

**NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**  
**LOCAL PLAN COMMITTEE – 15 NOVEMBER 2023**

<b>Title of Report</b>	<b>NEW LOCAL PLAN – LIMITS TO DEVELOPMENT</b>	
<b>Presented by</b>	Sarah Lee Principal Planning Policy Officer <a href="mailto:sarah.lee@nwleicestershire.gov.uk">sarah.lee@nwleicestershire.gov.uk</a>	
<b>Background Papers</b>	<a href="#">National Planning Policy Framework (NPPF, 2021)</a>	<b>Public Report:</b> Yes
	<a href="#">Local Plan Committee 27 October 2021 – Settlement Hierarchy</a>  <a href="#">Local Plan Committee 12 July 2022 – Response to Consultation</a>  <a href="#">Local Plan Committee 18 October 2023 – Draft Local Plan Policies</a>	
<b>Financial Implications</b>	The cost of preparing the new Local Plan Review is met through existing budgets.	
	<b>Signed off by the Section 151 Officer:</b> Yes	
<b>Legal Implications</b>	None arising from the specific content of this report.	
	<b>Signed off by the Monitoring Officer:</b> Yes	
<b>Staffing and Corporate Implications</b>	No staffing implications associated with the specific content of this report. Links with the Council's Priorities are set out at the end of the report.	
	<b>Signed off by the Head of Paid Service:</b> Yes	
<b>Purpose of Report</b>	To consider and agree proposed changes to the Limits to Development for public consultation as part of the new Local Plan.	
<b>Recommendation</b>	<b>THAT THE LOCAL PLAN COMMITTEE AGREES THE LIMITS TO DEVELOPMENT REVIEW DOCUMENT IN APPENDIX A FOR THE PURPOSES OF CONSULTATION</b>	

## 1. BACKGROUND

- 1.1 Limits to Development are a commonplace planning policy tool, used to distinguish between built up areas and 'the countryside' in planning terms. Broadly speaking, the Limits to Development define where development will be acceptable in principle and, in the reverse, where development should be more restricted and limited to specific circumstances. They do not, of themselves, decide whether planning permission should be granted. Planning applications will need to comply with all other relevant Local Plan and Neighbourhood Plan policies, including on matters of detail.

1.2 The meeting of this committee on 18 October 2023 agreed draft policies for public consultation. For proposals which fall inside the Limits to Development, draft Local Plan Policy S2 (Settlement Hierarchy) is a key relevant policy whereas Policy S4 (Countryside provides the starting point for proposals on land outside the Limits to Development.

## 2. REVIEW OF THE LIMITS TO DEVELOPMENT

2.1 The concept of Limits to Development (or their equivalent) is widely understood by users of the planning system and many Local Plans adopt such an approach. Compared with a criteria-based policy for example, it is a particularly clear approach which can enable consistent decision-making. For these reasons, it is recommended that Limits to Development are carried forward into the new Local Plan.

2.2 The Limits to Development are inter-related with the overall settlement hierarchy. The adopted Local Plan includes Limits to Development for the following classifications of settlement:

- Principal Town
- Key Service Centres
- Local Service Centres
- Sustainable Villages

2.3 The Committee considered and agreed refinements to the settlement hierarchy for the new Local Plan at its meetings on [27 October 2021](#) and [12 July 2022](#) as follows:

- Coleorton Lower Moor Road is categorised as a Small Village
- The part of Woodville within North West Leicestershire is categorised as a Sustainable Village

2.4 This means that the new Local Plan will include Limits to Development for the following settlements:

Settlement classification	Settlement(s)
Principal Town	Coalville Urban Area
Key Service Centres	Ashby de la Zouch, Castle Donington
Local Service Centres	Ibstock, Kegworth, Measham
Sustainable Villages	Albert Village, Appleby Magna, Belton, Blackfordby, Breedon on the Hill, Diseworth, Donisthorpe, Ellistown, Heather, Long Whatton, Moira (including Norris Hill), Oakthorpe, Packington, Ravenstone, Swannington, Woodville, Worthington.

2.5 It is important to review the current Limits to Development as part of the new Local Plan to check whether revisions are required, for example as a result of changes in circumstances since they were last identified. As a starting point, officers prepared a methodology to ensure that the Limits to Development are defined on a consistent and transparent basis. The methodology is included in the 'Limits to Development Review' document in Appendix A.

2.6 In summary, applying the methodology involved officers undertaking a desk-top review of the current Limits to Development, taking into account the following:

- a. Cases raised by Development Management officers, landowners, agents etc
- b. Planning permissions granted
- c. Obvious anomalies and inconsistencies with the methodology
- d. Site allocations in 'made' Neighbourhood Plans

2.7 Where the necessity for a change was uncertain, officers undertook site visits.

- 2.8 The proposed changes which result from this work are also set out in the 'Limits to Development Review' document (Appendix A). The following details are listed for each proposed change;
- A unique reference number
  - Location
  - Description of the proposed change
  - Reason for the change with a cross reference to the methodology
  - Settlement maps showing the proposed changes.
- 2.9 The proposed Limits to Development have been amended to take account of the proposed housing and employment sites, the allocation of which is considered as part of a separate report on this agenda. To avoid duplication, and to keep things straightforward, these consequential changes are not listed out in the Review document.

### Next Steps

- 2.10 The Committee is requested to agree the Limits to Development Review document for publication as part of the next public consultation stage (Regulation 18 consultation) for the new Local Plan.
- 2.11 The outcomes of consultation and recommendations for any further changes will be reported to the Committee thereafter. The Limits to Development Review Document will be the background evidence supporting the Regulation 19 version of the Local Plan.
- 2.12

<b>Policies and other considerations, as appropriate</b>	
Council Priorities:	The matters covered in this report could impact positively on the following Council priorities: <ul style="list-style-type: none"> <li>Our communities are safe, healthy and connected</li> <li>Local people live in high quality, affordable homes</li> <li>Supporting businesses and helping people into local jobs</li> </ul>
Policy Considerations:	Adopted North West Leicestershire Local Plan (as amended by the Partial Review (2021))  National Planning Policy Framework (2021)
Safeguarding:	None specific
Equalities/Diversity:	An Equalities Impact Assessment of the Local Plan review will be undertaken as part of the Sustainability Appraisal.
Customer Impact:	None specific
Economic and Social Impact:	The decision, of itself, will have no specific impact. The new Local Plan as a whole will aim to deliver positive economic and social impacts.
Environment and Climate Change:	The decision, of itself, will have no specific impact. The new Local Plan as a whole will aim to deliver positive outcomes for the environment and for climate change

Consultation/Community Engagement:	The matters addressed in this report will be published for public consultation in the forthcoming months.
Risks:	<p>In relation to the Limits to Development, proposed changes need to be justified by evidence which is what the review document provides.</p> <p>More widely, a risk assessment for the new Local Plan has been prepared and is kept up to date. As far as possible control measures have been put in place to minimise risks, including regular Project Board meetings where risk is reviewed.</p>
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