Description: This site, which lies to the west of Newbold Coleorton, is currently occupied by a crusher yard. It is surrounded by the TNT distribution warehouse complex to the north west and open space and woodlands on the other sides. The site is within the Minerals Consultation Area for the potential presence of surface or near surface coal resources and is Grade 4 Agricultural Land.

The site has also been submitted as part of the employment element of the SHELAA, see site Emp71.

Suitability: The site has been granted outline planning permission (ref: 18/01534/OUT) for a mixed use development comprising office premises (B1) and residential development of six dwellings. A reserved matters application has not yet been submitted.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). It is also allocated within a larger site as an Existing Employment Area under Ec3. The adopted Local Plan identifies Newbold as a small village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** Highways access is acceptable as set out in the current application.
- **Ecology:** There is the potential for badgers, bats and GCN to be on site. The woodland is a potential BAP habitat.

Notwithstanding the site is outside of the Limits to Development, planning permission has been granted for the development of this site and is therefore considered suitable.

Availability: The site has been submitted by an agent on behalf of the owner of the site, although no housebuilder is currently involved. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.38
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	6 (as per permission)
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	5

Cn22 – Land at Aqueduct Road, Coleorton

Site Description: This site is located to the north of Aqueduct Road and is agricultural land. The site is bound by mature hedgerows and in places mature trees. There are residential dwellings to the south of the site on the opposite side of Aqueduct Road and also to the west of the site. There is a footpath that runs north to south through the centre of the site. The site is within the Minerals Consultation Area for the potential presence of surface or near surface coal resources. The site is Grade 4 Agricultural Land and is within the National Forest.

Suitability: The site has been subject to two previous outline planning applications. Application 16/01289/OUT was submitted for the development of two dwellings and application 17/00261/OUT was a resubmission of the previous application but for the development of one dwelling. Both applications were refused.

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies only the Lower Moor Road area of Coleorton as being a sustainable village, the remainder being identified as a small village. The site is outside of the area identified as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The County Highways Authority has no objections to the previous applications subject to the imposition of notes to the applicant on any consent granted.
- **Ecology:** The County ecologist had no objection, subject to conditions, to the previous planning application (17/00261).

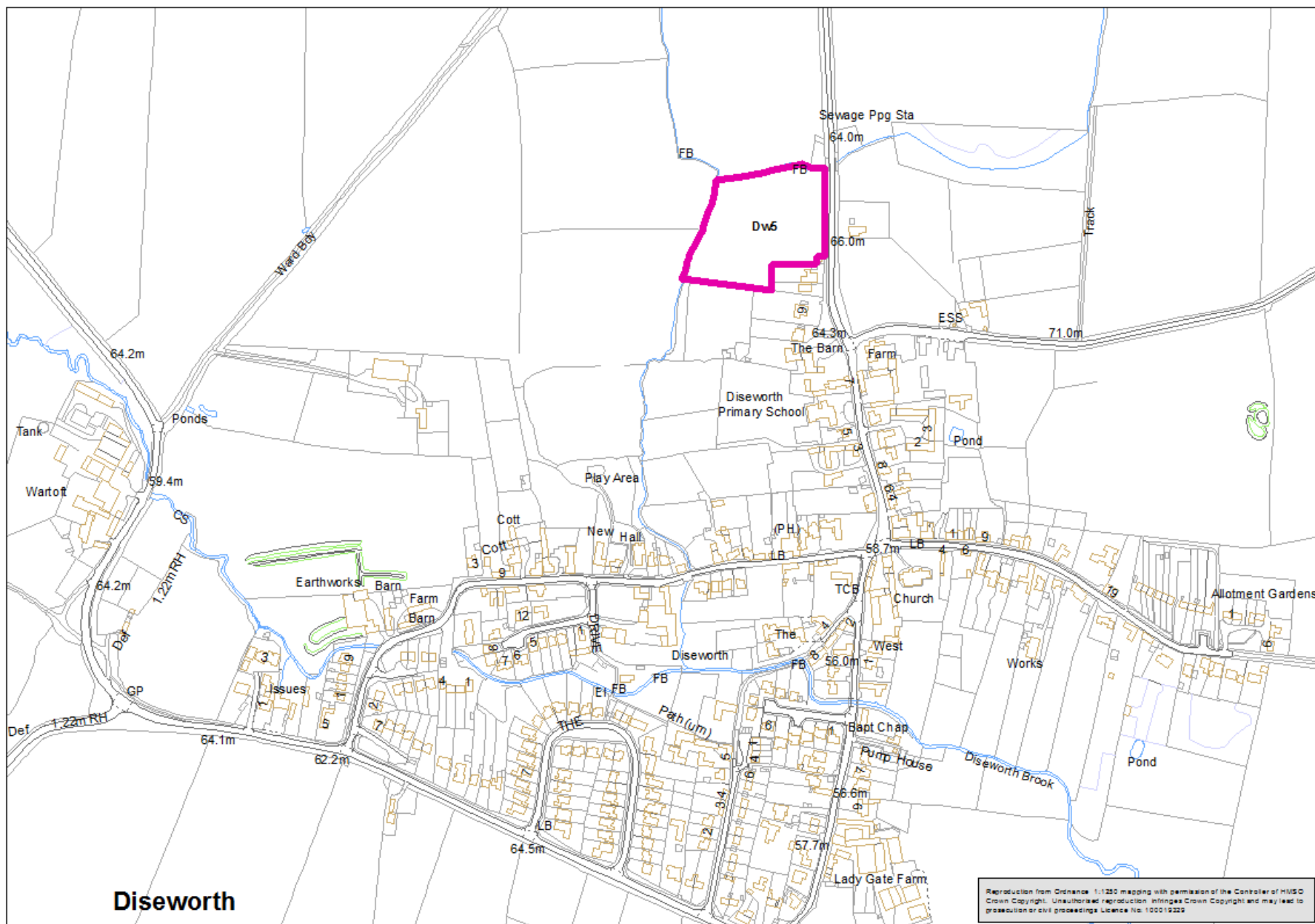
The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable.

Availability: The site has been submitted by the landowner. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.68
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	17
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	8



Dw5 – Land at Grimes Gate, Diseworth

Site Description: This site, which lies to the north of Diseworth, is currently in agricultural use and is Grade 3 Agricultural Land. The site is bordered by hedgerows. There are also fields to the north and west. To the south lies a row of residential dwellings. A public footpath cuts through the site (north to south).

Suitability:

- **Planning Policy:** The site is adjoining, but outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Diseworth as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site has an existing access off Grimes Gate, which lies just beyond the 30mph speed limit, which should look to be reutilised and designed in accordance with standards required for the scale of development set out in the LHDG for agreement with the Highway Authority to serve the development, along with appropriate parking and turning facilities. It should be noted that a Public Footpath traverses the site, and this will need to be considered as part of any future internal layout.
- **Ecology:** There is potential for badgers and water voles to inhabit the site. The stream, hedgerows and possibly grassland within the site represent potential Biodiversity Action Plan habitats. A Phase 1 habitat survey will be needed before making a decision. Buffer zones will also be needed to the streams and hedges.

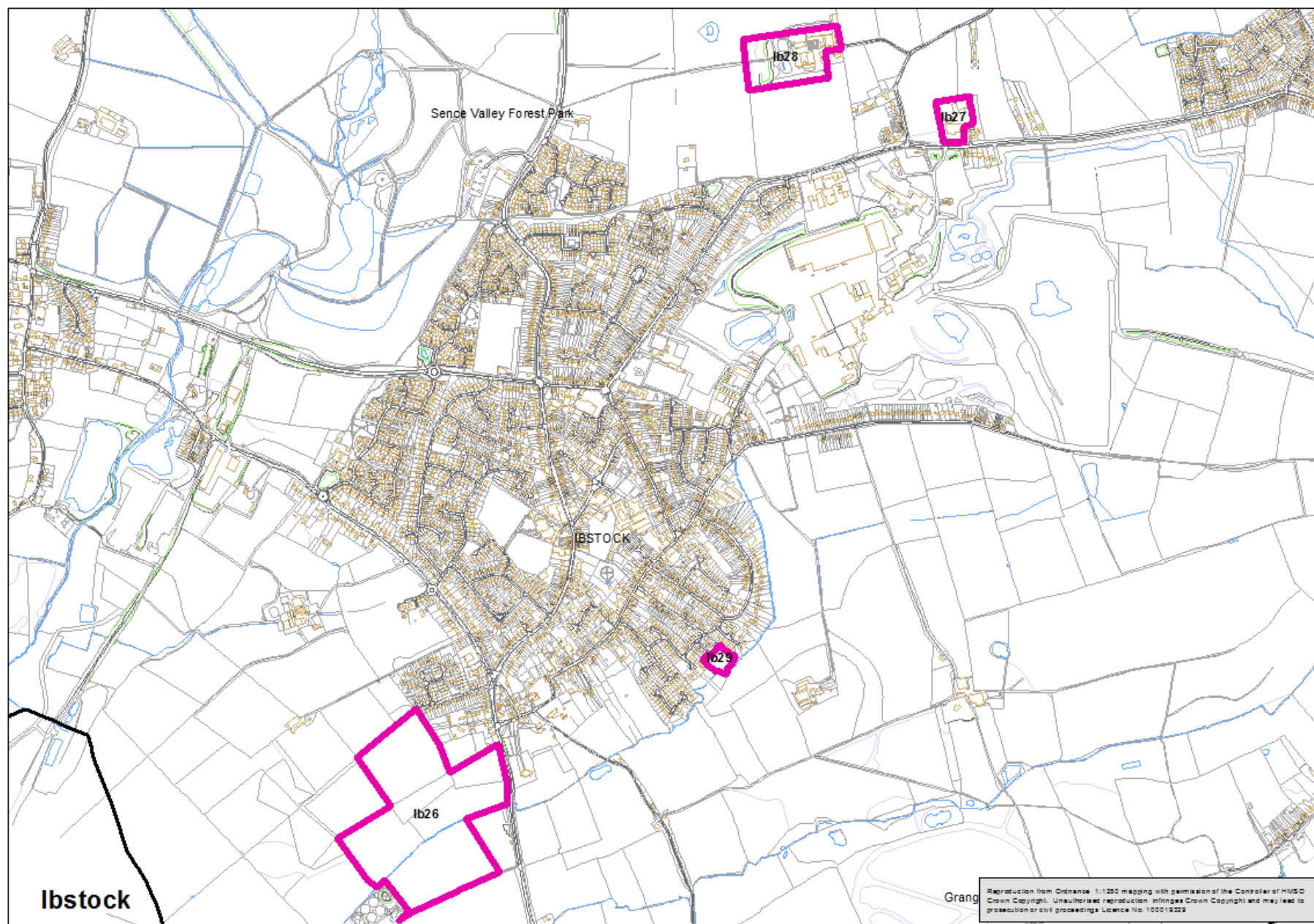
The site is outside of the Limits to Development and is considered **potentially suitable**; a change in the Limits to Development would also be required for the site to be considered suitable.

Availability: The site has been submitted by an agent on behalf of the owner of the site, although no housebuilder is currently involved. The site is considered to be **available**.

Achievability: There are no known physical or economic constraints, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.14
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	28
(Agent has indicated a maximum of 25)	
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	14



Ib26 – Land west of A447, Ibstock

Site Description: The site consists of a number of fields which lie to the south west of Ibstock, adjoining the A447 and is a mixture of Grade 2 and 3 Agricultural Land. There are additional fields to the south, west and north. Residential properties border to the north east of the site and St Denys church lies on the other side of the A447. It is within the National Forest and the majority of the site falls within the Minerals Consultation Area for the potential presence of below surface brick clay resources. A public footpath runs through the northern part of the site (east to west) and a further public footpath runs along its northern boundary. A brook runs through the central part of the site (east to west), beside which are located Flood Zones 2 and 3.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site links with the adopted highway on the A447 Hinckley Road and Church View. Where the site adjoins the A447, a 50mph speed limit is in operation and thus, without the introduction of appropriate speed reduction measures to effectively extend the settlement boundary, the creation of new accesses would likely be considered contrary to IN5. A small quantum of development could be acceptable off Church View, but should not create a through route to the A447.
- **Ecology:** There is the potential for badgers and water vole to be on site. The hedges, stream and grassland are potential BAP habitats. A large part of the site is arable, but some grassland. Development is probably ok in part, with avoidance of the grassland and mitigation. A Phase 1 habitat survey will be needed to identify the quality of the grassland. Buffer zones will be required to the stream and hedges and the hedges will need to be retained.

The site is outside the Limits to Development. The site is considered **potentially suitable**. A change in the boundary of the Limits to Development would be required for the site to be considered suitable.

Availability: The site is in multiple ownership. The site is considered to be **potentially available**.

Achievability: There are no known viability or achievability issues; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	16.3
Gross to Net Development Ratio	62.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	306 (Agent suggests 110)
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	50

Ib27 – Sunnyside Garden Centre, Ibstock

Site Description: The site is currently occupied by an existing garden centre and lies on the north side of Leicester Road between Ibstock and Ellistown. It is surrounded to the north, east and west by fields and to the south by a short row of residential properties and a quarry. The site is within the National Forest and is Grade 3 Agricultural Land.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site is accessed off Leicester Road where there is a 40mph speed limit in operation between Ellistown and Ibstock. Any future site access should be designed in accordance with standards required for the scale of development set out in the LHDG for agreement with the Highway Authority to serve the development, along with appropriate parking and turning facilities. There is a lack of footway provision in the vicinity of the site which would need to be improved upon as part of any future development to enable access to local bus stops.
- **Ecology:** There is a low risk to protected species from development on the site. Development is unlikely to impact upon ecology.

The site is outside the Limits to Development. The site is considered **potentially suitable**. A change in the boundary of the Limits to Development would be required for the site to be considered suitable.

Availability: The site has been submitted by the owner, although at the present time it is still in use as a garden centre. The site is considered to be **potentially available**.

Achievability: There are no known viability or achievability issues; the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.21
Gross to Net Development Ratio	82.5%
Density Applied (dwellings per hectare)	30
Estimated capacity	30
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	15

Ib28 – Land off Blackberry Lane, Ibstock

Site Description: The site is located to the north of Ibstock and accessed off Blackberry Lane. The site is in agricultural use and on the site are a number of very large agricultural buildings mainly contained to the eastern half of the site. In the western part of the site is a pond and agricultural land. The western extent of the site is bound by hedgerows and there are more trees contained within and along the boundary of the western part of the site. The residential dwelling associated with the farm is outside the site boundary but does adjoin the site to the south eastern corner. The remainder of the site is surrounded by agricultural land. There is a site of archaeological interest to the north east of the site that has been identified for the presence of crop marks. There is a gas pipeline that runs just beyond the eastern boundary of the site. The site is Grade 3 agricultural land and is within the National Forest. The western half of the site is within the Minerals Consultation area for the potential presence of brick/clay resources. The western third of the site is within the Minerals Consultation area for the potential presence of near or at surface coal resources and the whole site is within the Minerals Consultation area for the potential presence of sand and gravel resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** No comments received to date
- **Ecology:** The buildings don't appear to be very suitable for bats, but would suggest that a scoping report is needed, plus possibly some surveys. Same for the pond on site; it doesn't look all that suitable for Great Crested Newts (GCN), a scoping survey would confirm this. There is a good pond to the west, so this would need GCN surveys as it's within 75m of the site boundary. Any bats are likely to be dealt with through mitigation, but presence of GCN may affect amount of developable land present (bearing in mind the SHELAA to the south, this could result in trapping GCNs between 2 sites, if they're present). A Barn Owl and nesting bird survey is needed. The surveys requested above would be required before a decision on the suitability of the site from an ecology perspective could be made.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the Limits to Development would be required for the site to be considered suitable.

Availability: The site is promoted by an agent. The owner of the site supports the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	3.66
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	68
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25

Ib29 – Land off New Row, Ibstock

Site Description: The site is located at the end of New Row and is currently a recreation area. There is a children's play area on the same site but it is outside of the site boundary. The site is fairly flat and there is an area of dense planting along the south eastern and south western boundary. Just beyond the site boundary is a watercourse. An overhead electricity pylon runs across the south eastern extent of the site. There are residential dwellings to the north and west of the site and countryside to the east and partly to the south. A public footpath runs along the north eastern boundary of the site, there is a further footpath that runs just beyond the south eastern boundary. Adjoining the south eastern boundary of the site is a candidate Local Wildlife Site (Ibstock Pasture 1 + Stream). The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ibstock as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** No comments received to date
- **Ecology:** A buffer zone of at least 5m of natural open space should be retained between the edge of any development and the stream/hedge/Local Wildlife Site to the south, the buffers should not include gardens. There would be no objection in ecology terms with the caveat that a badger survey of the south east boundary is done; presence of badger would require mitigation. The site is considered acceptable with mitigation.

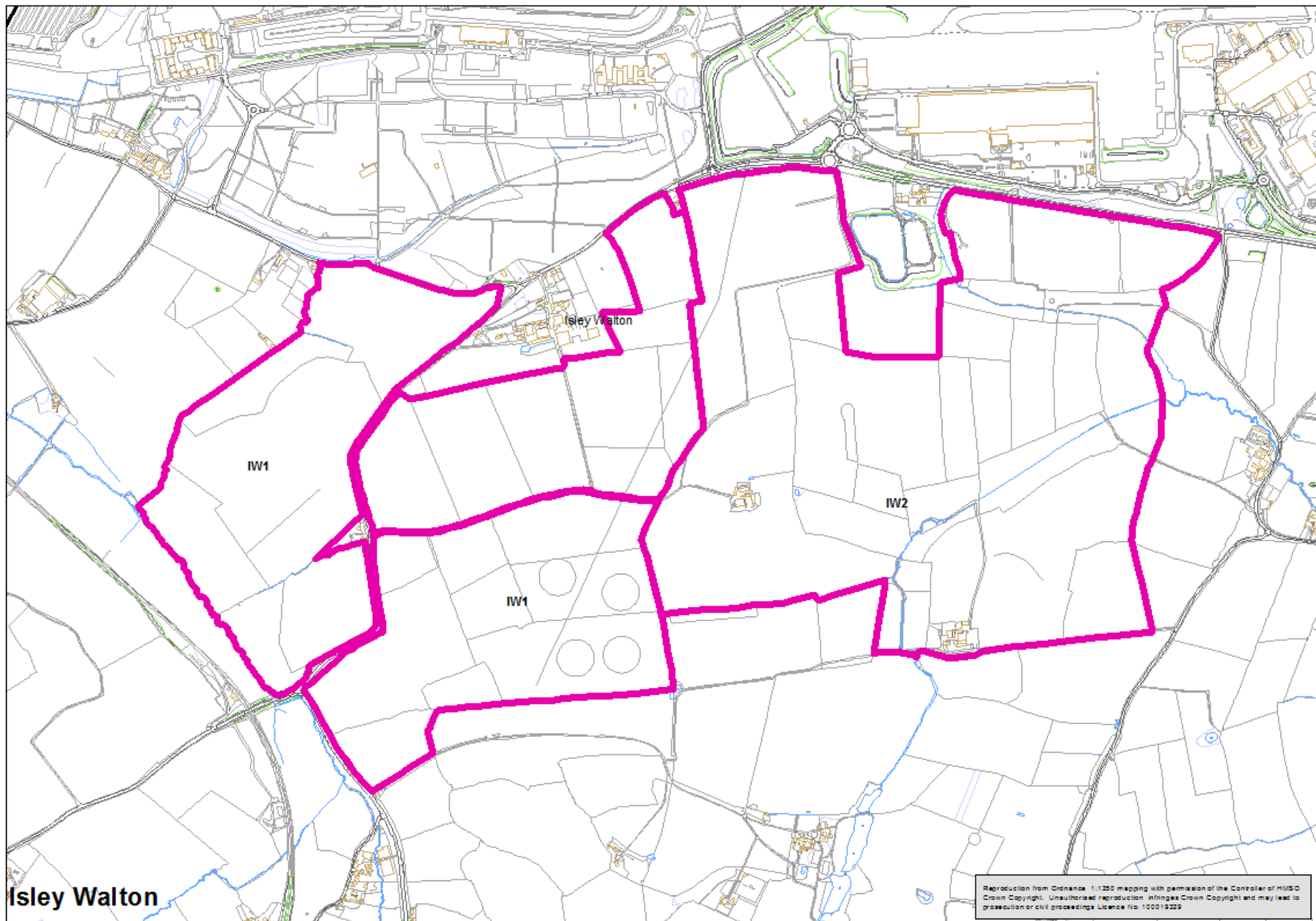
The site is located outside the Limits to Development and is considered **potentially suitable**. A change in the Limits to Development would be required for the site to be considered suitable.

Availability: There are no known ownership issues, the site is promoted by the landowner. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.36
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	9
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25



IW1 – Land west of Isley Walton

Site Description: The site is a large tract of land located to the south of the A453 and Melbourne Road. The site extends to the east, south and west of Isley Walton. The site is agricultural land and is divided into numerous different fields; there are mature hedgerows and trees throughout the site. In the south east corner of the site there are four notable circular areas of dense mature trees, these are known as The Dumps Plantation. There is a small area of woodland, Long Wood, outside the site boundary to the east of The Dumps Plantation. There are two small ponds adjoining the corner of the site to the south east of The Dumps Plantation. There are two known badger setts just outside the site boundary to the north of Melbourne Road. A watercourse runs along the western boundary of the site. There is a residential property, The White House, located to the east of the A453, whilst the property is outside the site boundary, the site does surrounded the property on all sides. A public footpath runs through the site, the footpath leaves the south of Isley Walton and runs southwards through the site to the east of The Dumps Plantation. The site is grade 3 agricultural land.

The site is being promoted for development as a new mixed use village to include a local centre, primary school, and a mixed residential development. See EMP68.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** Giving due consideration to the existing nature of Isley Walton (i.e. a small hamlet), any significant development in this location would effectively be a new settlement, and an understanding of the likely scale and on-site facilities etc. will be essential to understanding its potential transport implications, including the relationship with nearby key settlements and attractors (such as EMA and the Rail Freight Interchange). Any new access onto the A453 which impacts its primary function is likely to be viewed unfavourably, and as such should be of suitable scale and limited in number. Given its scale, this site would benefit from a coordinated masterplan and assessments to secure required mitigation
- **Ecology:** There is the potential for badgers and Great Crested Newts (GCN) to be on site. There are water voles known from the brook in the south. The trees, grassland, ponds, stream and hedgerows may be potential BAP habitats. There would need to be a Phase 1 habitat survey, also surveys for badger, water vole, GCN and a hedge survey. There are significant areas of grassland within the site boundary. Hedgerows should be retained with 5m buffer zones of natural vegetation. The stream/ditches should be retained with 5-10m buffer zones. The stream to the west is an important feature and habitat for water voles. A 5m buffer should be retained to off-site woodland.

The site is considered **potentially suitable**. As well as a change in the boundary of the Limits to Development there would also need to be a change in the development strategy to enable this site to be considered suitable. The site is a large tract of land outside the Limits to Development. Should the site be considered suitable for residential development, then it could be appropriate to include a local centre with facilities that would serve the local population.

Availability: The site has been submitted by an agent whose client has an option/conditional contract on the site. All owners of all parts of the site have indicated support for the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered potentially achievable.

Site Capacity:

Total Site Area Available for Development (hectares)	160
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	50%

As the site is included in the employment part of the SHELAA and the potential employment/housing split on the site is not known a range of capacity figures have been calculated.

Estimated capacity at 100% housing	2,400
Estimated capacity at 90% housing	2,160
Estimated capacity at 80% housing	1,920
Estimated capacity at 70% housing	1,680
Estimated capacity at 60% housing	1,440
Estimated capacity at 50% housing	1,200
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	50-100

IW2 – Land south of East Midlands Airport

Site Description: The site is a large tract of land located to the south of the A453 and to the south of the western extent of East Midlands Airport. The site extends from the A453 in the north to Woodhouse Farm to the south. The site boundary falls short of adjoining the settlements of Diseworth to the east or Isley Walton to the west. The site grade 3 agricultural land and is divided into fields of various shapes and sizes by mature trees and hedgerows. There are two farms within the site boundary; High Barn Farm and Woodhouse Farm. There are two reservoirs south of the A453, these along with a field to the rear of the reservoirs are outside the site boundary. Several public footpaths cross the site and provide links north from the A453 to just west of Woodhouse Farm in the south of the site. There are also footpath links east to west across the site. A watercourse runs along part of the eastern boundary of the site, this then travels diagonally across the site and runs to the west of Woodhouse Farm.

The site is being promoted as a new free-standing settlement/garden village. See EMP70 for employment assessment.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** Giving due consideration to the existing nature of Isley Walton (i.e. a small hamlet), any significant development in this location would effectively be a new settlement, and an understanding of the likely scale and on-site facilities etc. will be essential to understanding its potential transport implications, including the relationship with nearby key settlements and attractors (such as EMA and the Rail Freight Interchange).
- **Ecology:** There is the potential for badgers, Great Crested Newts (GCN), water vole to be on site as well as the potential for bats to be in the buildings on site. Some of the hedges are Local Wildlife Sites. The hedgerows, pond, stream and hedgerows may be potential BAP habitats. It is also possible that the grassland (ridge and furrow) may be a potential BAP habitat. Ecological surveys would be needed, a Phase 1 Habitats Survey, a badger survey and GCN survey. There are significant areas of grassland within the site boundary.

The site is considered **potentially suitable**. As well as a change in the boundary of the Limits to Development there would also need to be a change in the development strategy to enable this site to be considered suitable. The site is a large tract of land outside the Limits to Development. Should the site be considered suitable for residential development, then it could be appropriate to include a local centre with facilities that would serve the local population.

Availability: The site has been submitted by an agent on behalf of the site promoter. There are two landowners who own different parts of the site and both landowners support the development of the site. The site is considered to be **available**.

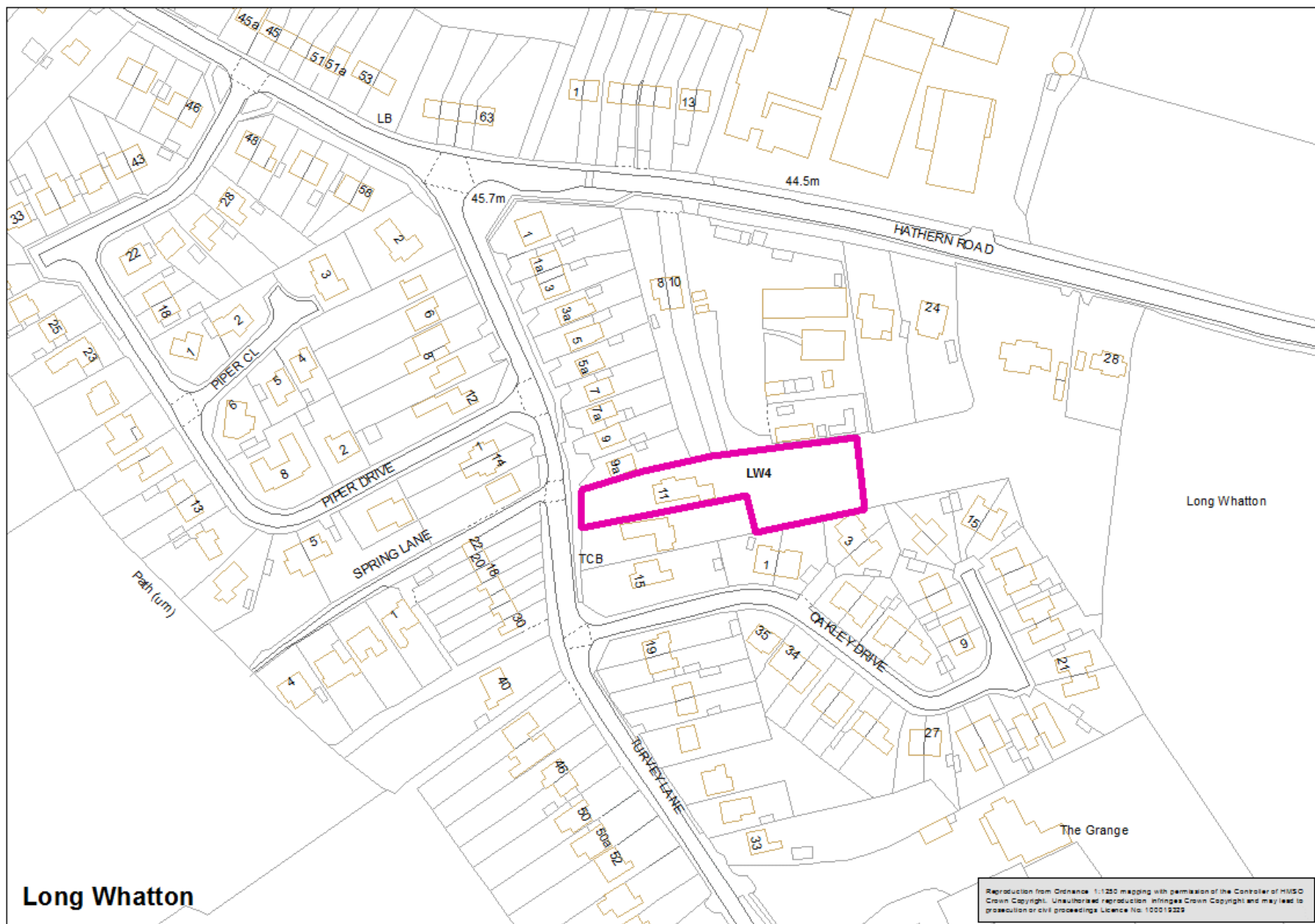
Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	156
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	50%

As the site is included in the employment part of the SHELAA and the potential employment/housing split on the site is not known a range of capacity figures have been calculated.

Estimated capacity at 100% housing	2,340
Estimated capacity at 90% housing	2,106
Estimated capacity at 80% housing	1,872
Estimated capacity at 70% housing	1,638
Estimated capacity at 60% housing	1,404
Estimated capacity at 50% housing	1,170
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	50-100



LW4 – 11 Turvey Lane, Long Whatton

Site Description: The site is located to the east of Turvey Lane and includes the residential property and garden/land to the rear of 11 Turvey Lane. Number 11 Turvey Lane is a detached bungalow set back from the road, the site is flat. The eastern extent of the site (end of the garden) is densely planted. To the north of the site is part residential and part commercial development. There is residential development to the south, east and west of the site. The site is grade 3 agricultural land.

Suitability:

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Long Whatton as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Turvey Lane, at which point is a 7.5t weight restricted, C Class road with a speed limit of 30 mph. Vehicular access to the site appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide. There is a footpath on the development side.
- **Ecology:** There is low possibility that there would be any protected species on site. Overall the site is considered acceptable in ecology terms, there is the potential for incorporating swift boxes.

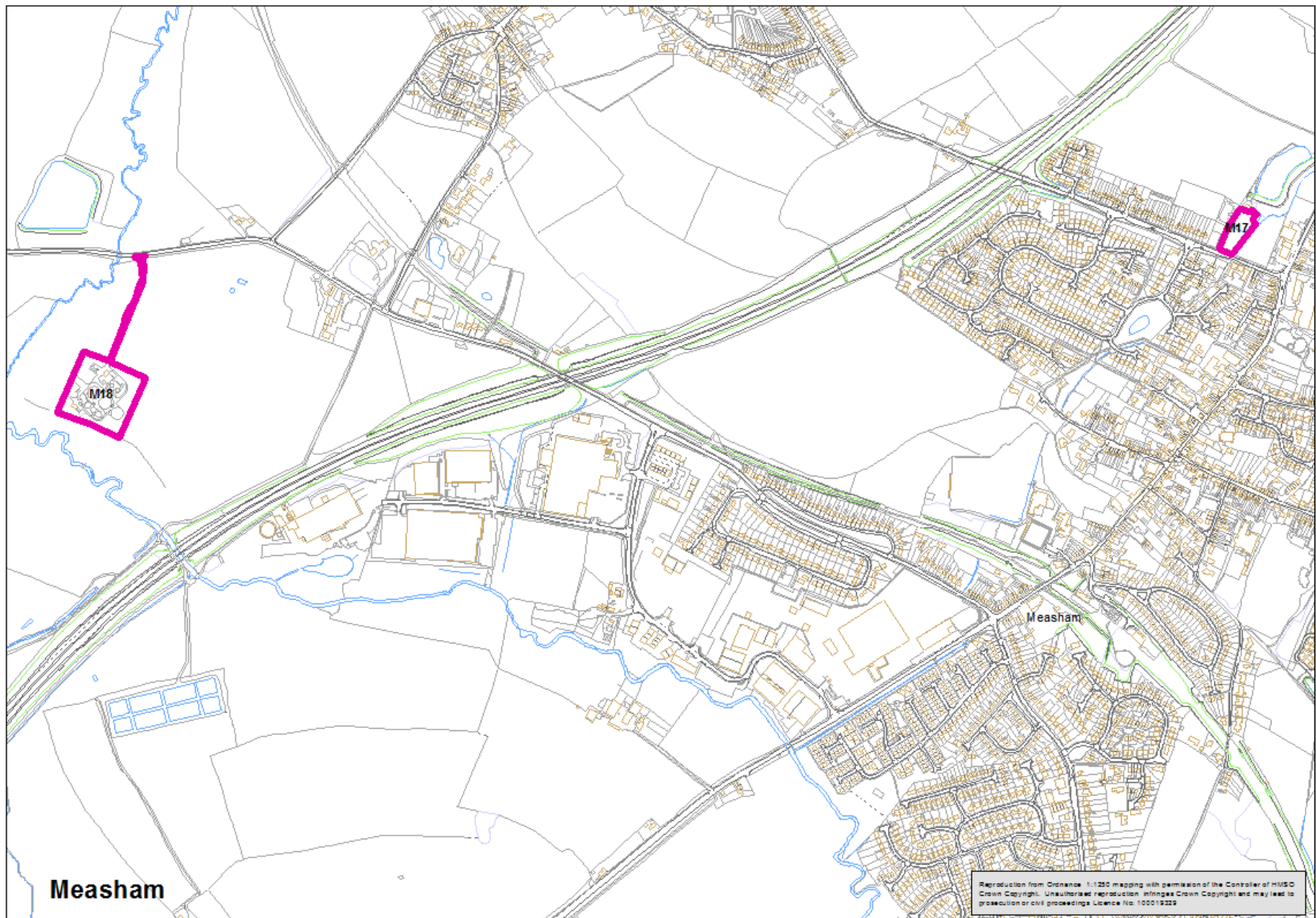
The site is within the Limits to Development and is therefore considered **suitable**.

Availability: The site is jointly owned and both landowners support the development of the site. The site is considered to be **potentially available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.25
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	100%
Estimated capacity	8
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25



M17 – The Pot Kilns, New Street, Measham

Site Description: The site is located to the north of New Street. There is a children's play area and car parking to the west of the site. To the north of the site is Pot Kilns Café beyond which is the Pot Kiln Fishing Pond. The site to the east has planning permission (ref: 14/00444/FUL) for the development of 9 dwellings, as at April 2019 development had not started. The site boundaries are a mixture of hedgerows and fences. The site is grade 4 agricultural land. The site is within the catchment of the River Mease SAC and is also within the National Forest. The site is within the Mineral Consultation Area for the potential presence of near or at surface coal resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Measham as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with New Street, at which point is a 7.5t weight restricted, C class road with a speed limit of 30 mph. Vehicular access to the site appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide. There is a footpath on the development side.
- **Ecology:** There is the potential for badgers to be on the site. The trees, grassland and hedgerows may be potential BAP habitats. The acceptability of the site in ecology terms would be dependent on the results of a tree and Phase 1 habitat survey.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable the site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowner. The landowner supports the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.33
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	100%
Estimated capacity	10
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25

M18 – Measham Works, Burton Road, Measham

Site Description: The site is located to the south of Burton Road and is some distance down a single track from the road itself. The site is currently a treatment works. The site is fairly isolated and some distance from Measham. The site is bound by mature planting and there are areas of dense tree planting on parts of the site. The site is Grade 2 agricultural land. The site is within the catchment of the River Mease SAC and is also within the National Forest. The site is within the Minerals Consultation Area for the potential presence of near or at surface coal resources and sand and gravel resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Measham as a Local Service Centre. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Burton Road, at which point is a 7.5t weight restricted, C class road with a speed limit of 60 mph. Vehicular access to the site appears achievable subject to designing/amending the existing access in accordance with the standards set out in the Leicestershire Highways Design Guide. There is no footpath in close vicinity to the access and the site appears to be remote in transport sustainability terms.
- **Ecology:** There is the potential for badgers to be on site. The grassland and hedgerows may be potential BAP habitats. Overall the site would be considered acceptable in ecology terms with the retention of tree and possibly some grassland depending on the results of a habitat survey.

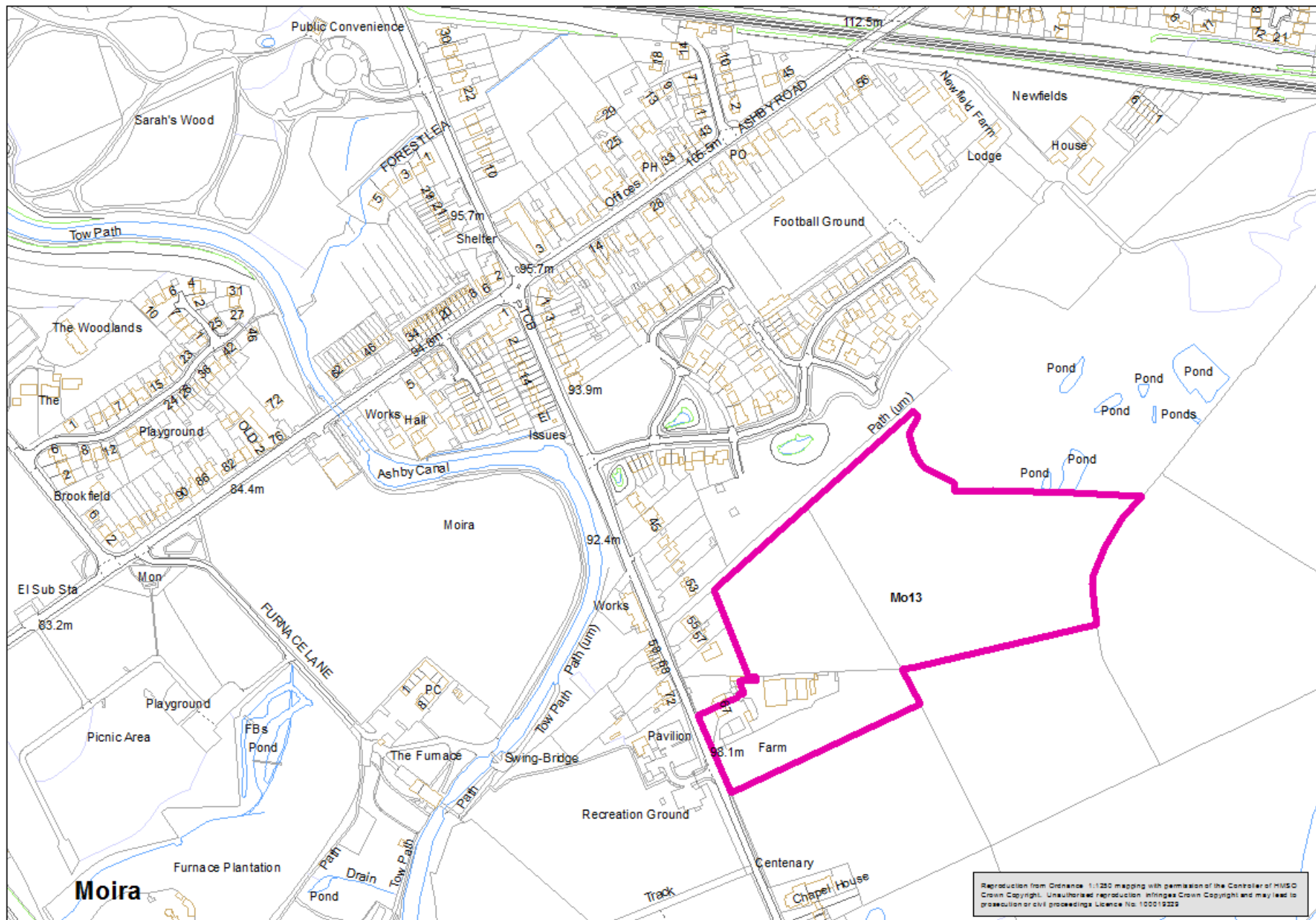
The site is located outside the Limits to Development and some distance from Measham and is therefore considered **not currently suitable**. There would need to be significant changes in Local Planning Policy for this site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowner. The landowner supports the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.8
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	44
<i>(The site is being promoted for between 1 and 5 dwellings)</i>	
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25



Mo13 – Warren House Farm, Measham Road, Moira

Site Description: The site is located to the east of Measham Road. The site includes the residential dwelling of No.67 Measham Road as well as a range of agricultural outbuildings which are located close to the residential dwelling in the south westerly extent of the site. To the north of the site is existing and new residential development. The site is bound by mature hedgerows. Along the north eastern boundary of the site is an area of densely planted woodland which is protected by a Tree Preservation Order. On the opposite side of Measham Road is a recreation ground with car parking and pavilion. To the south and south east of the site is agricultural land. A public footpath runs along the north western boundary of the site. The site is within the Minerals Consultation Area for the potential presence of near or at surface coal resources. The site is within the catchment of the River Mease SAC and is also within the National Forest.

Suitability:

- **Planning Policy:** The part of the site that includes 67 Measham Road and the adjoining agricultural buildings is within the Limits to Development. The remainder of the site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Moira as a sustainable village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Measham Road, at which point is a 7.5t weight restricted, 30mph C Class road with an existing footway on the development side of the carriageway. Vehicular access to the site appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide. The site appears to abut two Public Rights of Way (P35 & 108) and careful consideration will need to be given to this.
- **Ecology:** There is the potential for bats, badgers and Great Crested Newts to be on the site. An important Local Wildlife Site (Newfield Colliery) is adjacent to the site. The grassland and hedgerows may be potential BAP habitats. A Grassland Phase 1 survey would be required. A 10m buffer would be required adjoining Newfield Colliery. Hedgerows should be retained with a 5m buffer.

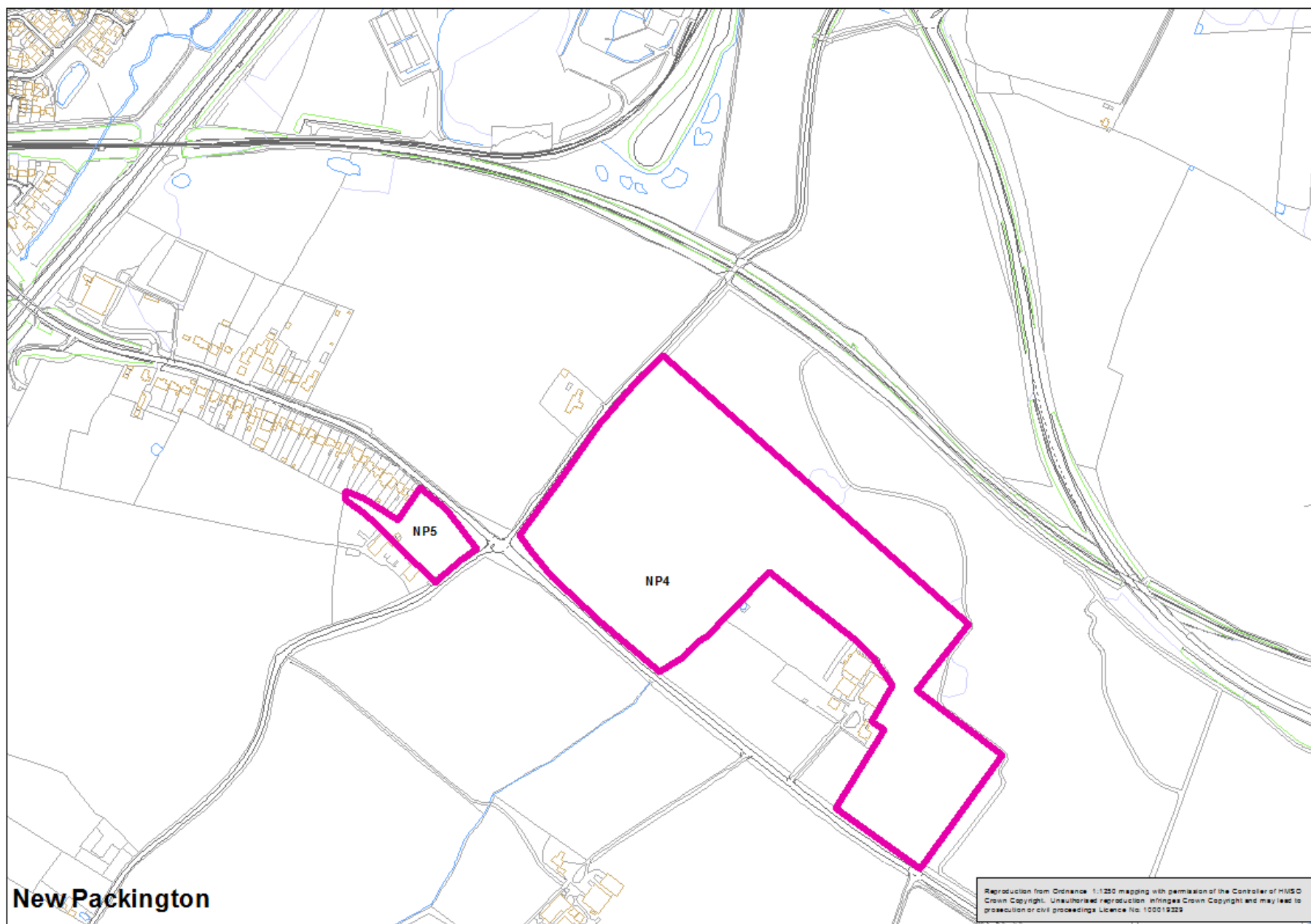
The part of the site that is within the Limits to Development would be considered **suitable**. The remainder of the site is outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this part of the site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowners. The land is in joint ownership and both landowners support the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	5.67
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	107
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25



NP4 – Breach Farm, Leicester Road, New Packington

Site Description: The site is located to the north of Leicester Road and comprises a large swathe of land surrounding Breach Farm. The site does not include Breach Farm, its associated outbuildings or two fields between the road and the farm. The site is agricultural land and there is further agricultural land to the south and west of the site. There are areas of woodland to the north and east of the site. The site is located some distance from a settlement. The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The site is grade 3 agricultural land. The site is within the catchment of the River Mease SAC and is also within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site shares a boundary with Leicester Road, which is a C Class road with a 50mph speed limit and a 7.5t weight restriction. Leicester Road does not benefit from pedestrian facilities in this location. There is a vertical curve along Leicester Road; this would need to be taken into consideration. Suitable site access would need to be designed in accordance with standards required for the scale of development set out in the Leicestershire Highways Design Guide for agreement with the Highway Authority to serve the development, along with appropriate parking and turning facilities.
- **Ecology:** It is unlikely that there are any protected species on the site but the hedgerows may be potential BAP habitats. Overall the site is considered acceptable in ecology terms provided the hedgerows are retained with 5m buffers and a buffer is included along the northern boundary of the site with the woodland are beyond the boundary. There is the potential for ecology enhancements.

The site is located outside the Limits to Development and some distance from the nearest settlement. The site is considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable the site to be considered suitable.

Availability: The site promoted by an agent on behalf of the landowner. The landowner supports the development of the land. There are no known ownership issues. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	15.4
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	289
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25

NP5 – Leicester Road and Coleorton Lane, New Packington

Site Description: The site is located to the south of Leicester Road and to the north west of Coleorton Lane. The site is vacant/agricultural land. The site is almost rectangular however a small part of the site extends behind the rear gardens of a number of properties that front onto Leicester Road. There is agricultural land to the north and east of the site, residential dwellings to the west and there are a number of agricultural buildings to the south of the site. The site is grade 3 agricultural land. The site is within the catchment of the River Mease SAC and is also within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies New Packington as a Hamlet. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site shares a boundary with Coleorton Lane, at which point is a derestricted C Class road. It is unclear whether appropriate visibility could be achieved. Pedestrian movements to and from the local community would also be restricted due to the absence of an adjacent footway linkage. It is unclear whether the site also shares a boundary with Leicester Road, which is a 40mph C Class road. Subject to this being confirmed, preference would be for access to be taken from Leicester Road. Vehicular access to the site from Leicester Road appears to be achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highway Design Guide. Southbound visibility may be constrained due to the presence of a vertical curve on Leicester Road. Due consideration should be given to the creation of a footway along the site frontage to link to the existing provision on Leicester Road.
- **Ecology:** A badger and habitat survey would be needed before any decisions could be made. Possibility that a bat survey would be needed as the buildings on site may be suitable for bats. The hedges along Coleorton Lane are designated as Wildlife sites and are species-rich, and would need to be protected with a 5m buffer of natural open space alongside.

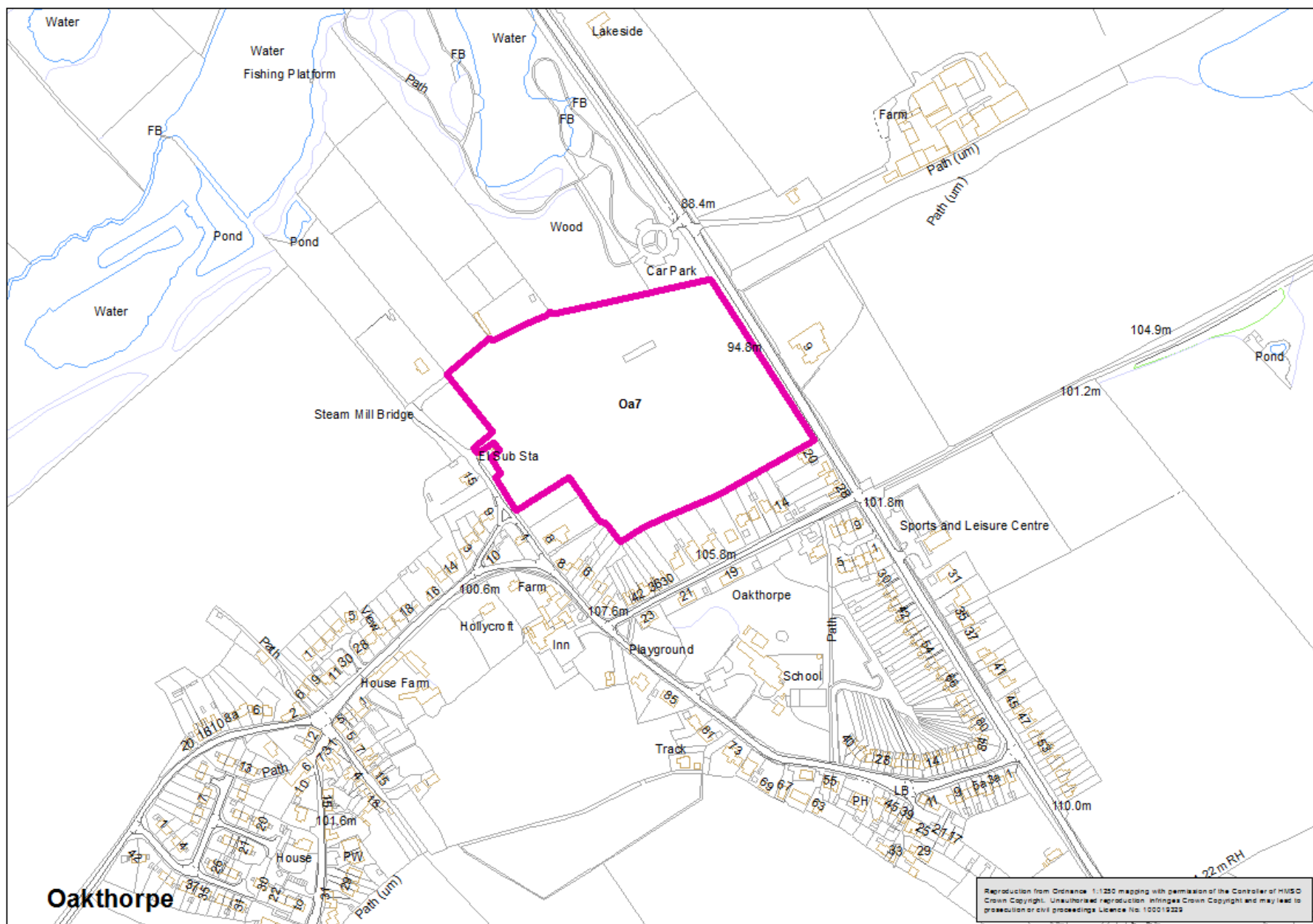
The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is in single ownership and is promoted by the landowner. The landowner supports the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.89
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	22
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25



Oa7 – Land off Measham Road, Oakthorpe

Site Description: The site is located between Measham Road, New Street and Canal Street. The site is agricultural land and is bound for the most part by mature hedgerows and trees. The site adjoins the rear gardens of properties fronting New Street, School Street and Canal Street. The site adjoins Saltersford Wood, and associated car park, along its north western boundary. The site slopes quite steeply downwards from its highest point at the rear of the houses along New Street to where it adjoins Saltersford Wood. The route of the Ashby Canal (if reinstated along the former route) would be within the boundary of north western part of the site. There is a public footpath that runs along the sites boundary with Saltersford Wood. A further footpath crosses straight through the site from Measham Road to Canal Street and it runs a little way back from the rear gardens of the properties fronting New Street. There are overhead power cables running alongside the sites boundary with Measham Road. A further set of overhead cables run diagonally across the very western extent of the site from Canal Street across to the north western boundary. The site is grade 4 agricultural land. The site is within the catchment of the River Mease SAC and is also within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Oakthorpe as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Measham Road, at which point is a 7.5t weight restricted, 30mph C Class road. Vehicular access to the site appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide. There was a fatal traffic accident within the vicinity of the site within the last five years; this needs to be considered.
- **Ecology:** There is the potential for badgers to be on site. There is an adjoining Local Wildlife Site – Saltersford Brook Wetlands. The grassland and hedgerows may be potential BAP habitats. A Phase 1 Habitat Survey would be required. A 10m buffer would be required along the sites boundary with the woodland as well as buffer zones along the hedgerows.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is being promoted by an agent on behalf of a client who has an option/conditional contract on the land. There are no known ownership issues; site is in single ownership and the landowner supports development on the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	4.62
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	86
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25

P7 – Land West of Redburrow Lane, Packington

Site Description: The site is located to the south of Normanton Road and to the west of Redburrow Lane. The site is agricultural land bound by mature hedgerows and trees. The site is split into a number of different paddocks by post and rail fencing. The site is flat. The whole site is within the Mineral Consultation Area for the potential presence near or at surface coal resources. The majority of the site is also within the Mineral Consultation Area the potential presence of sand and gravel resources. The site is grade 3 agricultural land. The site is within the catchment of the River Mease SAC and is also within the National Forest. The Residential development of 30 dwellings has recently been completed on the site immediately to the west of this site.

There has been a previous outline planning application (ref: 17/01575/OUT) on the site. The application was for the development of one detached self-build dwelling. The application was refused.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Packington as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Normanton Road, which is a derestricted C Class road with a 7.5t weight restriction. It also shares a boundary with Redburrow Lane, which is an adopted unclassified derestricted road with a 7.5t weight restriction. Vehicular access to the site would be preferable from Normanton Road and appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide.
- **Ecology:** It is known that there are badger on the site. The grassland and hedgerows may be potential BAP habitats. A Phase 1 Habitats Survey would be required. Buffer zones along the hedgerows would need to be maintained.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is promoted by the landowner and is in single ownership. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.02
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	38
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25

P8 – Land to rear of 55 Normanton Road, Packington

Site Description: The site is located to the rear of properties that front both Normanton Road and Spring Lane. The site is surrounded by residential development apart from at the south east corner where there is agricultural land. The site to the west has planning permission for the development of up to 4 dwellings. The site is bound by mature hedgerows and trees. A watercourse runs along part of the western boundary of the site. The site is within the Mineral Consultation Area for the potential presence near or at surface coal resources. The site is grade 3 agricultural land. The site is within the catchment of the River Mease SAC and is also within the National Forest. The site previously formed part of SHELAA site P1 but is now being promoted separately.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Packington as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site does not appear to be able to have access to the public highway without accessing third party land.
- **Ecology:** There is the potential for badgers to be on site. The grassland and hedgerows may be potential BAP habitats. A Phase 1 Habitats Survey would be required. There should be buffer zones along the hedgerows.

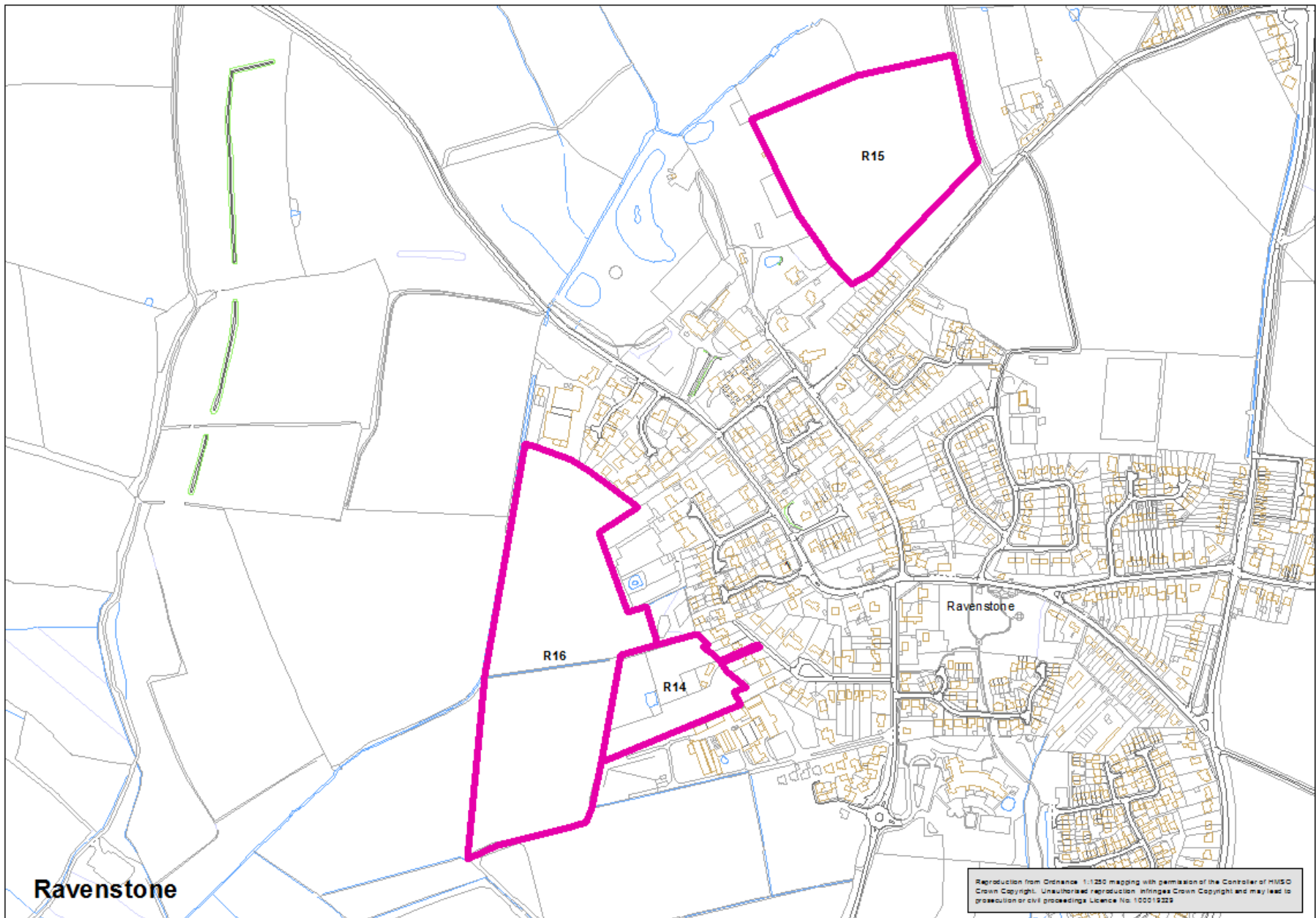
The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowner. The site is in single ownership and the landowner supports the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.55
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	14
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	7



R14 – Land to rear of 21 Creswell Drive, Ravenstone

Site Description: The site is located to the rear of 21 Creswell Drive and the site boundary includes No. 21 Creswell Drive. The site is bound by mature hedgerows and trees. The site is currently used for equestrian purposes and there is stabling and an outdoor riding school on the site. To the north of the site there is part agricultural land and part children's play area and area of open space. To the west of the site is agricultural land and to the east are residential properties. Land to the south of the site (formerly Beasley's Garden Centre) has outline planning permission for the development of up to 37 residential dwellings. The site is grade 3 agricultural land and is within the National Forest. The whole site is within the Mineral Consultation Area for the potential presence of at or near surface coal resources. The eastern extent of the site is within the Minerals Consultation Area for the potential presence of sand and gravel resources.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ravenstone as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Creswell Drive, which is an unadopted road. As such, the site does not appear to be able to have access to the public highway without accessing third party land.
- **Ecology:** There is the potential for Great Crested Newts to inhabit the pond to the north of the site. The grassland and hedgerows may be potential BAP habitats. A Phase 1 Habitats Survey would be required. If Great Crested Newts were found it may affect the developable area of the site. Buffer zones should be retained along hedgerows.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is in single ownership and is promoted by the landowner. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.02
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	38
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25

R15 – Land north of Church Lane, Ravenstone

Site Description: The site lies to the north west of Church Lane and is agricultural land. There is agricultural land to the north and east of the site. There is part residential and part agricultural land to the west of the site. The site is bound to the east and west by mature hedgerows and trees. The site extends behind several residential properties along Church Lane and Main Street. The southern corner of the site adjoins the Ravenstone Conservation Area. The site slopes downwards away from Church Lane. The very southern point of the site adjoins the Church of St. Michael which is a Listed Building. A public footpath runs north to south through the centre of the site. The eastern boundary of the site adjoins a Byway Open To All Traffic (BOTAT). The site is within the Minerals Consultation Area for the potential presence of near or at surface coal resources. The site is grade 3 agricultural land and is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ravenstone as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site shares a boundary with a BOTAT (047), which does not appear to be suitable to accommodate the site traffic in its current form.
- **Ecology:** There is the potential for badgers to be on site. The hedgerows may be potential BAP habitats. A badger survey would be needed and mitigation may be required. Buffers of 5m should be retained along hedgerows.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowner. The site is in single ownership and the landowner supports the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	3.9
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	73
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25

R16 – Land south of Hall Farm, Ravenstone

Site Description: The site is located to the south of Hall Farm and Hall Gardens. There is residential development to the north and along part of the eastern boundary of the site. There is agricultural land to the south and west of the site and to part of the east of the site. The site is bound along the majority of the eastern and western boundaries by mature hedgerows and trees. The very south westerly tip of the site adjoins Long Moor Spinney which is a Wildlife Site. A watercourse runs along the western boundary of the site and several other smaller watercourse run across the site. There are two public footpaths that cross the site, one runs east to west across the northern part of the site, the other runs north to south through the site. The site is within the Minerals Consultation Area for the potential presence of at or near surface coal resources. The site is grade 3 agricultural land and is within the National Forest.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Ravenstone as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** The site does not appear to be able to have access to the public highway without accessing third party land.
- **Ecology:** There is the potential for Great Crested Newts to be present on the pond to the north east of the site. There is a limited possibility that the hedgerows may be potential BAP habitats. The site is mainly arable and there is potential for ecology enhancements. The presence of Great Crested Newts may affect the developable area. Buffer zones should be retained along the hedgerows.

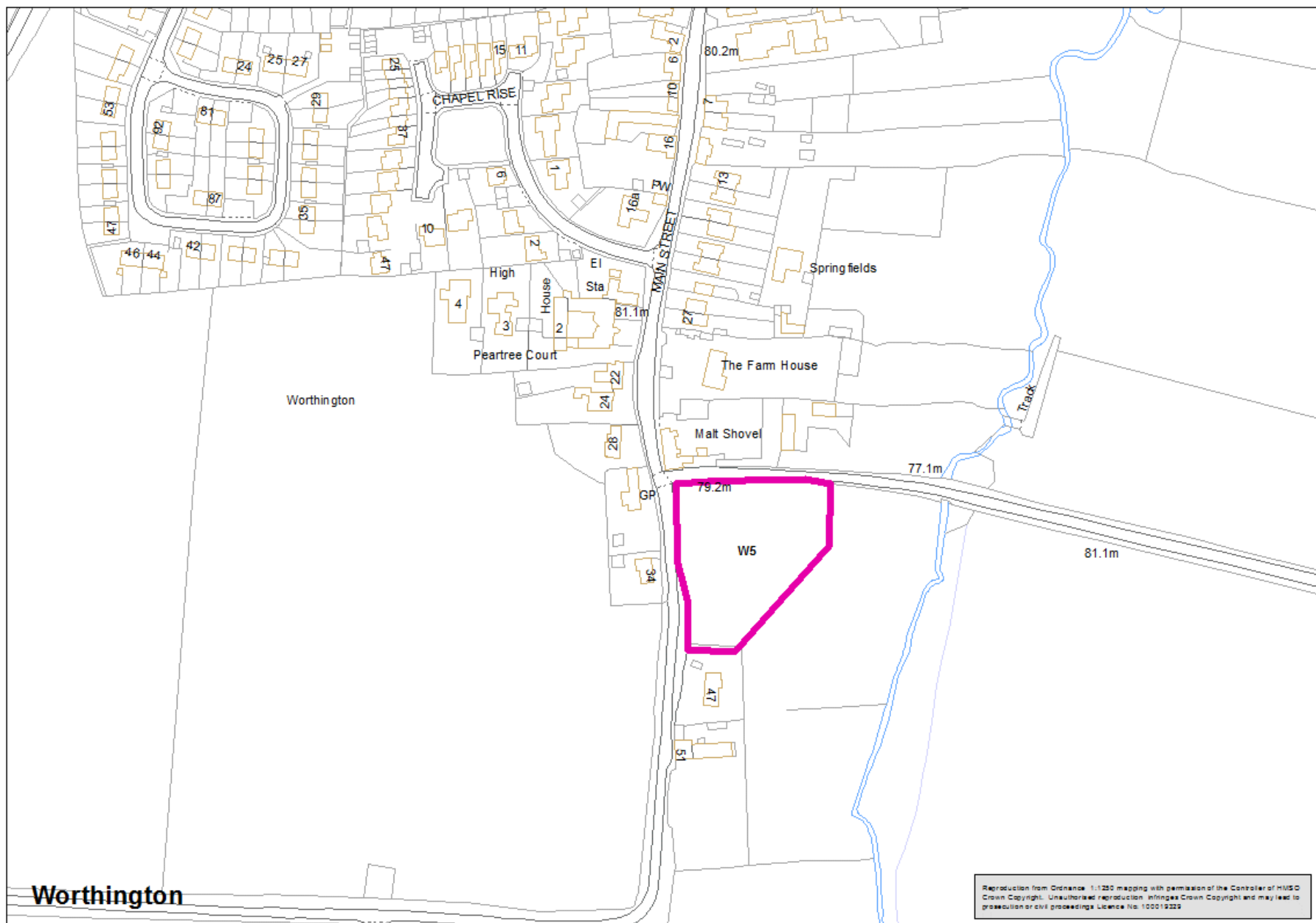
The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowner. The site is in single ownership and the landowner supports development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues. A suitable access onto the site would need to be achieved, this may be possible via land to the north of the site. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	6.5
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	62.5%
Estimated capacity	122
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25



W5 – Land off Main Street, Worthington

Site Description: The site is an almost triangular parcel of land located to the east of Main Street and south of Bull Hill. The site is bound by mature hedgerows along both road frontages. The Malt Shovel public house and some stables are located to the north of the site on the opposite side of Bull Hill. There are residential dwellings to part of the west of the site on the opposite side of Main Street. There is one large detached dwelling to the south of the site. There is agricultural land to the east and south east of the site. The site is grade 3 agricultural land.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Policies Map (2017). The adopted Local Plan identifies Worthington as a Sustainable Village. The affordable housing requirements are set out in Appendix one of this document.
- **Highways:** This site benefits from a shared boundary with Main Street, at which point is a 30 mph, Adopted Unclassified road, and Bull Hill, an Adopted Unclassified road with speed limits of 30 and 60 mph. Both streets have a weight restriction of 7.5t. Bull Hill increases in speed shortly after the junction with Main Street. Vehicular access to the site from Main Street appears achievable subject to designing an access in accordance with the standards set out in the Leicestershire Highways Design Guide.
- **Ecology:** There is the potential for badger to be on site. The grassland and hedges may be potential BAP habitats. A Phase 1 Habitats Survey would be needed. Buffer zones would be needed along hedgerows.

The site is located outside the Limits to Development and is therefore considered **potentially suitable**. A change in the boundary of the Limits to Development would be needed to enable this site to be considered suitable.

Availability: The site has been submitted by an agent on behalf of the landowner. The landowner supports the development of the site. The site is considered to be **available**.

Achievability/Viability: There are no known achievability or viability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.44
Density Applied (dwellings per hectare)	30
Gross to Net Development Ratio	82.5%
Estimated capacity	11
Timeframe for Development	Years 11-20
Estimated Build Rate (dwellings per year)	25

SHELAA 2019 Part 2 – New Employment Site Assessments

Schedule of New Sites

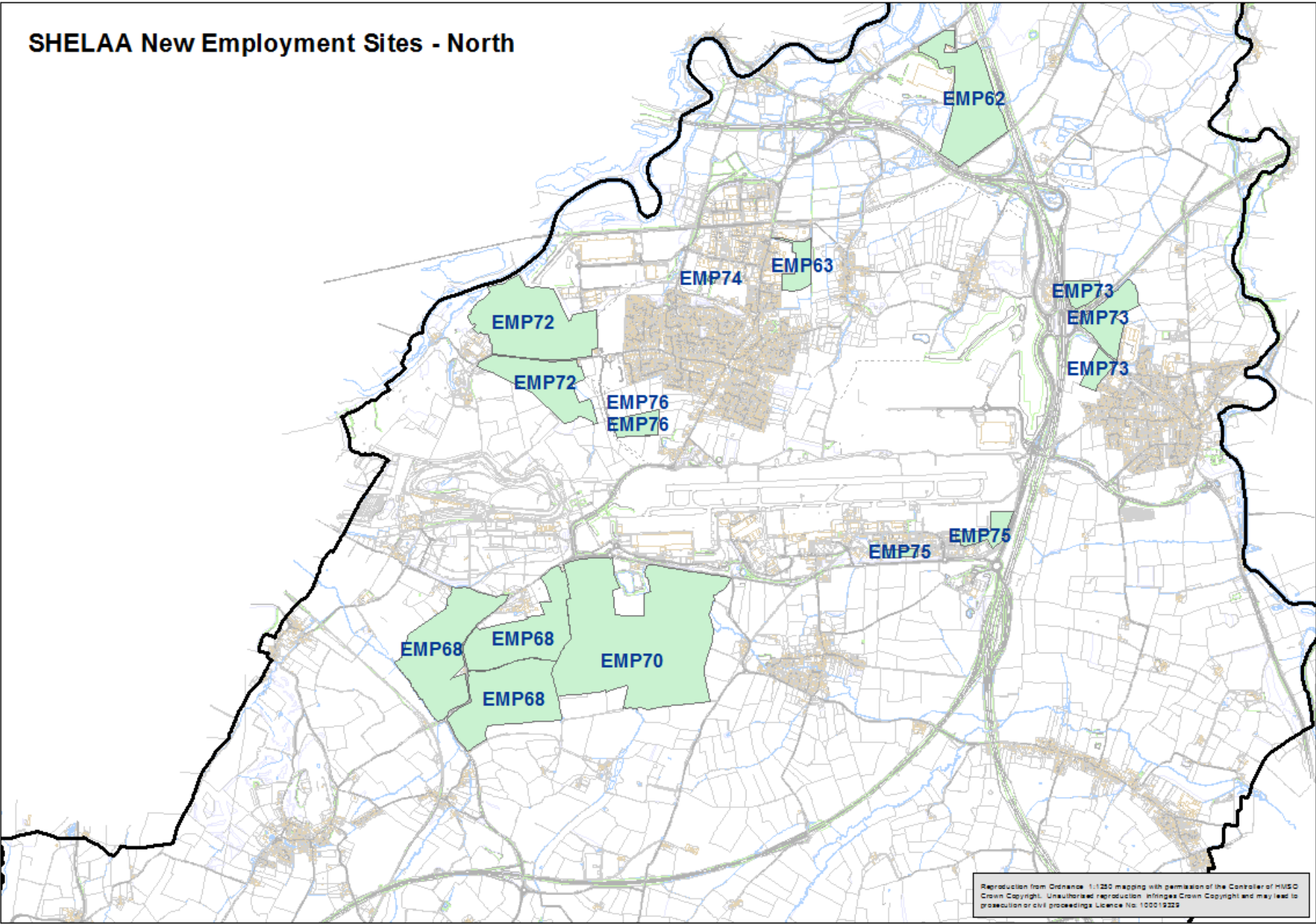
Reference	Name of site	Parish/Settlement	Site area (hectares)	Proposed Use	Potential Floorspace	0-5 Years	6-10 Years	11-20 Years
EMP61	Land at Hoo Ash roundabout	Swannington	0.30	A1, A3, C1	1200			1200
EMP62	Land at Netherfields Lane & Tamworth Road	Sawley	26.40	B1, B2, B8	105600			105600
EMP63	Land east of Carnival Way	Castle Donington	8.70	B1, B2, B8	34800		34800	
EMP64	Land at M42 Junction 11		97.00	B1, B2, B8	388000			388000
EMP66	Site of former Measham Colliery	Measham	3.60	B1, B2, B8	14400		14400	
EMP67	Occupation Lane*	Albert Village	14.10	B1, B2, B8	28200		28200	
EMP68	Land at Manor Farm, Isley Walton	Isley Walton	60ha	A1, A2, A3, B1, D1	4000			4000
EMP69	Land at Worthington Lane	Newbold Coleorton	6.61	A1, A2, A3, A4, A5, B1, D2	600			600
EMP70	Land south of East Midlands Airport	Isley Walton	156.00	A1, A2, A3, A4, A5, B1, B2, B8, D1, D2	312000			312000
EMP71	Land off Pipeyard Lane	Newbold Coleorton	0.38	B1	213	213		
EMP72	Land at Home Farm, Park Lane*	Castle Donington	95.00	A1, A2, A3, AA4, A5, B1, B2, B8, C1	190000			190000
EMP73	Land north and south of A6	Kegworth	31.20	B1, B2, B8, C1	88800			88800
EMP74	Land south of Gordon Ellis	Castle Donington	0.30	B1, B2, B8	1200		1200	
EMP75	Pegasus Business Park	Long Whatton & Diseworth	10.00	B1	40000		40000	
EMP76	Land off Park Lane	Castle Donington	6.07	B1, B2, B8	24280		24280	
EMP77	Land South of Repton Road	Measham	3.30	B8	8280			8280
EMP78	Slaughter House, Ashby Road	Sinope	0.50	B1	660	660		

* Potential floorspace figures assume a 50:50 site split between employment and residential uses.

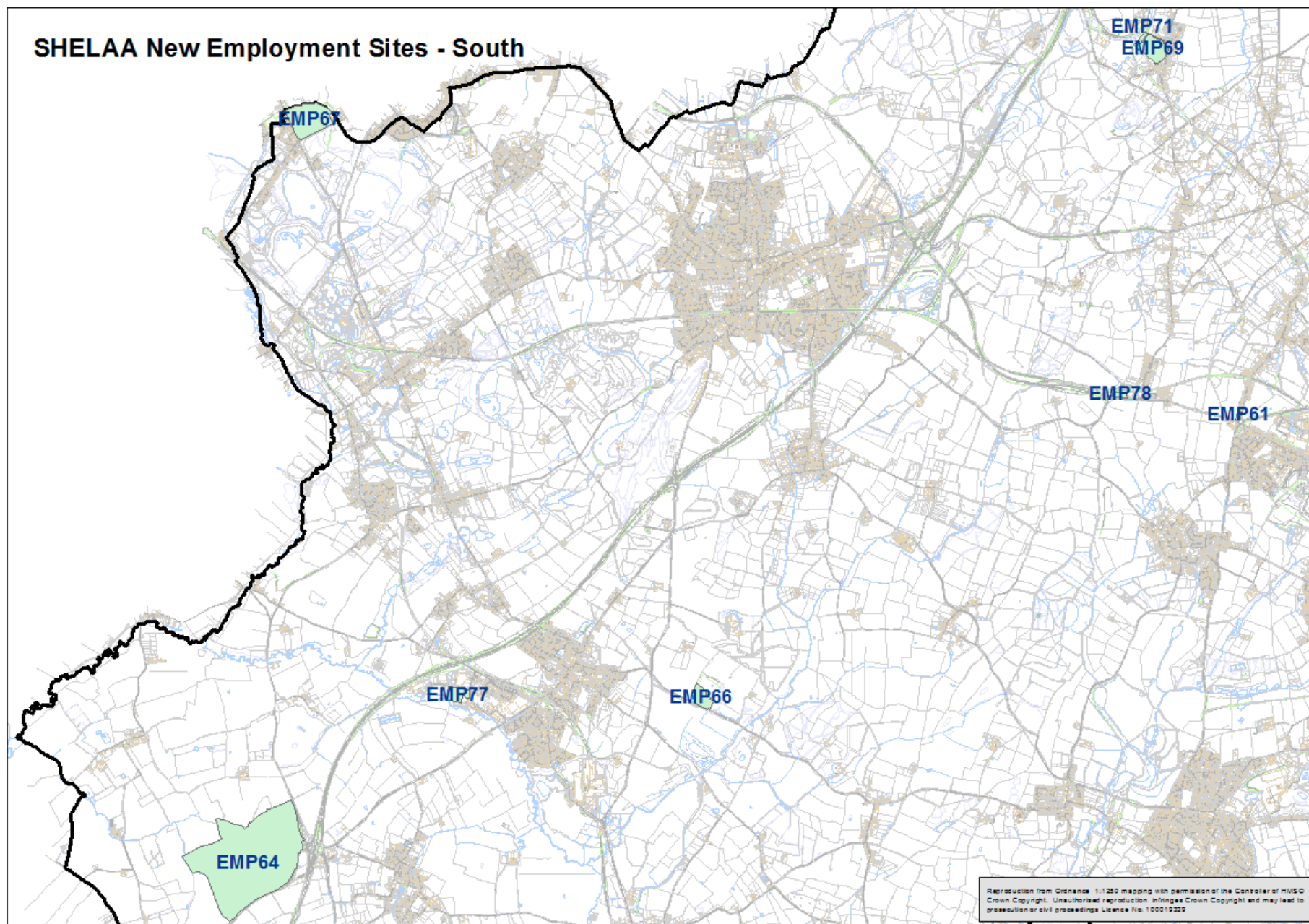
**Proposed floorspace assumes 100% employment development even though site is also included as a Housing site.

Class A1 – shops and retail outlets, Class A2 – professional services, Class A3 – food and drink, Class A4 – drinking establishments, Class A5 – hot food and takeaway, Class B1 – business, Class B2 – general industrial use, Class B8 – storage or distribution, Class D1 – Non-residential institutions

SHELAA New Employment Sites - North



SHELAA New Employment Sites - South



EMP61 - Land at Hoo Ash roundabout

Address: Land adjacent to Hoo Ash roundabout/A511/A447/Ashby Road, Swannington

Parish/Settlement: Swannington

Area: 0.3 ha

Site Description: The site lies just off Hoo Ash roundabout at the corner of Hough Hill and Ashby Road. It comprises a single, irregular shaped field and is surrounded to the west and east (across Hough Hill) by fields used for agriculture, to the north by a row of residential properties and to the south, across Ashby Road, by a farm.

Current Use: Vacant

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: Yes

Suitable? Potentially Suitable	The site lies in an area identified as Countryside in the Local Plan, although the Swannington settlement boundary runs up to the northern edge of the site. As the proposal is for retail and a hotel (rather than 'B' class employment use) then to comply with the NPPF and Local Policy Ec8 a sequential test would need to be undertaken to demonstrate no sequentially preferable sites are available. A scheme is proposed for Hoo Ash Roundabout as part of the Coalville/A511 Growth Corridor; this may have implications on land take. Access will not acceptable off the A511. There are unlikely to be any ecology concerns.
Available? Yes	Owner has indicated intention to develop the site, but no known market interest.
Achievable? Potentially	There are no known physical constraints, although the economic viability of a hotel in this location is not certain. The site is therefore considered potentially achievable.

Potential Uses: A1, A3, C1

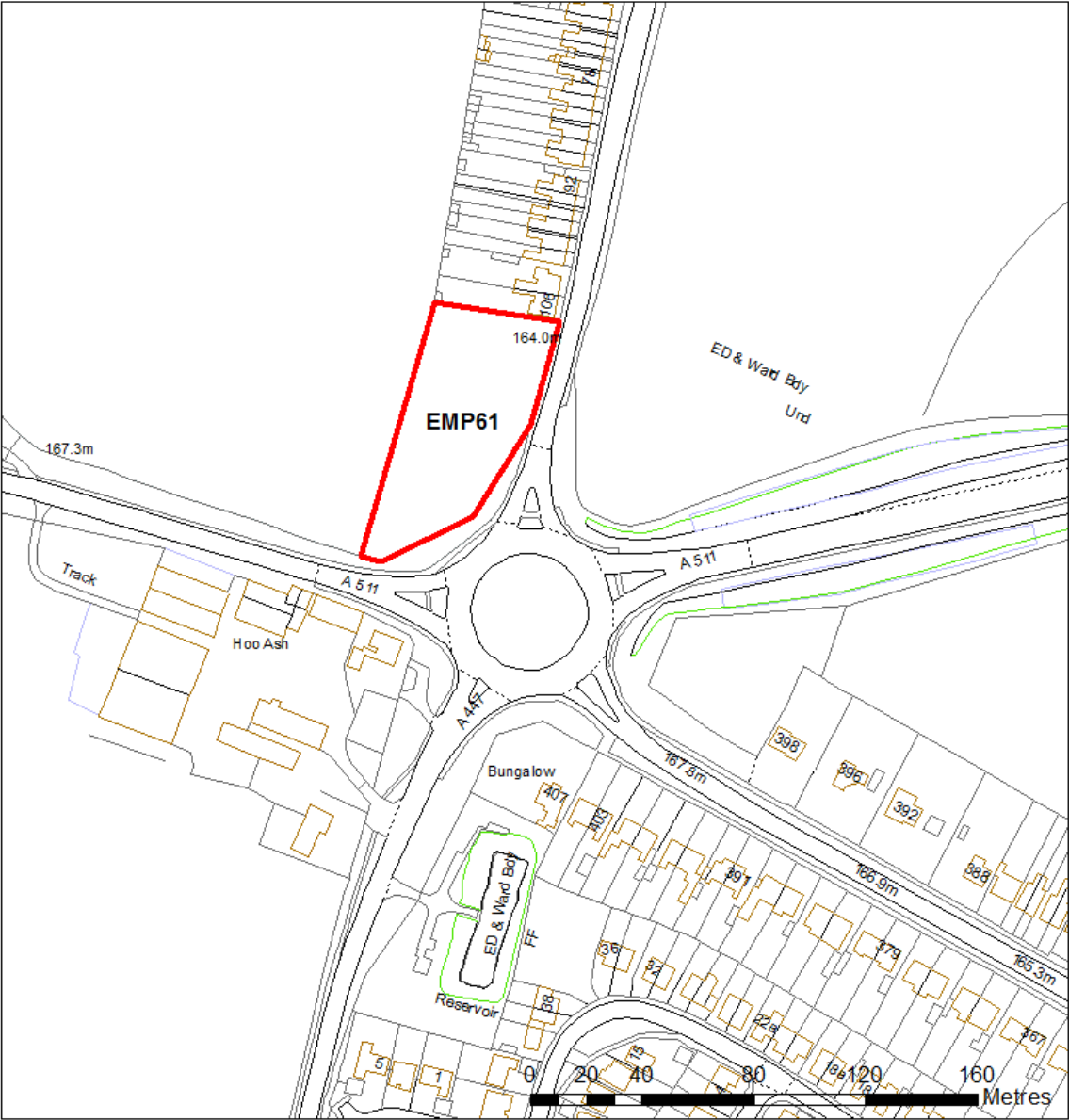
Also considered for residential? No

Potential Employment Floorspace: 1200 sqm based on standard plot ratios


Summary: The location of the site, combined with the proposed use for hotel/retail, means that a sequential test will be required to demonstrate that there are no sequentially preferable sites available for such uses. There is no planning permission at present, or any known developer interest. It is therefore unlikely that the site will be developed in the near future.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 Years

EMP 61 - Land at Hoo Ash roundabout



Key

 SHELAA Site - Employment

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EMP62 - Land at Netherfields Lane & Tamworth Road

Address: Land at Netherfields Lane & Tamworth Road, Sawley

Parish/Settlement: Lockington - Hemington

Area: 26.4 ha

Site Description: The site lies between the Aldi distribution centre (currently under construction) to the west, a Gypsy and Traveller site to the north, the M1 to the east and a railway line to the south. It is currently used for agriculture and a shooting school.

Current Use: Agriculture, Part Vacant, Shooting School

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: No

Suitable? Potentially Suitable	The site is allocated as Countryside in the Local Plan, and so if it came forward for employment use in the current plan period it would have to satisfy Policy Ec2(2)/S3 - otherwise a change in policy would be required. There are no fundamental Highways concerns at this stage. In terms of ecology, it would need a Preliminary Ecological Assessment (PEA) and a Phase 1 habitat survey before making a decision as a large part is potential species-rich grassland. The site falls within the functional floodplain. Ordinarily, this would mean that it is classified as non-developable. However, the Environment Agency has previously been prepared to support development elsewhere in the locality in similar circumstances such that subject to implementing flood alleviation measures development may be considered appropriate. In addition to assessing the impact on the local highway network, due to the site's location consideration would also be needed of the impact on neighbouring highway authority networks, as well as the Highways England network. Hemington House (Grade II listed) is within the NW corner of the site.
Available? Yes	Owner/Agent has indicated intention to seek to develop the site.
Achievable? Potentially	The location of the site within the functional floodplain may have a significant impact upon its achievability.

Potential Uses: B1, B2, B8

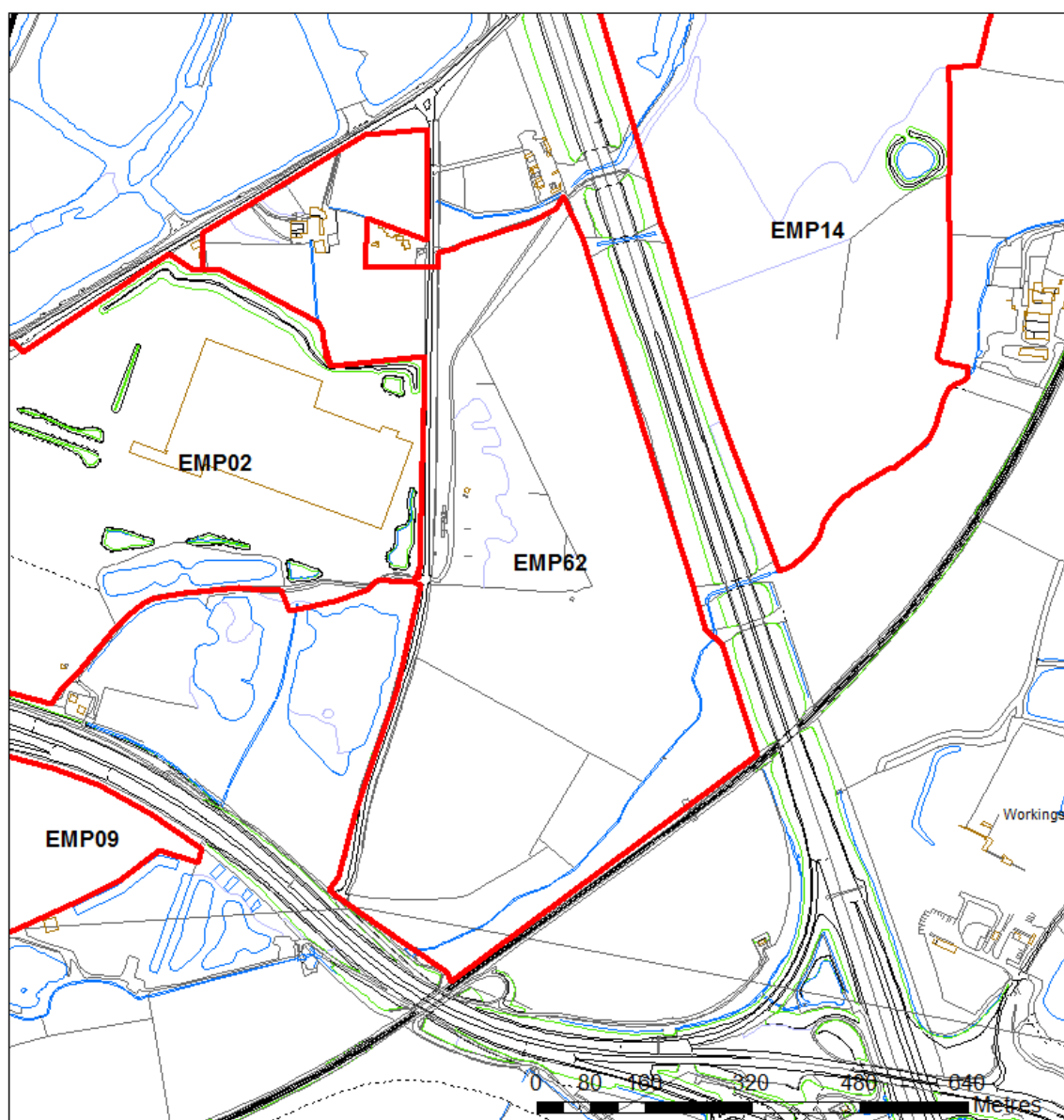
Also considered for residential? No

Potential Employment Floorspace: 105600 sqm based on standard plot ratios

Summary: The site is heavily constrained by the fact that it falls within the functional floodplain. Ordinarily, this would mean that it is classified as non-developable. However, the Environment Agency has previously been prepared to support development elsewhere in the locality in similar circumstances such that subject to implementing flood alleviation measures development may be considered appropriate. However this is notwithstanding currently policy concerns. For these reasons, if any development was to take place, it is unlikely to be for some time.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 Years

EMP 62 - Land at Netherfields Lane & Tamworth Road



Key

SHELAA Site - Employment

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EMP63 - Land east of Carnival Way

Address: Land east of Carnival Way, Castle Donington

Parish/Settlement: Castle Donington

Area: 8.7 ha

Site Description: The site lies to the east of Castle Donington, off Station Road. The site wraps around a car sales company to the west, while to the north is a storage use and to the south and east agriculture.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: No

Suitable? Potentially	The site lies in an area identified as Countryside in the Local Plan. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2/S3. Ecology surveys have been carried out for a current application (17/01136/OUTM) which is yet to be determined. Highways issues also appear to have been satisfactorily addressed. There are a number of listed buildings in the vicinity of the site - including Donington Mill on Station Road.
Available? Yes	Owner has indicated intention to develop the site. An application has been submitted.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

Potential Uses: B1, B2, B8

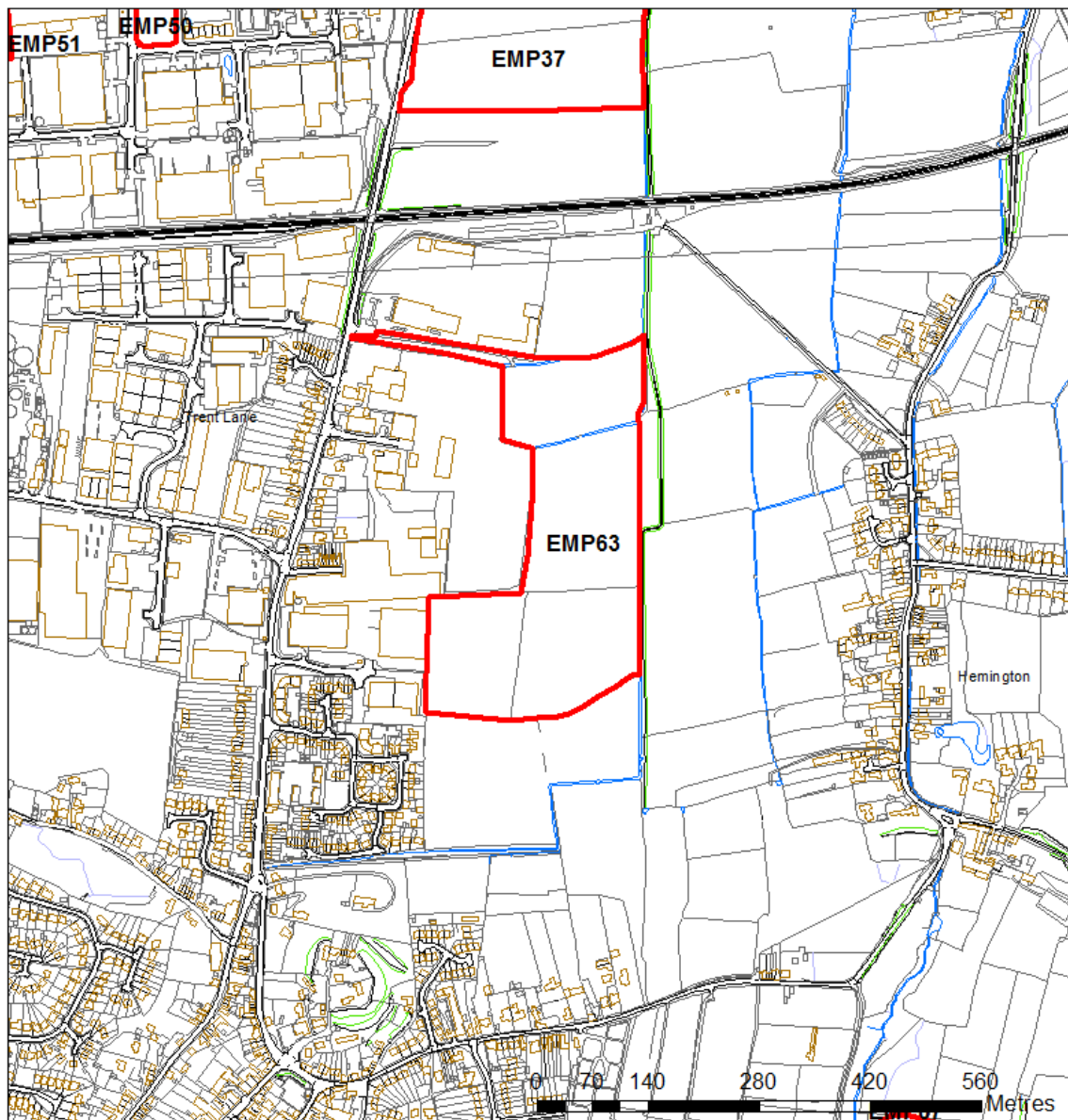
Also considered for residential? No

Potential Employment Floorspace: 34800 sqm based on standard plot ratios

Summary: This site is potentially suitable for employment development, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period. An application has been submitted but is at the present time undetermined.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6-10 Years

EMP 63 - Land east of Carnival Way



Key

SHELAA Site - Employment

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EMP64 - Land at M42 Junction 11

Address: Land at M42 Junction 11, Acresford Road

Parish/Settlement: Stretton en le Field

Area: 97 ha

Site Description: The site lies just off junction 11 of the M42, to the west of Appleby Magna, bounded by the A444 Acresford Road to the north east and B5493 to the south west. The site is currently in agricultural use.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: Yes

National Forest: No

Suitable? Potentially	The site lies in an area identified as Countryside in the Local Plan. A hybrid application has been submitted (18/01443/FULM) for a distribution campus, but this has not yet been determined. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. Ecology surveys have been carried out for the current application. Highways issues will also need to be satisfactorily addressed. There are a number of listed buildings in the vicinity of the site - including Park Farmhouse, Stretton en le Field and the Old Rectory, Rectory Lane.
Available? Yes	Owner has indicated intention to develop the site. An application has been submitted.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: B1, B2, B8

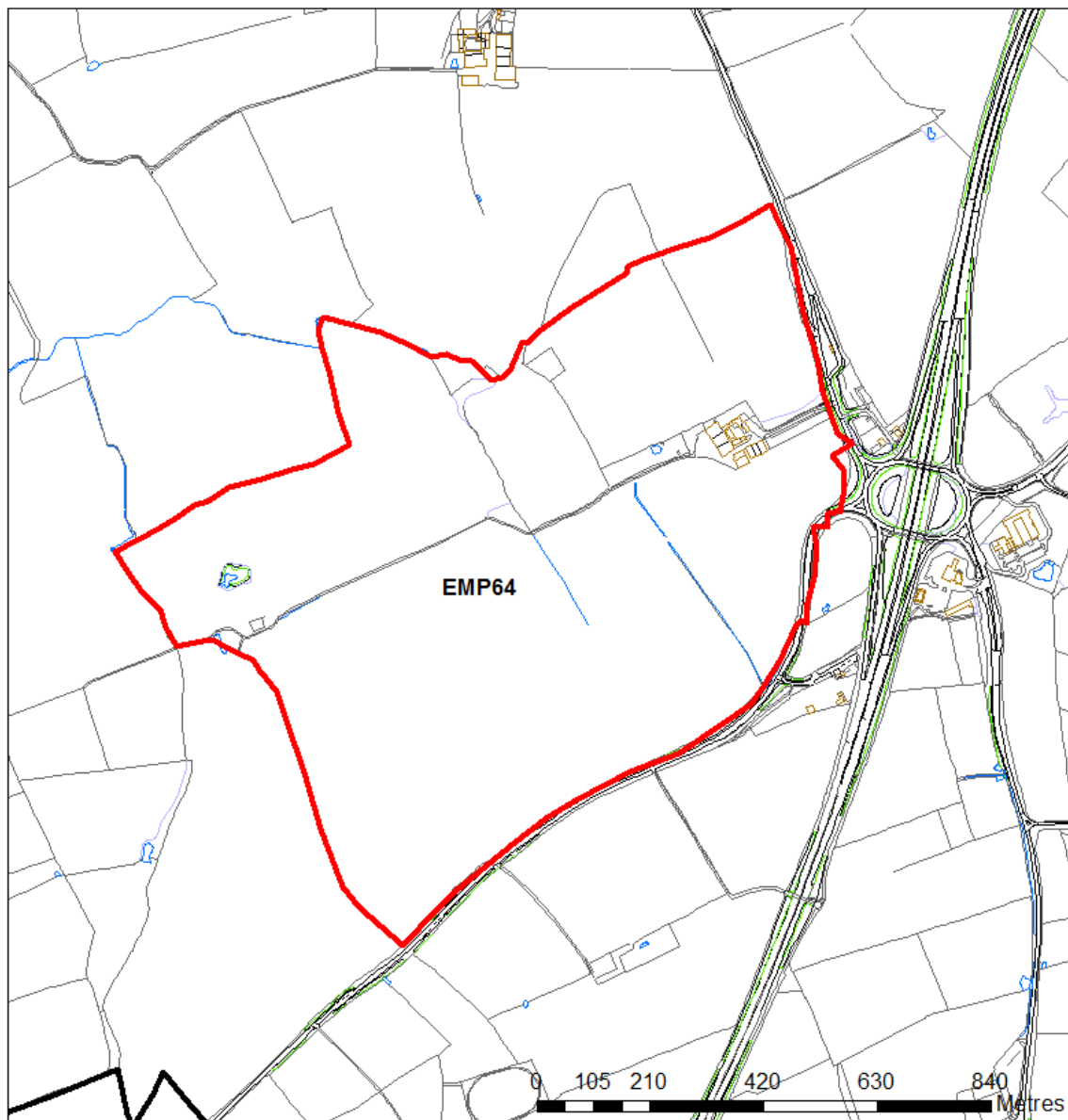
Also considered for residential? No

Potential Employment Floorspace: 388000 sqm based on standard plot ratios

Summary: This site is potentially suitable for employment development, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period. An application has been submitted but is at the present time undetermined.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 64 - Land at M42 Junction 11



Key

SHELAA Site - Employment

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EMP66 - Site of former Measham Colliery

Address: Site of former Measham Colliery, Swebstone Road, Measham

Parish/Settlement: Measham

Area: 3.6 ha

Site Description: The site is the former location of Measham Mines off the Swebstone Road to the east of Measham. The site has a wooded area to the north, and agricultural uses to the west, south and east.

Current Use: Vacant

Previously Developed: Partly

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: Yes

National Forest: Yes

Suitable? Potentially	The site lies in an area identified as Countryside in the Local Plan. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. In terms of ecology, part of site has been scraped and lost, but a lot of grassland is remaining so an ecology survey would be needed before determining suitability. Vehicular access to the site appears achievable subject to designing access in accordance with adopted standards. Measham House, Grade II listed, is 400m to the north of the site.
Available? Potentially	The site is vacant and available for development.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: B1, B2, B8

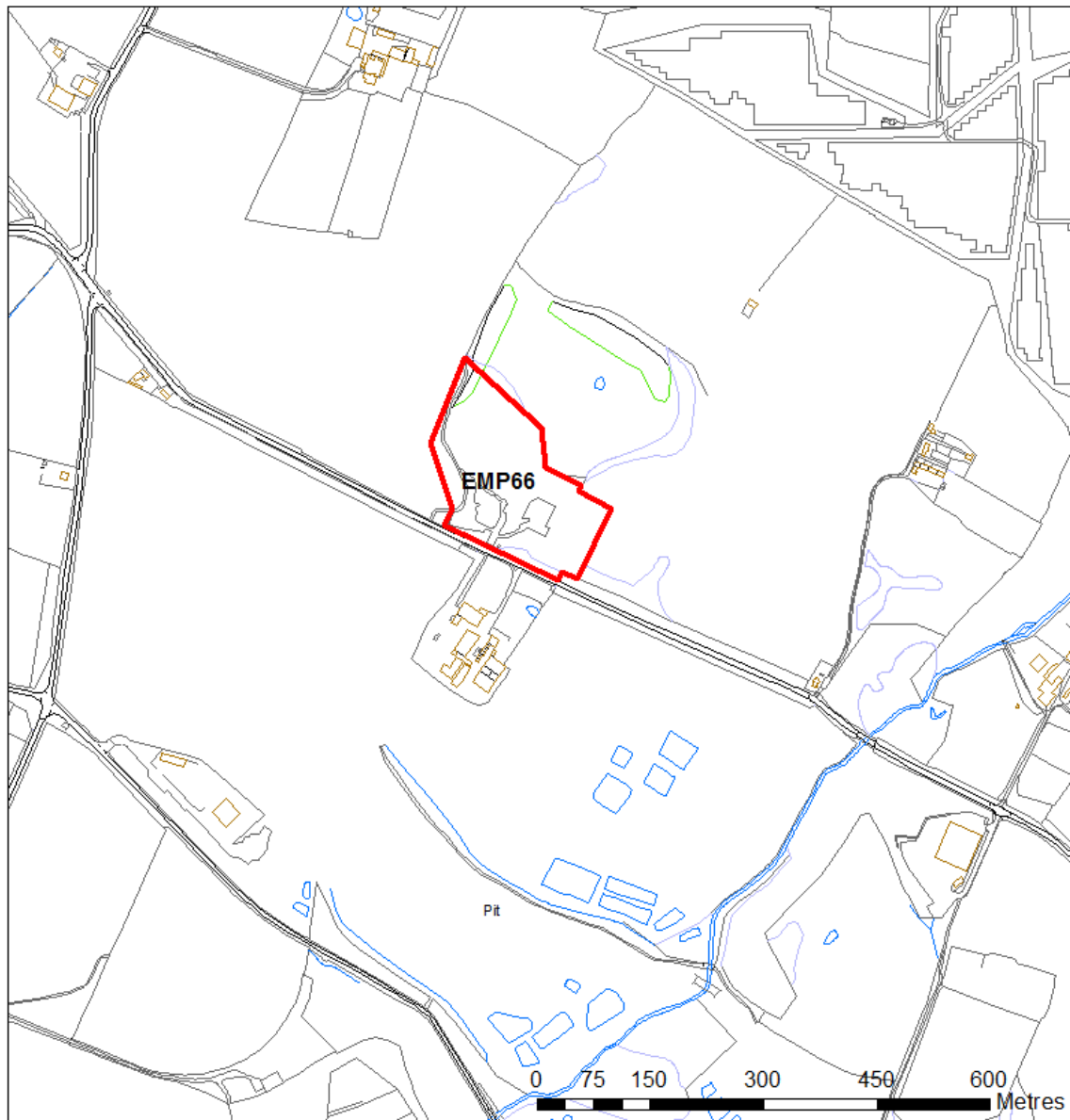
Also considered for residential? No

Potential Employment Floorspace: 14400 sqm based on standard plot ratios


Summary: This site is potentially suitable for employment development, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6 - 10 Years

EMP 66 -Site of former Measham Colliery



Key

 SHELAA Site - Employment

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EMP67 - Occupation Lane

Address: Land at Occupation Lane, Albert Village

Parish/Settlement: Ashby Woulds

Area: 14.1 ha

Site Description: The site lies to the east of Albert Village on the border of the district. It forms part of a larger site also containing land within South Derbyshire. Currently part of the site is used for employment purposes (including outdoor storage) while part of it remains undeveloped.

Current Use: Part B8,
Part Vacant

Previously Developed: Yes

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: Yes

National Forest: Yes

Suitable?
Potentially The site lies in an area identified as Countryside in the Local Plan. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. In terms of ecology, the grassland appears species-rich so ecology surveys will be needed. Vehicular access to the site appears achievable subject to designing access in accordance with adopted standards. The site is in close proximity to a number of Grade II listed buildings located within South Derbyshire district.

Available?
Yes The site was submitted during the most recent call for sites.

Achievable?
Potentially There are no known physical or economic constraints, therefore the site is considered achievable, however the scale of housing proposed means that it is unlikely to come forward in the short term.

Potential Uses: B1, B2, B8

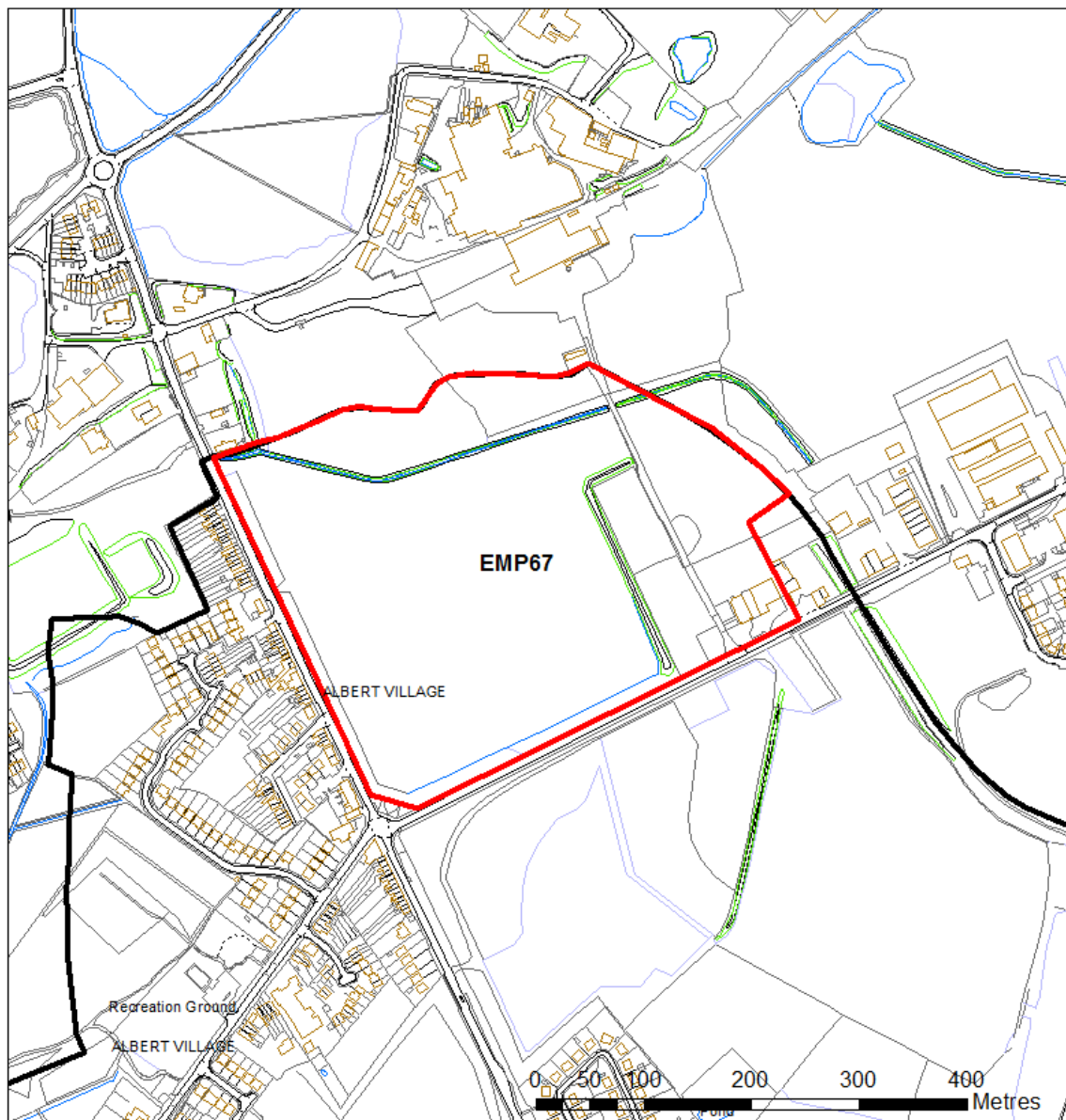
Also considered for residential? Yes - AV1

Potential Employment Floorspace: 28200 sqm based on standard plot ratios and assuming a 50:50 site split between employment and housing uses

Summary: This site is potentially suitable for employment uses, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6 - 10 Years

EMP 67 - Occupation Lane



Key

- SHELAA Site - Employment
- NWLDC Boundary

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EMP68 - Land at Manor Farm, Isley Walton

Address: Land at Manor Farm, Isley Walton

Parish/Settlement: Isley cum Langley

Area: 160 ha
(60ha developable)

Site Description: The site comprises two parcels of land, either side of the A453, to the south of Isley Walton/Donington Park and south-west of the airport. It is significant in size, covering 160ha in total, on land that is currently used for agriculture. Site EMP70 borders to the east. The agents for the site are proposing a mainly residential development – it is included in the employment part of the SHELAA only due to the proposed local centre rather than any specific employment land.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: No

Suitable?
Potentially
Should the site be considered suitable for residential development, then it could be appropriate to include a local centre with facilities that would serve the local population. In terms of highways, the site would benefit from a coordinated masterplan and assessments with adjacent sites to secure required mitigation. The site is mainly arable in mature and a 5-10m buffer around the site is likely to need to be retained. There are a number of listed buildings within Isley Walton, although outside of the site boundary.

Available?
Potentially
The site was submitted during the most recent call for sites.

Achievable?
Potentially
There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: A1, A2, A3, B1, D1

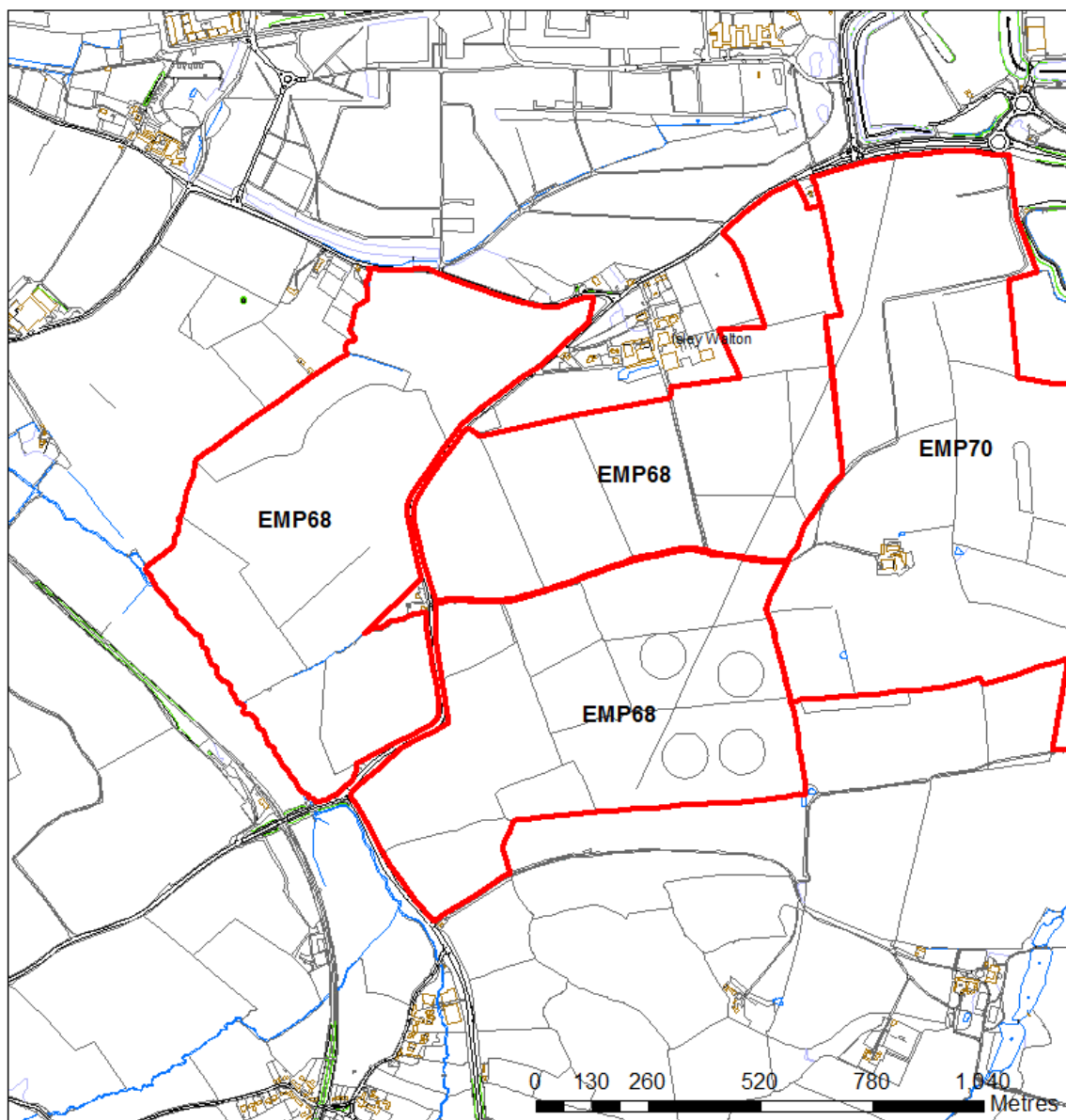
Also considered for residential? Yes - IW1

Potential Employment Floorspace: 4000 sqm based on officer estimation assuming provision of local centre within primarily residential scheme

Summary: Any commercial development on this site is likely to be limited to uses within a new local centre to serve a new residential population. Any retail/office uses will need to be in compliance with Local Plan Employment and Retail Policies if brought forward during the current Local Plan period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 68 - Land at Manor Farm, Isley Walton



Key

SHELAA Site - Employment

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EMP69 - Land at Worthington Lane

Address: Land west of Worthington Lane, Newbold Coleorton

Parish/Settlement: Newbold Coleorton

Area: 6.61 ha

Site Description: The site lies to the west of Newbold Coleorton, with residential uses to the north east, east and south. The site is currently in agricultural use. The TNT Call Centre and site EMP71 lie to the north west.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: No

Suitable? Potentially	The site lies in an area identified as Countryside in the Local Plan. Ecology surveys would be needed before any proposals could be considered. If there was to be a B1 element, as is suggested, then this would need to satisfy part (2) of Ec2 to comply with current Local Plan policy. Any retail uses would likely to be limited to those serving the proposed new housing. However the overall scale of the proposal would raise concerns, particularly in relation to the size of Newbold Coleorton as a whole. There is a listed building directly opposite the site off Worthington Lane.
Available? Yes	The owner/option holder is proposing the land for development so it is considered available
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: A1, A2, A3, A4, A5, B1, D2

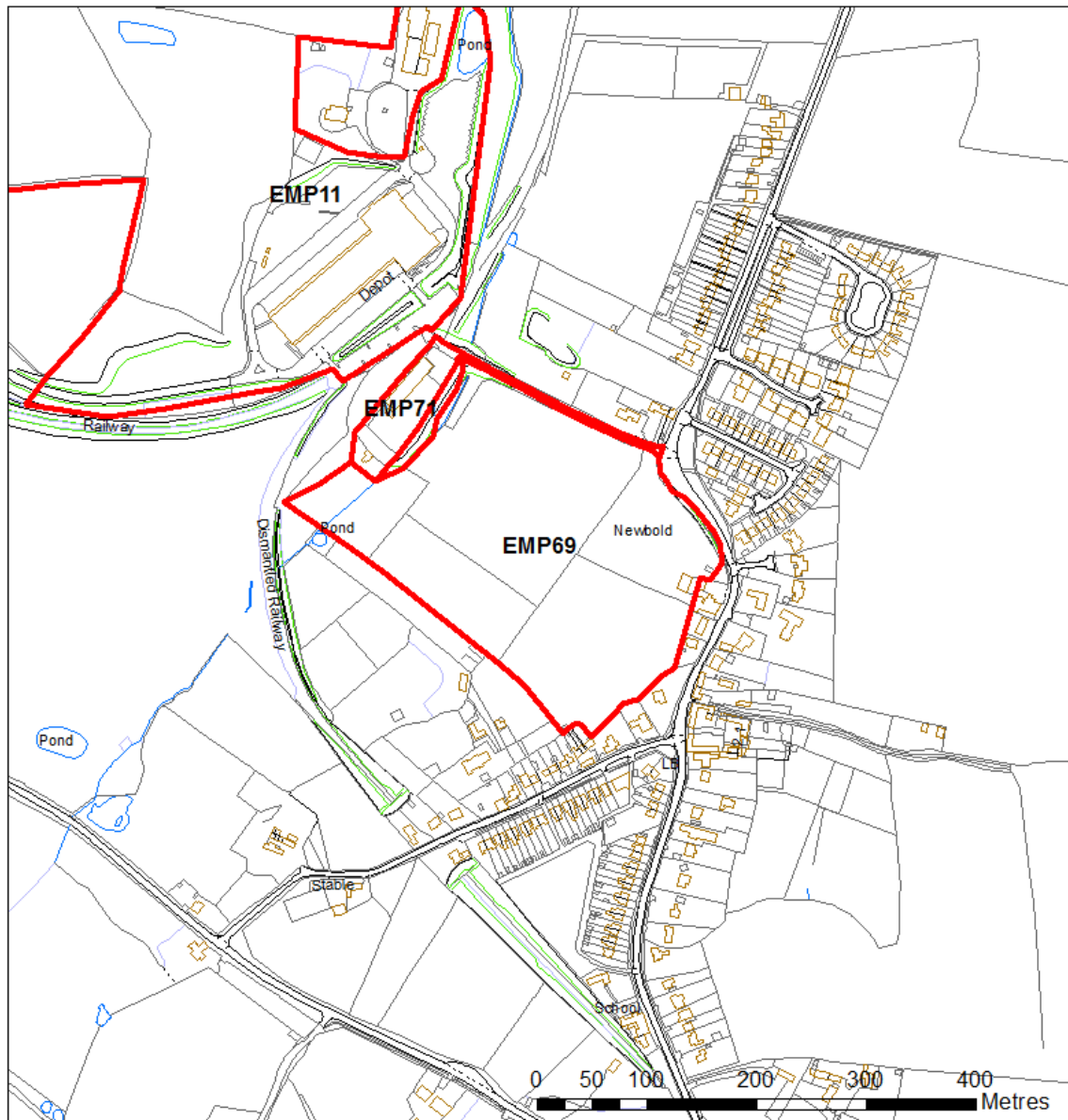
Also considered for residential? Yes - Cn6

Potential Employment Floorspace: 600 sqm based on officer estimation assuming provision of local centre within primarily residential scheme

Summary: Although employment uses would be limited in scale on the site (this is a mixed use proposal predominantly consisting of housing), there is a concern about the scale of the overall development in what is a small village with very limited services. If the site is to be considered, then the eastern part fronting Worthington Lane may be more appropriate rather than the whole site. Any proposals for office uses that were included would have to comply with Policy Ec2(2) if submitted during the current plan period and any retail uses comply with the Local Plan retail policies.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 69 - Land at Worthington Lane



Key

SHELAA Site - Employment

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EMP70 - Land south of East Midlands Airport

Address:

Parish/Settlement: Isley cum Langley

Area: 156 ha

Site Description: The site lies immediately to the south of the A453 and East Midlands Airport. Site EMP68 lies to the west, with agriculture to the south and east. It is significant in size, covering 156ha in total, on land that is also currently used for agriculture.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: No

Suitable? Potentially	The site lies in an area identified as Countryside in the Local Plan. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. Any new access onto the A453 which impacts its primary function is likely to be viewed unfavourably. This site would benefit from a coordinated masterplan and assessments with adjacent sites to secure required mitigation. Ecology surveys would be needed before any proposals could be considered, and buffer zones included along the Trent and to the adjoining woodland. Wartoft Grange, Grade II listed, is 250m to the east of the site
Available? Yes	The site was submitted during the most recent call for sites.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: A1, A2, A3, A4, A5, B1, B2, B8, D1, D2

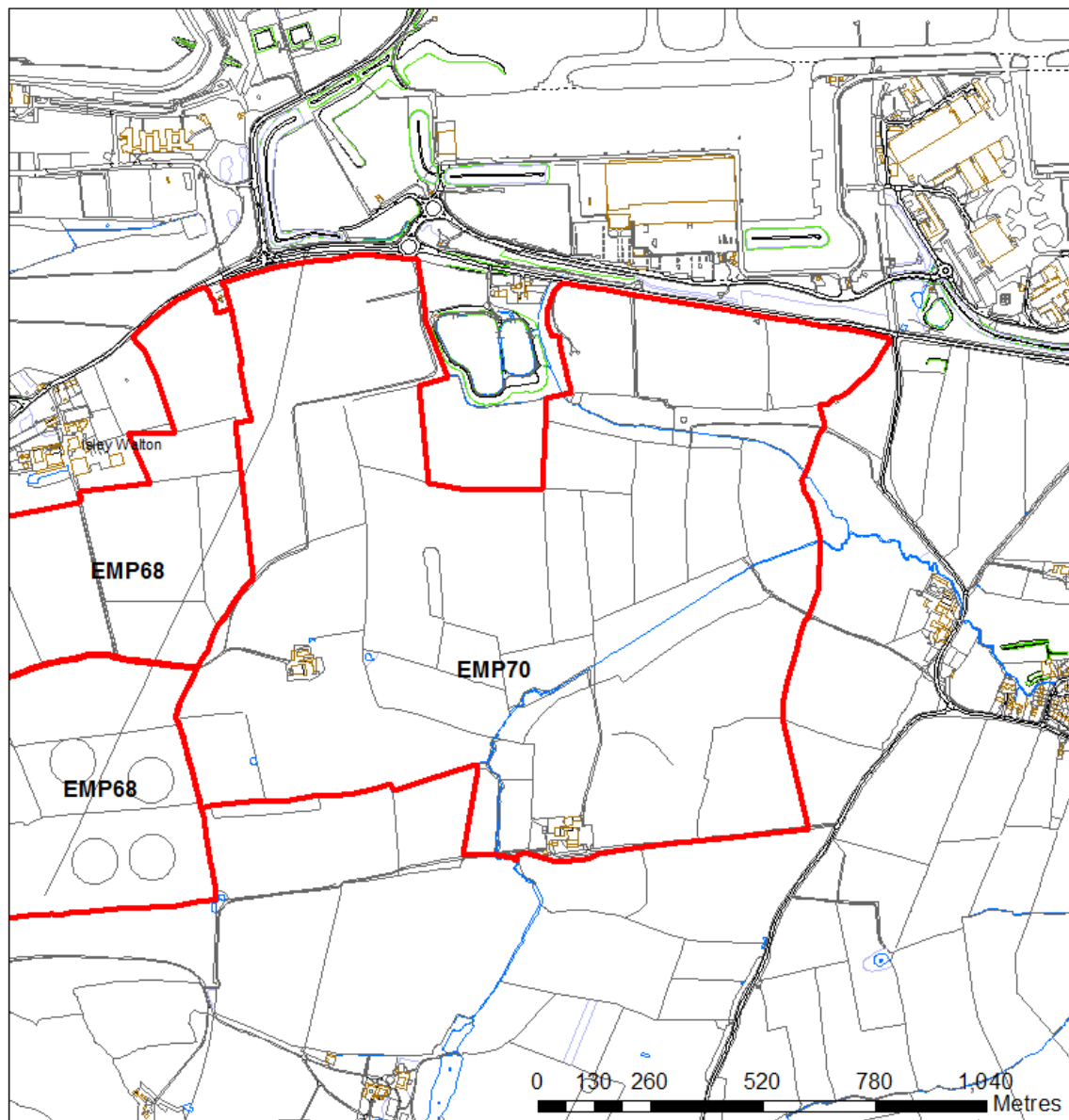
Also considered for residential? Yes - IW3

Potential Employment Floorspace: 312000 sqm based on standard plot ratios and assuming a 50:50 site split between employment and housing uses


Summary: This site is potentially suitable for employment uses, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 Years

EMP 70 - Land south of East Midlands Airport



Key

 SHELAA Site - Employment

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EMP71 - Land off Pipeyard Lane

Address: Pipeyard Lane Works, south of end of Pipeyard Lane, Newbold Coleorton

Parish/Settlement: Newbold Coleorton

Area: 0.38 ha

Site Description: The site lies between the TNT distribution centre to the north west and Site EMP69 to the south east, which are all to the west of Newbold Coleorton. The site was last in industrial use as a crusher yard.

Current Use: Employment/
Commercial, Vacant

Previously Developed: Yes

Local Plan Allocation: Ec3 Existing
employment areas

Current Permission: None

River Mease Catchment: No

National Forest: No

Suitable?
Yes The site benefits from a recent outline permission (subject to s106) for a mix of residential and employment uses.

Available?
Yes The site has been submitted by the owner through the call for sites, who has also submitted a planning application for the site, which has recently been approved (subject to s106). The permission is mainly residential focussed, with one small office block being the only employment element.

Achievable?
Potentially There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: B1

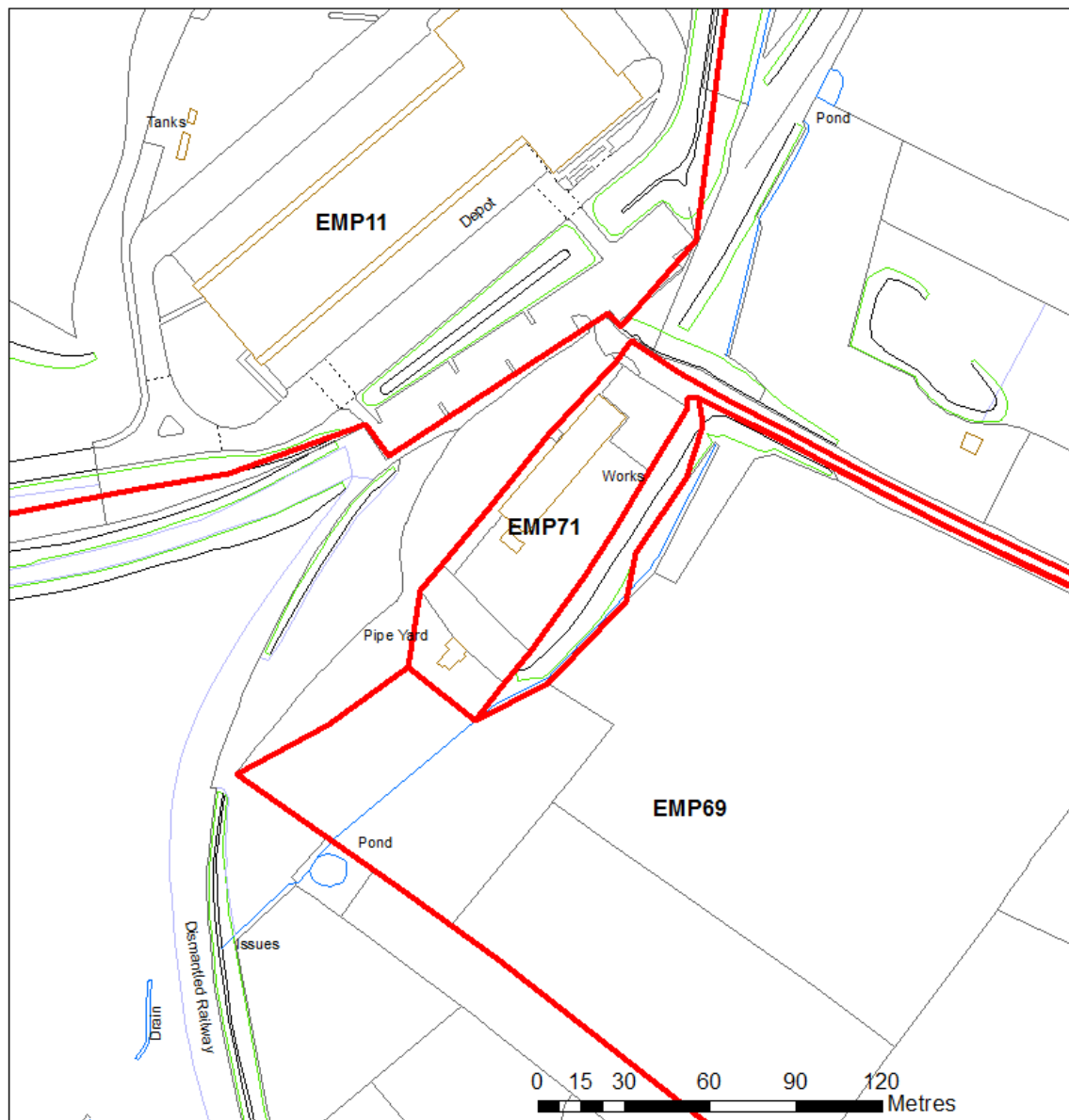
Also considered for residential? Yes - Cn21

Potential Employment Floorspace: 213 sqm based on planning application submitted

Summary: Outline consent has recently been granted (subject to s106) for a mainly residential scheme with one small office block.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	0 - 5 Years

EMP 71 - Land off Pipeyard Lane



Key

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EMP72 - Land at Home Farm, Park Lane

Address: Home Farm, Park Lane, Castle Donington

Parish/Settlement: Castle Donington

Area: 95 ha

Site Description: This substantial site, covering 95ha in total, is divided in to two parcels north and south of Park Lane. They are located to the west of Castle Donington, and south of East Midlands Distribution Centre. Agricultural uses surround the site on all sides, and this is also the current use of both land parcels.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: No

Suitable? Potentially	The site lies in an area identified as Countryside in the Local Plan. Ecology surveys would be needed before any proposals could be considered. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. Any retail uses would likely to be limited to those serving the proposed new housing. In terms of highways, this site is likely to impact on the forthcoming Castle Donington relief road. Suitable modelling will be expected. Any new access onto the relief road which impacts its primary function is likely to be viewed unfavourably by the Highway Authority. Obligations towards the upgrade of Park Lane is likely to be sought from sites using it as an access point. There are no listed buildings within the site but there are numerous listed buildings immediately to the west including Donington Hall (Grade II*).
Available? Yes	The site was submitted during the most recent call for sites.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered achievable.

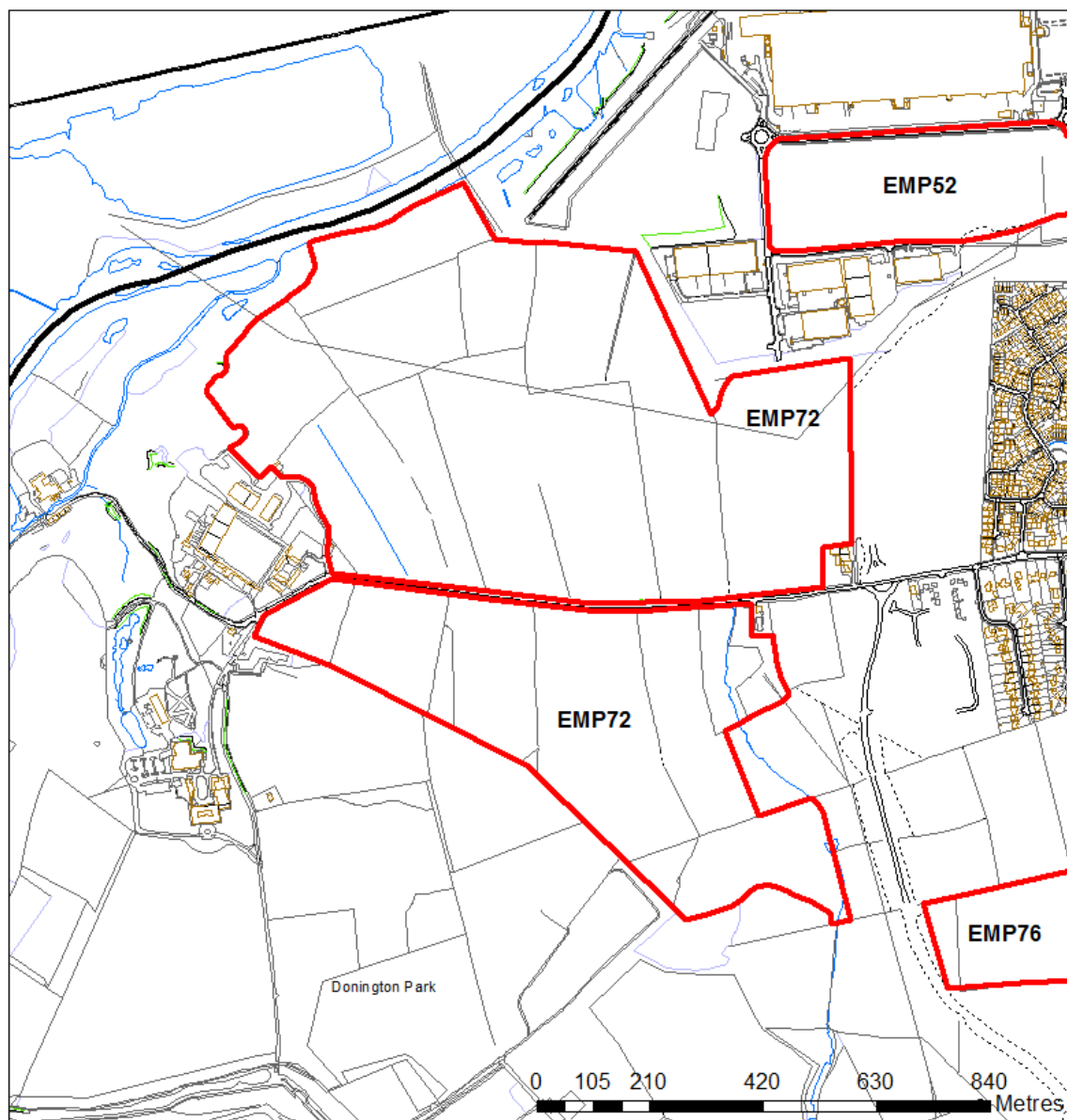
Potential Uses: A1, A2, A3, AA4, A5, B1, B2, B8, C1 **Also considered for residential?** Yes - CD10

Potential Employment Floorspace: 190000 sqm based on standard plot ratios and assuming a 50:50 site split between employment and housing uses


Summary: This site is potentially suitable for employment uses, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 72 - Land at Home Farm, Park Lane



Key

 SHELAA Site - Employment

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EMP73 - Land north and south of A6

Address: Land north and south of A6, Kegworth

Parish/Settlement: Kegworth

Area: 31.2 ha

Site Description: The site comprises three parcels of land - one to the south of the A6 between the computer centre to the east and proposed route of HS2 to the west, another to the north of the A6 between the Cotts factory and the A453 and the third to the north of the A453/east of the M1. All three parcels are currently in use for agriculture, although HS2 is proposed to run directly through the second parcel.

Current Use: Agriculture, car parking

Previously Developed: No

Local Plan Allocation: Countryside, H1

Current Permission: 14/00541/OUTM - 150 dwellings

River Mease Catchment: No

National Forest: No

Suitable? Potentially	The site partly lies in an area identified as Countryside in the Local Plan, with the remaining part falling under H1 as it had a permission for housing, which has since been impacted upon by the proposed route of HS2. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. In terms of highways, any new access onto the A453 or A6 which impacts its primary function is likely to be viewed unfavourably, and as such should be of suitable scale and limited in number. Given its scale this site would benefit from a coordinated masterplan and assessments with adjacent sites to secure required mitigation. The site is adjacent to a Highways England asset.
Available? Yes	The owner is proposing the land for development so it is considered available
Achievable? Potentially	The only impact on achievability is that the route of HS2 runs directly through the site. While this would not prevent at least part of the site still coming forward for development, it could have some impact on the economic viability and timescale.

Potential Uses: B1, B2, B8, C1

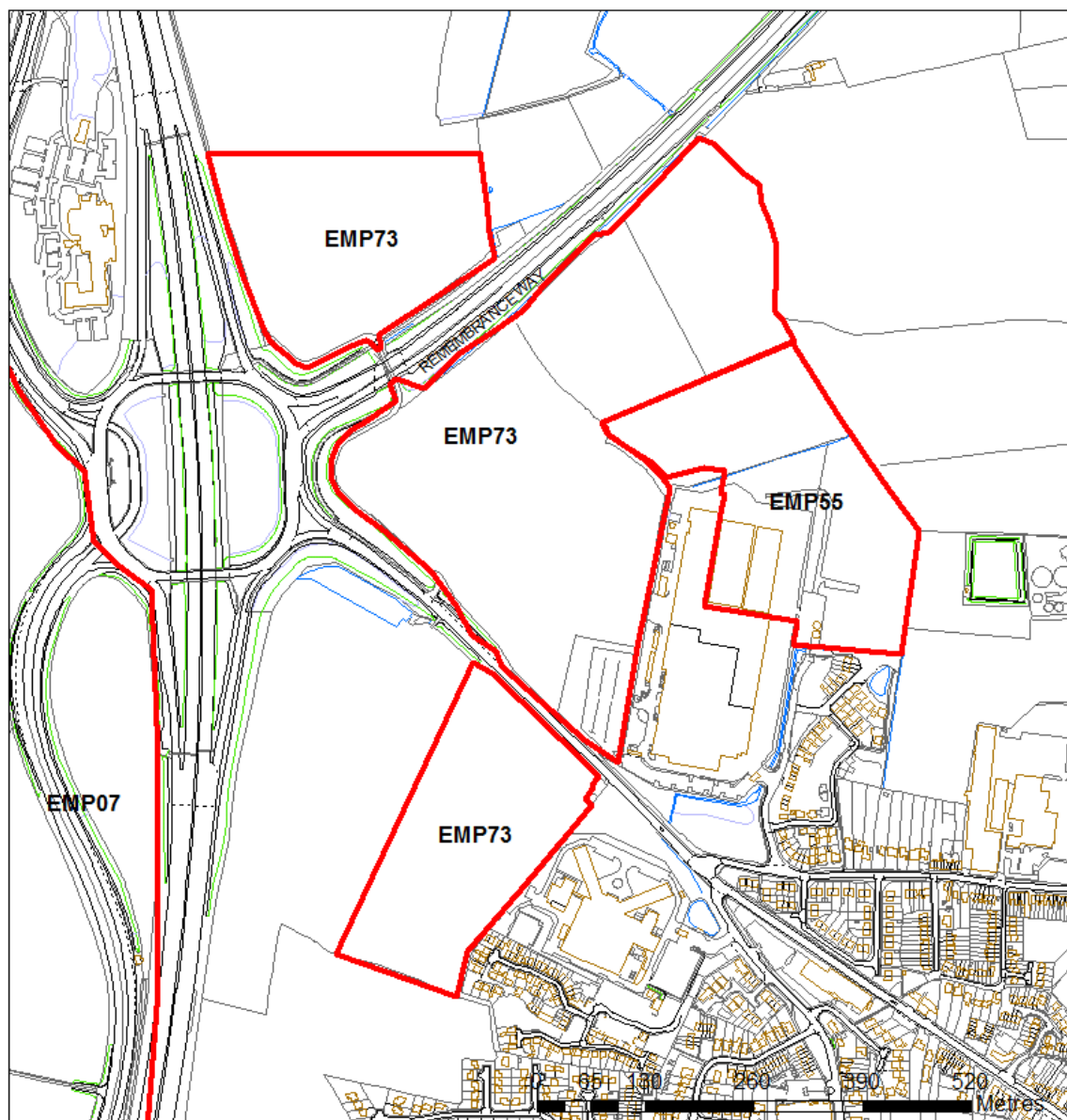
Also considered for residential? Yes - K11

Potential Employment Floorspace: 88800 sqm based on standard plot ratios but excluding those parts of the site likely to be affected by the route of HS2

Summary: This site is potentially suitable for employment uses, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period. The construction of the HS2 route, which runs directly through the site, will also impact upon development opportunities and the timetable.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11-20 Years

EMP 73 - Land north and south of A6



Key

SHELAA Site - Employment

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EMP74 - Land south of Gordon Ellis

Address: Trent Lane, Castle Donington

Parish/Settlement: Castle Donington

Area: 0.3 ha

Site Description: The site is a rectangular piece of land located to the south of Trent Lane industrial area in Castle Donington. It is mainly surrounded by open space and sports pitches, although there are industrial units to the north east. It currently appears to be open space and is surrounded by vegetation on all four sides.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: None (but within limits to development)

Current Permission: None

River Mease Catchment: No

National Forest: No

Suitable?
Potentially The site lies within the limits to development of Castle Donington, although it has no specific allocation. A Phase 1 habitat survey would be needed before development could be supported, and a 5m buffer zone is likely to be required around the edge of the site. There is a Grade II listed building - Number 52, the Spittal - across the sports ground from the site.

Available?
Yes The owner is proposing the land for development so it is considered available

Achievable?
Potentially There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: B1, B2, B8

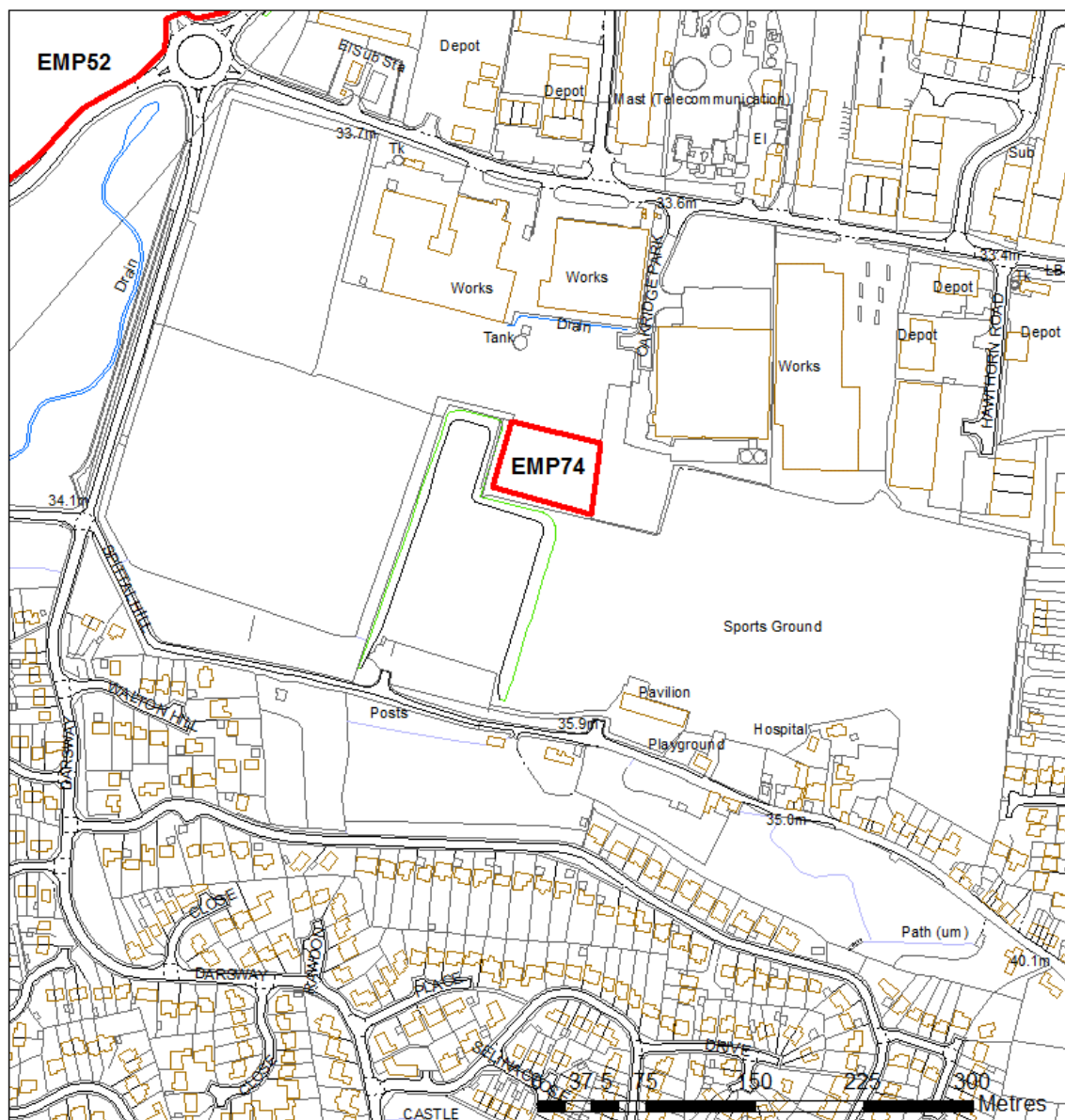
Also considered for residential? No

Potential Employment Floorspace: 1200 sqm based on standard plot ratios

Summary: The site lies within the settlement boundary of Castle Donington, and adjoins an existing employment area. However there are a number of issues which will need to be addressed before any development can occur, including assessing ecology concerns, establishing suitable access arrangements (it appears that the only access is through adjoining land) and the Council being satisfied that the proposed development would not have an unacceptable impact on the surrounding open space/sports pitches uses.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6-10 Years

EMP 74 - Land south of Gordon Ellis



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EMP75 - Pegasus Business Park

Address: East Midlands Airport, Castle Donington

Parish/Settlement: Long Whatton & Diseworth

Area: 10 ha

Site Description: The site consists of two parts - a smaller rectangular piece of undeveloped land to the north of the A453/south of Argosy Road, and a larger, irregular shaped piece of mainly land at the end of Herald Way/west of the A453. The sites are within the wider East Midlands airport complex and are therefore surrounded by airport related uses, business uses and a number of hotels.

Current Use: Undeveloped land **Previously Developed:** No

Local Plan Allocation: Ec3 Existing employment areas **Current Permission:** None

River Mease Catchment: No **National Forest:** No

Suitable? Potentially	The site has long been earmarked for development and falls within an existing employment area within the adopted Local Plan. There are no significant access or ecological concerns at this stage.
Available? Yes	The site is currently being marketed.
Achievable? Potentially	There are no known physical constraints, although the site has been on the market for some time without any apparent development interest. However the site is considered potentially achievable.

Potential Uses: B1

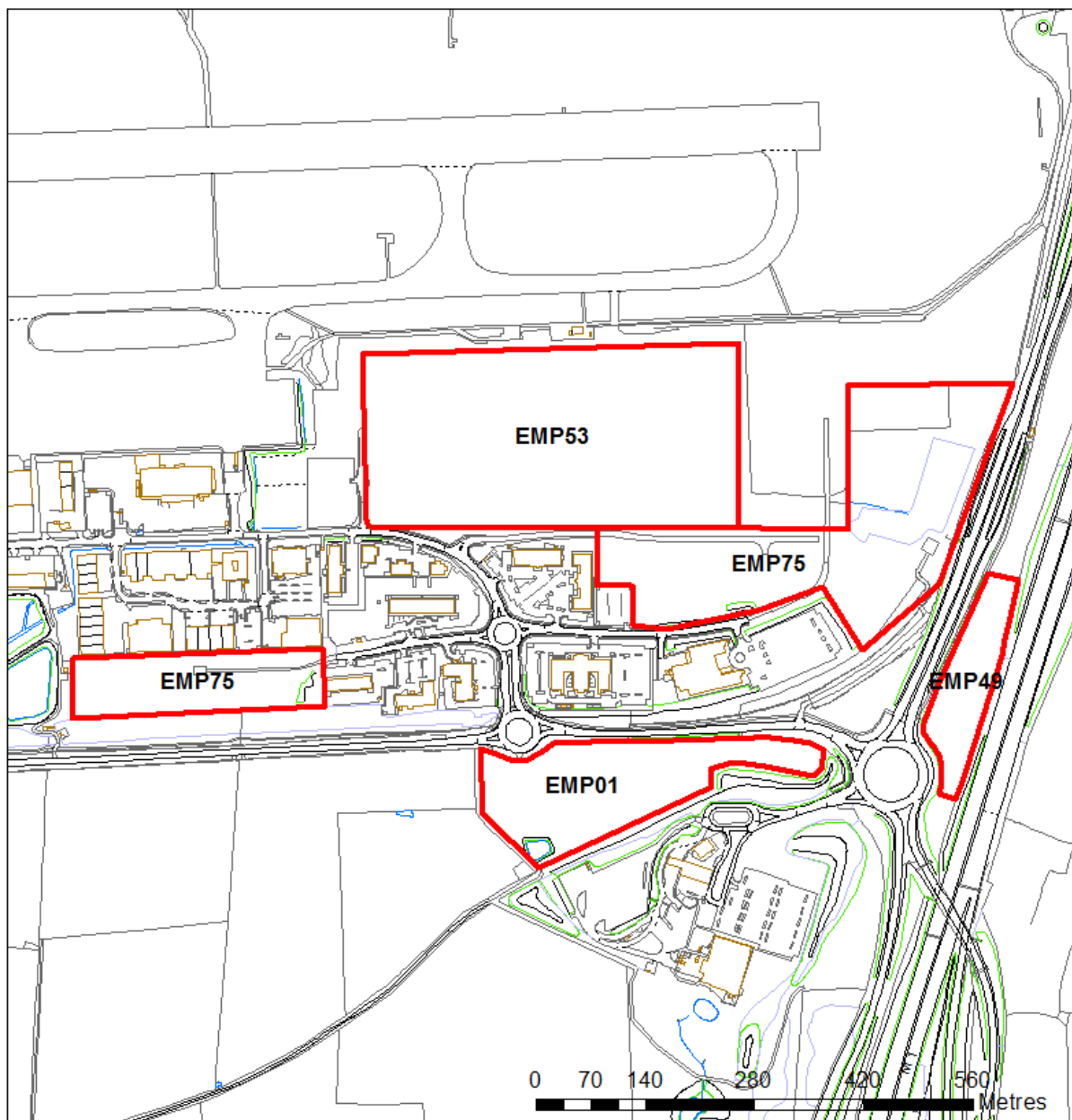
Also considered for residential? No

Potential Employment Floorspace: 40000 sqm based on standard plot ratios

Summary: The site lies within the wider East Midlands airport complex and is surrounded by other employment uses, including the large cargo facility currently being completed (EMP 53). Development of the site is therefore likely to be acceptable in policy terms - however the current market for B1 office uses may impact on delivery timescales.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6 - 10 Years

EMP 75 - Pegasus Business Park



Key

SHELAA Site - Employment

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EMP76 - Land off Park Lane

Address: Land off Park Lane, Castle Donington

Parish/Settlement: Castle Donington

Area: 6.07 ha

Site Description: The site currently consists of agricultural uses, and is located to the south west of Castle Donington. However it forms part of a larger area covered by an outline planning consent for a mixed use development. Construction of the residential element of the scheme has now commenced, which will eventually link the site up to the edge of Castle Donington.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: H1c: Housing Provision/planning permissions

Current Permission: 09/01226/OUTM

River Mease Catchment: No

National Forest: No

Suitable? Potentially	The site was included in an outline planning consent for a mixed use residential led scheme so the principle of development on the site has already been established, although no detailed planning consent has yet been sought.
Available? Yes	The owners/developers of the site have indicated a desire to push forward with the scheme.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: B1, B2, B8

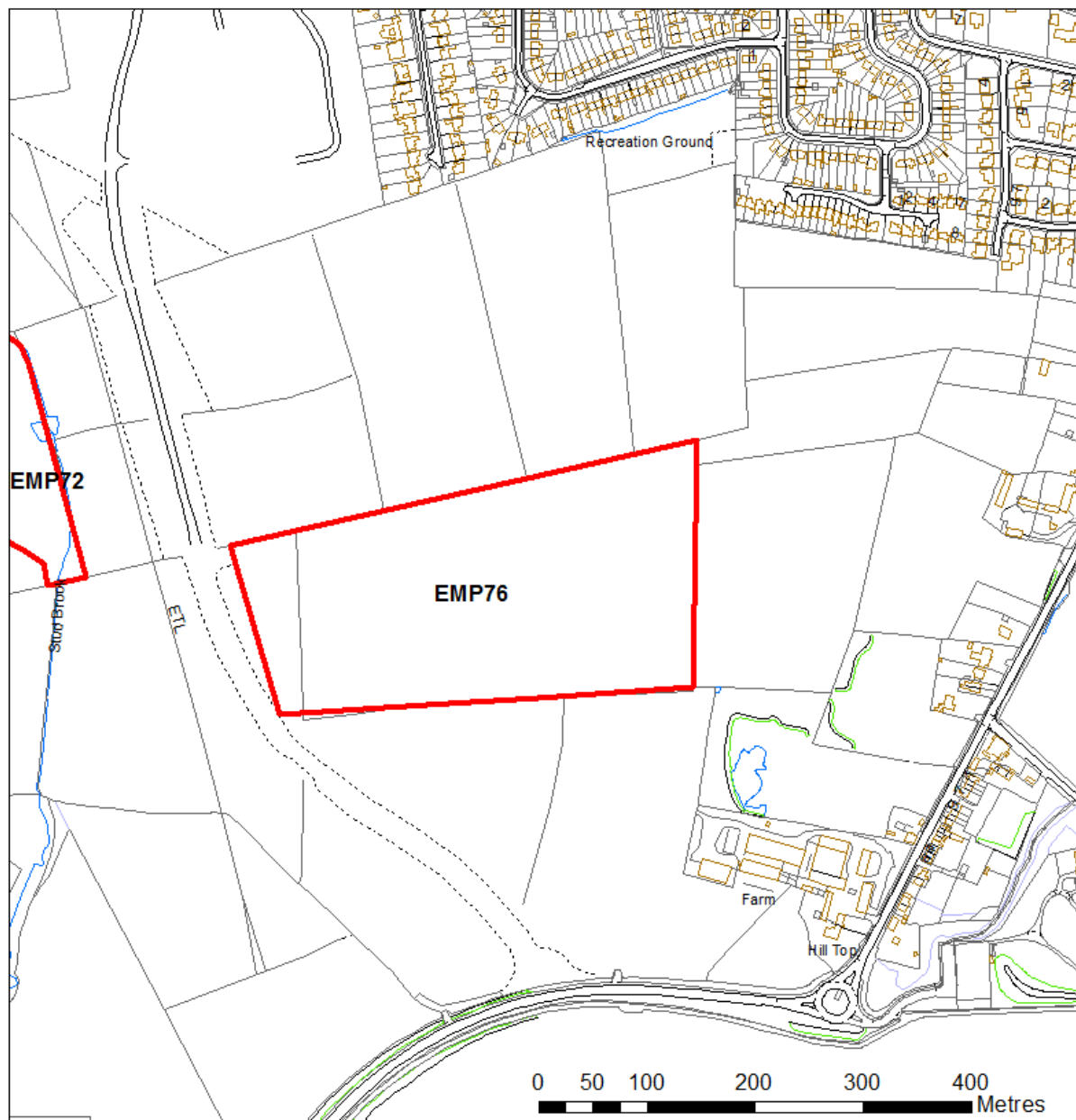
Also considered for residential? Yes - CD4

Potential Employment Floorspace: 24280 sqm based on standard plot ratios


Summary: The site forms the employment element of a larger, mixed use development. The residential part of this scheme has now commenced and, subject to a policy-complaint scheme being submitted, there is no reason to believe that the employment element would not do likewise. However because it does not have a current detailed planning permission, this is more likely to be in the 6 - 10 year time period.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6 - 10 Years

EMP 76 - Land off Park Lane



Key

 SHELAA Site - Employment

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EMP77 - Land South of Repton Road

Address: Westminster Industrial Estate, Measham

Parish/Settlement: Measham

Area: 3.3 ha

Site Description: The site comprises an area of previously undeveloped land to the south of Repton Road/west of Huntingdon Way, in Measham. It lies within the Westminster Industrial Estate and is surrounded by employment uses.

Current Use: Undeveloped land **Previously Developed:** No

Local Plan Allocation: Ec3 Existing employment areas **Current Permission:** None

River Mease Catchment: Yes **National Forest:** Yes

Suitable? Potentially	The site falls within an existing employment area (allocated under Ec3 in the Local Plan). However the main issue is that the proposed route of HS2 runs north-south through the eastern part of the site. The site adjoins the river Mease and previous work on the adopted Local Plan suggested that its proximity might preclude development. It is proposed that by 2025 wastewater will be pumped out of the river Mease catchment. It is not clear whether this would remove these previous concerns.
Available? Potentially	A planning application had been submitted in 2017 for storage use on the site, indicating a willingness to see the site developed. However the fact that the proposed route of HS2 now runs through the site impacts upon the sites availability - at least in the short term.
Achievable? Potentially	The obvious constraint on the deliverability of this site is the proposed route of HS2, which would take up the eastern part of the site and impact upon access arrangements to the remaining part. The development of the site in the short term is therefore unlikely.

Potential Uses: B8

Also considered for residential? No

Potential Employment Floorspace: 8280 sqm based on standard plot ratios of area not affected by proposed route of HS2

Summary: Although the site lies within an existing employment area, the proposed route of HS2 running N-S through the east of the site prevents development on that part of the site and places a major constraint on the development of the remainder of the site, particularly in the short term. If the site is to come forward, it is therefore not likely to be for some time.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 Years

The map displays the River Sever catchment area with two specific sites highlighted in red: EMP60 and EMP77. EMP60 is located in the upper left, while EMP77 is in the center. The map includes various geographical features such as buildings, roads, drains, and the River Sever. Labels on the map include 'EMP60', 'EMP77', 'River Sever', 'Drain', 'Def', 'Huntingdon Court', 'Olympic House', 'Estate', 'Sub', 'Tank', 'Farm', 'Mast', 'Wks', 'CRI', 'Depot', 'Pgs', 'Sta', 'Tanks', 'A12', '2.8m', '0', '45', '90', '180', '270', '360', and 'Metres'.

☐ SHELAA Site - Employment

151

EMP78 - Slaughter House, Ashby Road

Address: Ashby Road, Sinope

Parish/Settlement: Sinope

Area: 0.5 ha

Site Description: The site consists of a rectangular piece of land on the north side of Ashby Road (A511) in Sinope, between Ashby and Coalville. There is a slaughterhouse in the north east corner of the site, while the rest of the site is in agricultural use. There are some residential properties to the east, but the predominant land use locally is agriculture.

Current Use: Slaughterhouse and agricultural fields

Previously Developed: Part

Local Plan Allocation: Countryside

Current Permission: 17/0144/FULM

River Mease Catchment: No

National Forest: Yes

Suitable? Yes	The site benefits from a recent planning permission (17/0144/FULM) for the conversion of the existing slaughterhouse to offices, the erection of new offices and a new slaughterhouse. The principle of employment development on the site has therefore been established.
Available? Yes	The recently submitted planning application is evidence that the owner wishes to develop the site.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: B1

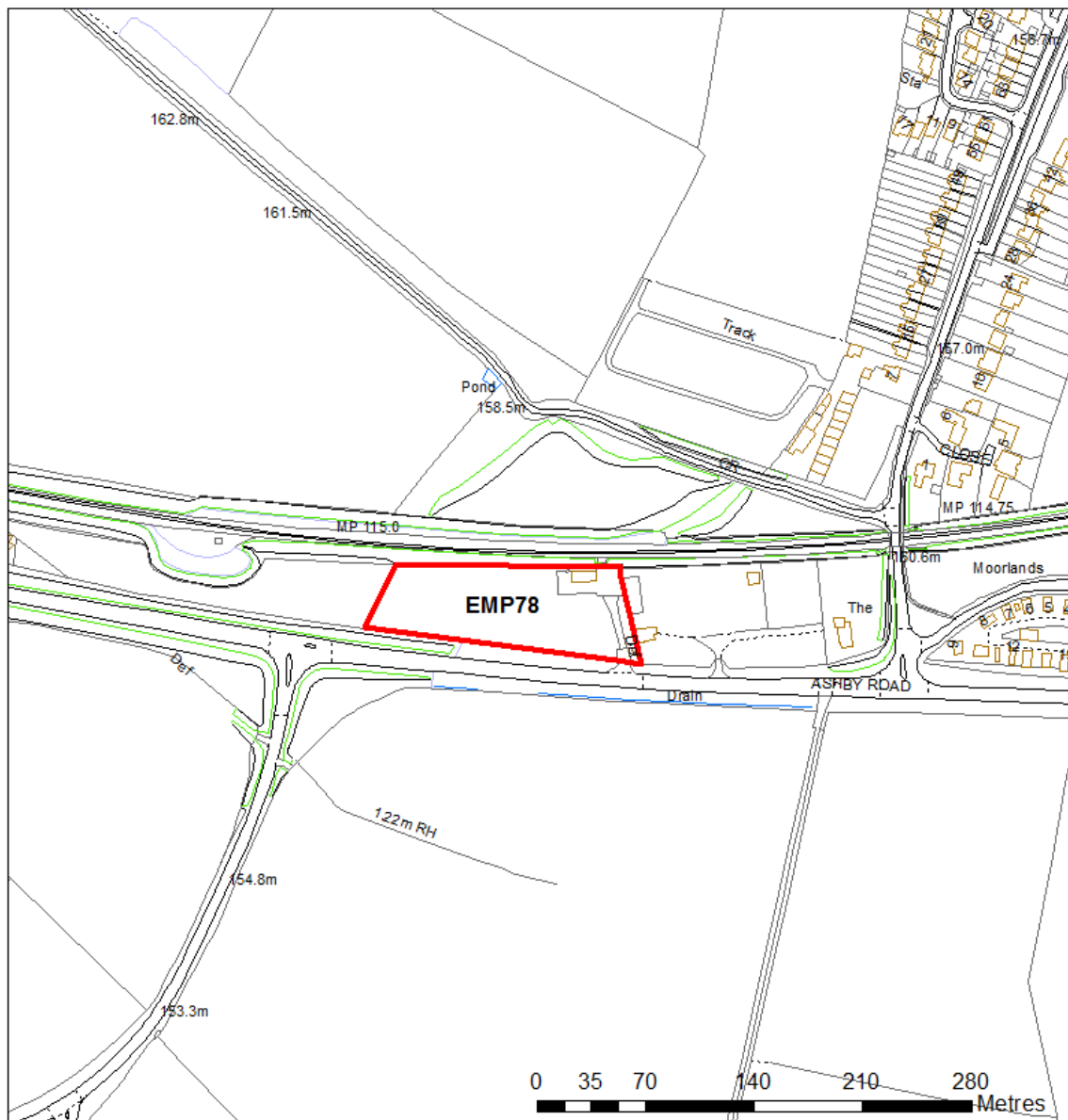
Also considered for residential? No

Potential Employment Floorspace: 660 sqm based on planning permission

Summary: The site has the benefit of planning permission which establishes the principle of employment development. We would therefore expect the site to be completed within 5 years.

Deliverable/Developable/Non-Developable:	Deliverable
Timeframe:	0 - 5 Years

EMP 78 - Slaughter House, Ashby Road



Key

SHELAA Site - Employment

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NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

LOCAL PLAN COMMITTEE – 26 JUNE 2019

Title of report	BLACKFORDBY NEIGHBOURHOOD PLAN – PROPOSED RESPONSE TO PRE-SUBMISSION DRAFT
Contacts	<p>Councillor Robert Ashman 01530 273762 robert.ashman@nwleicestershire.gov.uk</p> <p>Strategic Director of Place 01530 454555 james.arnold@nwleicestershire.gov.uk</p> <p>Planning Policy Team Manager 01530 454677 ian.nelson@nwleicestershire.gov.uk</p>
Purpose of report	To determine the District Council's response to the pre-submission draft of the Blackfordby Neighbourhood Plan and set out the proposed delegation arrangements for the future stages in the preparation of the Neighbourhood Plan
Council Priorities	Business and Jobs Homes and Communities
Implications: Financial/Staff	<p>The Blackfordby Neighbourhood Plan will incur direct costs to the District Council to support an independent examination of the plan and, should the examination be successful, a local referendum. Grant funding from central government (£30,000 per neighbourhood plan) is payable to the authority to support this agenda, but may not meet the costs in full. Any such additional costs would need to be met from the contingency budget held by the Planning Service.</p> <p>Once the Neighbourhood Plan is made it will form part of the Development Plan for North West Leicestershire. Should the document be subject to legal challenge, the District Council will be responsible for meeting such costs. Any such costs would need to be met from the contingency budget held by the Planning Service.</p>
Risk Management	The ultimate decision on how to proceed in respect of the Neighbourhood Plan rests with Ashby de la Zouch Town Council. As currently set out there are some issues with the Submission version Neighbourhood Plan which represent a risk to the success

	of the Neighbourhood Plan. It is appropriate for the District Council to work with the Town Council to seek to minimise risks to the Neighbourhood Plan.
Equalities Impact Screening	Not applicable.
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 Monitoring Officer	The Report is Satisfactory
Consultees	A number of teams within the District Council have been consulted to provide a comprehensive Council-wide response, including Building Control, Business Focus, Environmental Health and Community Focus.
Background papers	Blackfordby Neighbourhood Plan – Pre-Submission Version National Planning Policy Framework
Recommendations	<p>1.THAT THE COMMITTEE ENDORSES THE SUGGESTED PRE-SUBMISSION (REGULATION 14) RESPONSE TO ASHBY DE LA ZOUC TOWN COUNCIL IN RELATION TO POLICIES BE2 AND H3 (AS SET OUT IN PARAGRAPHS 3.3 - 3.5 BELOW);</p> <p>2. THAT THE COMMITTEE NOTES THE ADDITIONAL COMMENTS ALREADY SENT BY OFFICERS TO ASHBY TOWN COUNCIL, AIMED AT IMPROVING THE GENERAL ROBUSTNESS OF THE NEIGHBOURHOOD PLAN (AS SET OUT IN APPENDIX B);</p> <p>3. THAT THE COMMITTEE AGREES TO DELEGATE ENDORSEMENT OF ANY FURTHER RESPONSE BY OFFICERS AT SUBMISSION (REGULATION 16) STAGE TO THE STRATEGIC DIRECTOR OF PLACE, IN CONSULTATION WITH THE PORTFOLIO HOLDER FOR PLANNING & REGENERATION;</p> <p>4.THAT THE COMMITTEE NOTES THAT ONCE THE NEIGHBOURHOOD PLAN HAS BEEN SUBMITTED THE</p>

	<p>STRATEGIC DIRECTOR OF PLACE, IN CONSULTATION WITH THE PORTFOLIO HOLDER FOR PLANNING & REGENERATION WILL:</p> <p>A) PUBLISH THE PLAN FOR A SIX WEEK PERIOD AND INVITE REPRESENTATIONS;</p> <p>B) NOTIFY CONSULTATION BODIES; AND</p> <p>C) APPOINT AN INDEPENDENT EXAMINER TO CONDUCT THE EXAMINATION OF THE NEIGHBOURHOOD PLAN;</p> <p>5. THAT THE COMMITTEE NOTES THAT FOLLOWING RECEIPT OF THE INDEPENDENT EXAMINER'S REPORT, THE STRATEGIC DIRECTOR OF PLACE IN CONSULTATION WITH THE PORTFOLIO HOLDER FOR PLANNING & REGENERATION WILL DETERMINE WHETHER THE CONDITIONS HAVE BEEN MET FOR THE NEIGHBOURHOOD PLAN TO PROCEED TO REFERENDUM</p>
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1.0 INTRODUCTION

- 1.1 Ashby de la Zouch Town Council has published a pre-submission draft (in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012) of its Neighbourhood Plan. The purpose of this report is to i) seek the Committee's endorsement of comments relating to two policies in particular, ii) note other less fundamental comments which have already been sent by officers to Ashby Town Council – aimed at improving the overall robustness of the Neighbourhood Plan and iii) agree the approval process for the subsequent stages of the Neighbourhood Plan preparation.

2.0 BACKGROUND

- 2.1 Neighbourhood planning was introduced under the Localism Act 2011 to give local communities a more hands on role in the planning of their neighbourhoods. It introduced new rights and powers to allow local communities to shape new development in their local area.
- 2.2 Neighbourhood plans can be prepared by a Parish or Town Council (or neighbourhood forums in areas not covered by a Parish or Town Council) once they have been designated as a neighbourhood area by the District Council.
- 2.3 Neighbourhood plans should consider local and not strategic issues and must be in line with higher level planning policy. A Neighbourhood plan can be detailed or general, depending on what local people want but they must be in line with European Union obligations as incorporated into UK law and human rights requirements; they must have regard to national planning policy and must be in general conformity with strategic policies in the adopted development plan in force for the local area.
- 2.4 The District Council as Local Planning Authority has an important role to play in the neighbourhood plan process even though the District Council is not responsible for its preparation. The key stages in producing a neighbourhood plan as governed by The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (General) (Amendment) Regulations 2015 together with the District Council's role are

summarised in the Table at Appendix A of this report.

- 2.5 At present, there is one 'made' Neighbourhood Plan in the district (Ashby de la Zouch) and one further Neighbourhood Plan which will shortly go to Referendum (Ellistown and Battleflat).

3.0 BLACKFORDBY NEIGHBOURHOOD PLAN

- 3.1 The Blackfordby Neighbourhood Plan area covers the Ashby de la Zouch Town Council ward of Blackfordby and was designated in January 2018. This is the remaining area covered by Ashby de la Zouch Town Council that was not included in the Ashby Neighbourhood Plan Area.
- 3.2 The Town Council published a pre-submission Neighbourhood Plan (pursuant to Regulation 14 of the Neighbourhood Planning (General) Regulations 2012) for consultation between 13 May and 26 June 2019. At this stage the role of the District Council is as a consultee (See Appendix A for details of each Neighbourhood Plan preparation stage).
- 3.3 Officers have assessed the draft Neighbourhood Plan and have two main concerns relating to:
- Policy H3: Windfall Housing Sites
 - Policy BE2: Support for New Business and Employment

As currently worded, we believe both policies conflict with policies in the adopted Local Plan.

- 3.4 Policy H3 conflicts with policies S2 of the adopted Local Plan (Settlement Hierarchy) and S3 (Countryside) as the Local Plan policies allow for development (including residential development) on previously developed land within *or well related to* the limits to development of Blackfordby. However Policy H3 of the Neighbourhood Plan limits proposals for infill and redevelopment to small groups of up to five dwellings and only *within* the limits to development. This is therefore a more restrictive policy than the one included in the adopted Local Plan.
- 3.5 Policy BE2 similarly conflicts with Ec2 of the adopted Local Plan (New Employment Sites) as the Neighbourhood Plan policy restricts new employment development to within the limits to development for Blackfordby (with some exceptions). However Ec2 of the Local Plan states that where evidence indicates an immediate need or demand for additional employment land, the Council will consider favourably sites which meet a set of criteria – but not restricted to sites within limits to development. The Neighbourhood Plan policy is again more restrictive than, and therefore conflicts with, the adopted Local Plan policy.
- 3.6 Regulations require that policies in Neighbourhood Plans must be in general conformity with strategic policies in Local Plans (and this includes policies S2, S3 and Ec2). Policies H3 and BE2 would not meet this test. In addition, they would be in conflict with national policy as well. We are therefore recommending that these policies be modified (to remove these conflicts) or be removed.

- 3.7 In addition, officers have noted a number of other issues which do not fundamentally affect the operation of the Neighbourhood Plan, but which, if addressed we believe could help the Town Council better achieve the aims they have identified. This is either through seeking clarification on a number of points, making suggestions on how to strengthen policies, highlighting potential conflicts within/between policies, and helping to close any potential loopholes/unintended consequences of the policies as they are currently worded. This is to ensure that the final Neighbourhood Plan is as robust as possible as it will be used alongside the Local Plan by District Council Planning Officers to help determine planning applications within the Blackfordby area. These more minor comments have already been reported back to Ashby Town Council.

4.0 NEXT STEPS

- 4.1 Once the current consultation period ends, Ashby Town Council will have to consider all of the comments received, including those provided by the District Council. Following any changes to the Neighbourhood Plan that they believe are necessary, the Town Council will then submit a revised version to the District Council.
- 4.2 As set out at Appendix A, the District Council's role at submission stage is firstly to be a consultee - but to also arrange for a further round of consultation, subject to the Neighbourhood Plan meeting the various legal requirements. The District Council is also required to appoint an independent examiner (with the agreement of the Town Council) who will examine the Neighbourhood Plan. Given the technical / procedural nature of these various tasks, it is recommended that they be delegated to the Strategic Director of Place, in consultation with the Portfolio Holder for Planning & Regeneration – in line with the procedure undertaken for both Ashby de la Zouch and Ellistown and Battleflat neighbourhood plans.
- 4.3 Following receipt of the independent examiner's report, the District Council must formally decide whether to send the Neighbourhood Plan to referendum (with or without modifications proposed by the examiner or NWLDC). Reg 17A(5) of the Neighbourhood Planning (General) Regulations 2012 as added by the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 gives the District Council 5 weeks from receipt of the examiner's report to decide whether to proceed with the referendum or not. Given the short timescale, the Strategic Director of Place, in consultation with the Portfolio Holder for Planning & Regeneration will exercise the executive power of making this decision as delegated to them in the Constitution (paragraph 5.2.1 of the Scheme of Delegation).
- 4.4 Should the Neighbourhood Plan be sent to referendum, and the referendum declares in favour of the Neighbourhood Plan, then the District Council is required to make (i.e. adopt) the Neighbourhood Plan within 8 weeks of the referendum (Reg 18A(1) of the Neighbourhood Planning (General) Regulations 2012 as added by the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016). While the decision to adopt is an executive decision, it is hoped that a specific report will be brought to a future meeting of this committee at the appropriate time to allow this committee to advise the executive prior to the decision being taken.

APPENDIX A – TABLE HIGHLIGHTING STAGES OF NEIGHBOURHOOD PLAN PREPARATION PROCESS

RELEVANT Regulation WITHIN THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 Reg 6A	Stage of neighbourhood plan process	District Council role
	Designating a neighbourhood area	To agree to the designation of a neighbourhood area
	Preparing a draft neighbourhood plan	To provide advice and assistance
Reg 14	Pre-submission publicity & consultation	To be a consultee
Reg 15	Submission of a neighbourhood plan to the local planning authority	Ensure that the submitted draft neighbourhood plan is accompanied by the following: (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates; (b) a consultation statement; (c) the proposed neighbourhood development plan; and (d) a statement explaining how the proposed neighbourhood development plan meets the “basic conditions” (requirements of paragraph 8 of Schedule 4B to the 1990 Act). Basic conditions are: (a) That it has regard to national policies and advice; (b) That it contributes to the achievement of sustainable development; (c) That it is in general conformity with the strategic policies in the local Development Plan; (d) That it is compatible with EU obligations; and (e) That it is not likely to have a significant effect on a European site or a European offshore marine site
Reg 16	Publicising a plan proposal	Organise and undertake consultation on the draft neighbourhood plan for a 6 week period
Reg 17	Submit the draft plan for independent examination	Arrange for an independent examination including the appointment of an examiner in consultation with the Parish or Town Council. The examination will normally take the form of written representations rather than formal hearings, although the examiner can undertake hearings if considered necessary.

RELEVANT Regulation WITHIN THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012	Stage of neighbourhood plan process	District Council role
Reg 18	Publication of examiner's report and plan proposal decisions	<p>To receive the examiner's report and decide to:</p> <ul style="list-style-type: none"> (a) Decline to consider a plan Proposal; (b) To refuse a plan proposal; (c) What action to take in response to the recommendations of an examiner regarding a NP; (d) What modifications if any they are to make to the draft Plan; (e) Whether to extend the area to which a referendum is to take place; or <p>That they are not satisfied with the plan proposal</p> <p>As soon as possible after making a decision referred to above, the District Council must publish on their website and elsewhere as appropriate:</p> <ul style="list-style-type: none"> (a) The decision and the reasons(the decision statement); (b) Details of where and when the decision statement may be inspected; and (c) The report made by the examiner
Para 12, Sch 4B of CPA 1990	Referendum	<p>If the District Council is satisfied that the draft plan meets the basic conditions, a referendum on the plan must be held where this reflects the advice of the Examiner. The District Council is responsible for arranging and paying for the cost of the referendum.</p>
Reg 19	Decision on a plan proposal	<p>As soon as possible after deciding to make a neighbourhood development plan (or refusing to make a plan), the District Council must:</p> <ul style="list-style-type: none"> (a) Publish on their website or elsewhere as appropriate <ul style="list-style-type: none"> (i) a statement setting out the decision and their reasons(the decision statement); and (ii) details of where and when the decision statement may be inspected; and (b) Send a copy of the decision statement to: <ul style="list-style-type: none"> (i) The qualifying body; and (ii) any person who asked to be notified of the decision
Reg 20	Publicising a neighbourhood development plan	<p>As soon as possible after making a neighbourhood development plan, the District Council must:</p> <ul style="list-style-type: none"> (a) Publish on their website and elsewhere as appropriate: <ul style="list-style-type: none"> (i) the neighbourhood development plan; and (ii) details of where and when the neighbourhood development plan may be inspected; and (b) Notify any persons who asked to be notified of the making of the neighbourhood development plan that it has been made and where and when it may be inspected.

APPENDIX B - OFFICER RESPONSE TO PRE-SUBMISSION DRAFT

Plan Section/Policy Number (Page Number in brackets)	Officer Response
General	The document would benefit from paragraph numbering to assist when determining applications.
Contents (P3)	Policies should be section 4 not 5 Section D: Sustainability is missing Monitoring and review should be section 5 not 4
Foreword (P4)	The application for designation was 24.10.2017 (as per the letter from the Town Council). Area was designated on 23.01.2018 not 22.09.2017 (see https://minutes-1.nwleics.gov.uk/ieDecisionDetails.aspx?ID=1596)
Introduction (P6)	It would be more accurate to say ' <i>Whilst planning applications will still be determined by North West Leicestershire District Council, or for certain types of application, Leicestershire County Council...</i> '
Blackfordby Profile (P12)	When determining housing requirements for Blackfordby last year, officers calculated the population at the 2011 Census to be 1159 residents and 514 households. This is different from the figures contained on page 11. The issue is that the Neighbourhood Plan has taken figures from the Census Profile in Appendix 4.1 – the area of which doesn't correlate fully with the Neighbourhood Plan area as it also includes parts of Norris Hill outside of the NP area. All of the statistics which use this incorrect boundary (within the NP and the appendices) therefore need re-calculating. This can easily be done by basing all data on four 2011 Census Output areas (E00131686, E00131687, E00131688 and E00131689). Added together, these should correlate to the correct boundary.
Blackfordby Profile (P12)	The NP refers to a separate area of housing extending along Heath Lane and along the Leicestershire side of the A511, as far as the traffic lights marking the start of Woodville. It might be useful and provide greater clarity to refer to this as the hamlet or boundary?
Vision for Blackfordby (P14)	Key objective b) refers to " <i>encourage development</i> ". Is this what is really intended? If not would it be more appropriate to say " <i>To ensure that development maintains the character of Blackfordby</i> ".
Vision for Blackfordby (P14)	Key objective e) <i>To ensure that infrastructure is in place to meet the predicted needs of the village prior to expansion of housing being permitted.</i> It is acknowledged that new development should be supported by the necessary infrastructure and facilities. Appropriate infrastructure contributions can be sought through the planning system. However if relying on developers to provide the infrastructure, the infrastructure cannot be required prior to a development being permitted.

Plan Section/Policy Number (Page Number in brackets)	Officer Response
Vision for Blackfordby (P14)	<p>The layout of the following gives the impression that this section is a sub-section of the paragraph above.</p> <p>If this is not correct it would be worth examining the layout of this section.</p>
G1 (P17)	It would be useful to also include reference in the first part of the policy to complying with the Local Plan as well as the Neighbourhood Plan
G2 (P18)	<p>It is pleasing to see that in reflecting local character the Plan is open to contemporary interpretations.</p> <p>Has any viability evidence been produced to justify the policy given the likely additional cost to developers of meeting accessibility standards M2 and M3?</p>
G3 supporting text (P19)	<p>Sustainability covers a wider range of subjects than just biodiversity so it may be helpful to change the first sentence to be in line with the subject covered by the policy.</p> <p>Replace reference to NPPF with Planning Practice Guidance.</p>
G3 policy (P19)	<p>The bullet points of the policy refer to a narrow selection of biodiversity with assumptions that all developments, from house extensions to farm buildings, need the same approach. Is this suitable for a general policy or is this best suited in the Env policies?</p> <p>If it is retained as a general policy, it may be helpful to widen the scope of the policy to consider other elements of biodiversity and that each site or development will have different needs and impacts, on both the site and surrounding area, so that biodiversity is protected and enhanced without being too onerous.</p>
H1 supporting text (P21)	<p>The NP period is stated as being to 2031 and that 147 dwellings would be an appropriate target. However, these figures are not as quoted from NWLDC. An email of 02/07/2018 identifies indicative housing figures for the NP area for the plan period 2011-2031 to be 126 dwellings and 2011-2036 to be 147 dwellings. If the NP period is to 2031 the housing target needs amending to 126 dwellings.</p> <p><i>“there have been recent planning approvals totalling 197”</i> Unsure what the base date for this figure is and the figure does not tally with information/figures previously sent by the council via email.</p>
H1 (P21)	The supporting text states that the housing allocation is to meet an identified need (i.e homes for elderly people, small family homes, homes for people with disabilities and homes for young people). Policy H1 refers to “residential accommodation” which is vague. There is an opportunity for the policy to refer to the types of housing identified as being needed.
H2 supporting text (P22)	Reference is made to the housing mix provided by the HEDNA - suggest it is made clear that this refers specifically to market housing.

Plan Section/Policy Number (Page Number in brackets)	Officer Response
H2 (P22)	Does 'the appropriate mobility standards' mean the accessibility standards M2 and M3 set out in Policy G2? If so, the same comments relating to viability evidence apply.
H4 (P24)	The Council does not operate local lettings policies that restrict homes to households with a local connection unless the properties are provided on Rural Exception Sites. There have been circumstances where a housing association has agreed that preference will be given, on advertising, to households with a local connection, and while the Council is content to support this on sites in rural villages, we would not be supportive of a move to enshrine this in any legal agreement attached to sites, as this could affect future levels of delivery of affordable housing.
Existing Environmental Designation (P26)	<p>The plan area is also within the River Mease Special Area of Conservation – a recommendation on whether a Habitats Regulation Assessment is required will be provided separately.</p> <p>The count of certain sites could be evidenced with plans - for example the number of Local Wildlife Sites in the Phase 1 survey appears to number 6 not 14. This is an old survey and it may be prudent to check with the County Ecologist to get up to date data.</p> <p>The reference to 12 further sites of historic significance is confusing as figure 6 shows four sites, which does not include the ridge and furrow shown in figure 10?</p>
Environmental Inventory (P27 + P28)	P27 refers to 9 criteria for Local Green Space selection whereas P28 refers to using 8 criteria for LGS designation.
ENV1 (P28)	<p>Unclear what "<i>exceptional circumstances</i>" might be, therefore it may be worth detailing what is meant by this.</p> <p>Policy identifies 3 sites to be designated as Local Green Space however Appendix 5 identifies 4 sites that have scored 18/24 or more. Does the Policy therefore also need to include site 020?</p>
ENV2 (P30)	<p>The policy states the sites are mapped and listed but there is no list in the supporting text or policy.</p> <p>The policy refers to "<i>(natural and/or historical)</i>" but then continues as if every site has both designations. It may be helpful to sub divide the policy to its respective topics to provide clarity.</p>
Important Open Spaces (P31)	<p>Cannot find the Open Space Audit 2017.</p> <p>The term OSSR is not defined anywhere in the document.</p>
ENV3 (P31)	Please note that the District Council is the Local Planning Authority and as such the decision maker on any application. The reference to "the community and Ashby de la Zouch Town Council" should be replaced with 'Local Planning Authority'.

Plan Section/Policy Number (Page Number in brackets)	Officer Response
Local Heritage Assests (P33)	It is the responsibility of the District Council to designate Local Heritage Assets. In order to maintain this list in the plan it may be better to title the section 'Key Buildings' instead as only one of the buildings has been included on the list of Local Heritage Assets.
ENV4 (P34)	The policy title and text should be amended to remove references to Local Heritage Assets as per the comments on the supporting text.
Ridge and Furrow (P35)	Figure 10.2 and 10.3 do not seem to fully correlate with the location of the surviving ridge and furrow locations.
ENV5 (P36)	<p>The policy seems to contradict itself stating that any loss or damage is to be avoided and then allowing for a consideration of a proposal.</p> <p>Perhaps add the ridge and furrow to the previous policy as the same level of protection is being sought.</p>
Heading 'General Policies' (P36)	There is a heading for general policies after Env 5. Is this needed?
Biodiversity and habitat connectivity (P36)	The text refers to 2 strategies, however, there are three bullet points.
ENV6 (P37)	In figure 11 there is no reference to the fact that corridor 1 is bisected by the built up area as defined in figure 2.
ENV7 (P38-39)	<p>There is some confusion over how this policy would be applied and clarification would be useful. It is our understanding that development must not harm the identified views. However unsure how to apply <i>"should include a statement of proposed mitigation and/or protection of views."</i> Should a proposal be supported by a statement of proposed mitigation or a statement of protection of views? Or should it be supported by both statements.</p> <p>Is there evidence to support or justify these views and what their features are, why they are designated for protection. It would be useful to have this as an Appendix to the Plan – this would also give assistance to those submitting a planning application and would support their preparation of the necessary supporting statement.</p> <p>Fig 12 - is there a reason that the arrows are a different size? If not it is suggested that they are all of the same size.</p> <p>View 3: Has the impact of the new housing under construction at Butt Lane been considered when designating this view.</p>
Natural and Historic Environment (P39)	No Policy Env8

Plan Section/Policy Number (Page Number in brackets)	Officer Response
ENV9 (P39-40)	<p>It is not correct to state that “This Neighbourhood Plan adds detail to the Local Plan and provides the environmental evidence to which consideration should be given when assessing proposals for such developments.” The NP does however refer to and list evidence that has informed the North West Leicestershire Local Plan.</p> <p>Suggest for ease of use that the 1st part of the policy is amended to read <i>‘Small-scale solar and wind generation infrastructure will be supported, subject to their complying with the environmental protection conditions listed in North West Leicestershire Local Plan Policy Cc1 (1).’</i> It is suggested that the inclusion of the wording <i>“local resident, business, amenity or community-initiated”</i> is not necessary. Also unclear what is meant by amenity solar and wind generation infrastructure.</p> <p>The second part of the policy comes across a little confusing. Perhaps it would be clearer to state that:</p> <p><i>‘Large and medium scale turbine developments will only be supported, if in conformity with North West Leicestershire Local Plan Policy Cc1 (2a) and the detail and legend on the map of suitability for large and medium scale wind energy to which the policy refers, and Policy Cc1 (2b).’</i></p>
ENV10 (P40-41)	<p>It is suggested that clarification is provided with respect to this policy. Policy wording gives the impression that this is countryside designation (as defined by Policy G1) and countryside type uses would be permitted. If this is the case, it is suggested that the type of uses to be allowed should be detailed in the policy, for clarification. Alternatively, if appropriate, reference could be made to Policy S3 of the NWL Local Plan.</p> <p>However as this particular area has been defined as an Area of Separation should more stringent controls be applied and a more limited form of development be allowed e.g. agriculture, forestry, nature conservation. Leisure, sport, recreation?</p>
CFA1 (P45)	<p>It is suggested that it may be more appropriate to include the ‘bolded wording’ within the text supporting the policy, rather than in the Policy itself.</p> <p>b) The existing community facility is, demonstrably, no longer economically viable or able to be supported by the community – such viability and support includes fundraising and volunteering by parishioners and others; or...</p>

Plan Section/Policy Number (Page Number in brackets)	Officer Response
BE1 (P46)	<p>Does this policy apply to all employment uses or just 'B' class uses?</p> <p>How is 'land that provides future potential employment opportunities' defined?</p> <p>How does this relate to criterion a? For example, the policy doesn't make clear if the active use for an area that is a future potential employment opportunity has to be employment related.</p> <p>In criterion b, land that has future potential for employment opportunities may not be able to comply as it cannot be redeveloped or reoccupied if it hasn't previously been developed.</p> <p>How is 'an activity that does not provide employment opportunities' defined?</p> <p>Is the 12 months referred to in a) and the 6 months referred to in b) in effect 18 months in total? Or can they be undertaken in parallel?</p> <p>Can the valuation report refer to any employment generating uses?</p>
BE2 (P47)	<p>What are likely to be the exceptional circumstances referred to in criterion a? This could be interpreted very widely/loosely.</p> <p>What is development appropriate to a countryside location?</p> <p>It is presumed that a development is expected to meet all of these criteria (rather than just one) but this is not explicitly stated in the policy.</p>
BE3 (P48)	<p>To avoid any confusion, it would be helpful to state in the supporting text that in many cases planning permission is not required for home working. Then the policy could also start with "Where planning permission is required..."</p>
TR1 (P53)	<p>It is not clear as to whether all of a) to f) have to be satisfied, particularly as there is an 'and' between d) and e) but not other criteria.</p> <p>Why does the policy only apply to housing and commercial development? Also, what is meant by commercial development?</p> <p>Criterion f) refers to there being a "<i>significant increase in traffic</i>" whilst the first part of the policy refers to the need to "<i>minimise any increase in vehicular traffic</i>". Would it be better to say in the first part of the policy "<i>minimising the impact of any increase in vehicular traffic</i>"?</p>

Plan Section/Policy Number (Page Number in brackets)	Officer Response
TR2 (P54)	<p>As written the first part of the policy will be difficult to apply to new development. It might be better to say “<i>The maintenance, upgrading and , where appropriate, extension of the pedestrian footpath network in the Plan Area will be supported as part of new developments :</i></p> <p style="padding-left: 40px;">a) <i>provide connections to the existing pedeestrain footpath newtwork</i></p> <p>Then b) and c) as drafted.</p>
TR3 (P54)	No comments but we will forward separately an article which may be of interest in relation to this.
Appendix 3 Housing Site Assessments	<p>Refers to there being 2 housing allocations (rear of 31 Main Street and the Blue Bell Inn) – but Policy H1 only identifies 1 housing allocation.</p> <p>Refers to ‘HDC’s emerging Local Plan’. This will need amending.</p> <p>The acronyms TG and HTG need writing in full on first use.</p> <p>Suggest that the RAG Score needs some explanation.</p> <p>Would be useful to see how the sites scored in each category to understand how the final scores were arrived at.</p>
Appendix 4 Housing Needs Report	Need to delete all references to MSOA E02005612 and Rockingham, Cottingham, East Carlton and Middleton.
Appendix 5 Environmental Inventory	It would be useful to have a map showing the location of the parcels of land.

Plan Section/Policy Number (Page Number in brackets)	Officer Response
Appendix 6 Local Green Space Assessment	<p>Generally the scoring system is confusing. Our interpretation of paragraph 100 of the NPPF is that sites only need to meet one of the following criteria: beauty, historic significance, recreational value, tranquility or richness of wildlife. Whereas the scoring system used appears to require sites to meet all of these criteria.</p> <p>Access criteria and scoring is questioned as the Planning Practice Guidance states that land can be considered for designation as Local Green Space even if there is no public access. Therefore sites with public access should not score higher than those with no public access.</p> <p>The third criteria listed refers to 'bounded, not extensive' sites. There is no requirement in the NPPF for sites to have a specific boundary. Overall, it is considered that this criteria may be better outside of the scoring system, for example, it would seem easier to apply a first sieve of sites and for them to be discounted if they are considered to be an extensive tract of land before any detailed assessment work is undertaken. A paragraph could be added to the supporting text stating that sites were discounted where they were considered to be an extensive tract of land.</p> <p>There is a coulumn labelled 'special' in the assessment tables – this doesn't appear to be populated or have an explanation and therefore could be removed.</p>

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