

LOCAL PLAN COMMITTEE

17 JANUARY 2024

UPDATE SHEET

PROPOSED HOUSING ALLOCATIONS

Land off Meadow Lane Coalville

A letter has been received on behalf of the promoter of land at Meadow Lane Coalville which this committee agreed at its meeting on 15 November 2023 should not be allocated for housing development, contrary to officers' recommendation. A copy of the letter is attached.

In summary the letter notes that:

- Removing the Meadow Lane site increases the shortfall [in the Coalville area] and that such a shortfall would mean that the plan would be likely to be found unsound at Examination.
- The draft plan as proposed fails to address the requirements of option 7b which establishes the distribution of housing growth. The exclusion of the Meadow Lane site increases this deviation.

Officer comments

These issues are addressed at paragraph 5.30 of the Committee report.

- As a result of the above, there would be a necessity to release an extensive amount of sites within the Area of Separation. In the promoter's view, it would be difficult to persuade an Inspector at Examination that such an approach was sound compared to allocating a site outside the Area of Separation (i.e. Meadow Lane).

Officer comments

There is a significant risk that it will not be possible to persuade an Inspector at Examination that allocating land in the Area of Separation is more appropriate than allocating land at Meadow Lane.

- The request from the Committee for officers to investigate other potential sources in the Coalville area is incorrect as it is not evidence led and may well be considered unreasonable. All potential sites in the Coalville area have been assessed in a robust fashion and the Meadow Lane site is the most suitable for allocation. All other remaining sites are greenfield and beyond existing settlement boundaries and subject to various issues.

Officer comments

It is accepted that the approach is less than ideal and it will be necessary to ensure that the Council is able to justify its approach with appropriate evidence.

- Members expressed concerns in respect of highways issues at Meadow Lane. Land at Broom Leys Farm is subject to similar highway concerns.

Officer comments

Whilst additional evidence will be required to satisfy the Highway Authority, a previous planning application which was not determined did not result in an objection from the Highway Authority.

- The Meadow Lane site would give rise to a significant number of benefits including:
 - Enhancement of the neighbouring SSSI
 - Delivery of highway junction improvements at junction of Leicester Road and Meadow Lane
 - Onsite delivery of community school facilities
 - Protection of the Area of Separation
 - Biodiversity Net Gain
 - Delivery of market and affordable housing
 - High quality design and building standards
 - Long term protection of mature trees on site

Officer comments

The potential benefits arising from the site are noted. The suggested policy that was before this Committee at its meeting on 15 November 2023 included the majority of these as requirements. Officers remain of the view that land at Meadow Lane represents a suitable allocation for housing development.

It is understood that a number of members of this Committee have also received a separate email from the agent on behalf of the site promoter. The email makes similar points to the letter sent to officers, although with an emphasis upon the potential implications for the Area of Separation as a result of not allocating land at Meadow Lane. The report before members highlights this. The email also includes a Vision Document for the site. All members of the Committee have been sent a copy of this and the email in the interests of openness.

Improvements to the A511 Coalville

Members will be aware that the County Council as Highway Authority are looking at improvements to the A511 at Coalville. These proposals have now advanced to the stage where the County Council has issued Compulsory Purchase Orders (CPO).

Two of the preferred housing sites identified in allocations report are the subject of these CPO. The sites concerned are:

- Site C21 – Land rear of Bardon Road Coalville and
- Site C46 – Broom Leys Farm, Broom Leys Road, Coalville

In respect of site C21, the proposed route of the new link road impacts the amount of land available, but this has already been taken in to account in terms of the number of new dwellings that it is anticipated could be built and is allowed for in the proposed allocation.

In respect of site C46, the CPO land is understood to be a temporary compound and so the extent of and capacity of the site is not affected.

There is **no change to the recommendation** to allocate both of these sites. However, the matter will be kept under review.

Proposed housing allocation – Land at Old End Appleby Magna(ap15) and 40 Measham Road Appleby Magna (Ap17)

Part 2(d) of the proposed policy refers the National Forest. The site is not located within the National Forest area. Therefore, this part of the policy has been included erroneously. Therefore, it is **recommended that part 2(d) be deleted and the subsequent criteria be renumbered accordingly.**

PROPOSED EMPLOYMENT ALLOCATIONS

EMP73 (part) – Land north of A543 Remembrance Way, Kegworth

This site is proposed for some 40,000sqm of general needs employment development in the consultation document. The document explains that the site falls within Flood Zones 2 and 3 on the Environment Agency's current Flood Map for Planning and that the site promoters are undertaking more detailed flood modelling work to establish the actual level of flood risk.

The site promoters have shared their technical work with the Environment Agency (EA). The EA's response, in summary, states:

- EA agrees that the Flood Map for Planning over-estimates flood risk in this area.
- The EA's Flood Maps for Planning will be updated in 2024/25.
- The EA cannot confirm what the updated Flood Zones for this area will be but it is likely to match what the promoters' technical work has found i.e. the majority of the site in Flood Zone 1 with the north/north-eastern portion in Flood Zones 2 and 3.

Taking account of the above, there is **no change to the recommendation for this site** at this time.

Further consideration will need to be given to:

- The EA's formal response to this consultation in respect of this site.
- The updated Flood Map for Planning, when published.
- Implications for the overall development capacity of the site.

Freeports Delivery Roadmap

For Member's information, the Government published its Freeports Delivery Roadmap in December 2023. This comprises a comprehensive set of measures to support the delivery of Freeports. The Government sees the potential of Freeports as transformational. Included in the range of matters the roadmap covers, are the following:

- The Department for Transport will ensure the needs of Freeports are considered in transport funding decisions and that their impacts on the transport network are accounted for in scheme appraisal work.
- National planning policy (NPPF, the new National Development Management Policies, the National Policy Statement for Ports and the associated Planning Practice Guidance around Ports and Transport) will be amended over 2024/25 to reflect the needs and priority of Freeports, to provide greater certainty and clarity.
- The government will issue advice about the priority of Freeports to statutory consultees in the planning process.

There is **no change to the report recommendations** in response to the above.