

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL
LOCAL PLAN COMMITTEE – MONDAY 16 DECEMBER 2024



Title of Report	LOCAL PLAN – PROPOSED HOUSING ALLOCATIONS – ISLEY WOODHOUSE AND COALVILLE URBAN AREA	
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Background Papers	<p>Report to Local Plan Committee - 27 October 2021 Development Strategy Local Plan Committee Report.pdf</p> <p>Report to Local Plan Committee – 27 September 2022 Local Plan Review - Development Strategy Local Plan Committee Report.pdf</p> <p>Report to Local Plan Committee – 17 January 2024 Agenda for Local Plan Committee on Wednesday, 17th January, 2024, 6.00 pm - North West Leicestershire District Council</p> <p>Report to Local Plan Committee – 22 May 2024 Agenda for Local Plan Committee on Wednesday, 22nd May, 2024, 6.00 pm - North West Leicestershire District Council</p> <p>Report to Local Plan Committee – 13 November 2024 Local Plan Plan period Housing and Employment requirements Local Plan Committee Report.pdf</p>	Public Report: Yes

	<p><u>Draft North West Leicestershire Local Plan 2024</u></p> <p><u>National Planning Policy Framework (publishing.service.gov.uk)</u></p> <p>Responses to Regulation 18 consultation <u>New Local Plan - North West Leicestershire District Council</u></p> <p><u>Area of Separation study (2019)</u></p> <p><u>Area of Separation Study update (May 2002)</u></p> <p><u>Area of Separation study – assessment of potential housing sites (2023)</u></p> <p><u>Area of Separation study – assessment of potential housing sites (2023) (Appendix 3)</u></p> <p><u>Sustainability Appraisal Stage B: Options Assessment (2024)</u></p> <p><u>Sustainability Appraisal Stage B : Appendix B (2024)</u></p> <p><u>Strategic Housing and Economic Land Availability Assessment (2021)</u></p> <p><u>North West Leicestershire Local Plan – Inspectors Report (2017)</u></p> <p><u>Statement of Community Involvement</u></p> <p><u>Infrastructure Delivery Plan Part 2</u></p> <p><u>Site Assessments</u></p>	
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Financial Implications	The cost of the Local Plan Review is met through existing budgets which are monitored on an ongoing basis.
	Signed off by the Section 151 Officer: Yes
Legal Implications	The Local Plan must be prepared in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012, be consistent with national policies and based on robust and up to date evidence.
	Signed off by the Monitoring Officer: Yes
Staffing and Corporate Implications	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.
	Signed off by the Head of Paid Service: Yes
Purpose of Report	To consider the comments made in respect of the proposed housing allocations included in the Regulation 18 Plan and to agree the preferred sites to take forward for allocations in the regulation 19 plan.
Recommendations	<p>THAT SUBJECT TO THE OUTCOME OF FURTHER WORK INCLUDING TRANSPORT MODELLING, VIABILITY ASSESSMENT AND INFRASTRUCTURE REQUIREMENTS THAT LOCAL PLAN COMMITTEE AGREES THAT:</p> <p>(I) LAND SOUTH OF THE A453 AND EAST MIDLANDS AIRPORT BE ALLOCATED AS A NEW SETTLEMENT FOR ABOUT 4,250 DWELLINGS WITH 1.950 DWELLINGS UP TO 2042.</p> <p>(II) LAND AT CHURCH VIEW, GRANGE ROAD, HUGGLESCOTE (C61) AND 186, 188 AND 190 LONDON ROAD, COALVILLE (C83) BE NOT ALLOCATED IN THE REGULATION 19 VERSION OF THE PLAN FOR THE REASONS SET OUT IN SECTION 7 OF THIS REPORT.</p> <p>(III) LAND OFF THORNBOROUGH ROAD (C18) BE PROPOSED TO BE ALLOCATED FOR AROUND 105 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN SUBJECT TO THE OUTCOME OF FURTHER CONSULTATION.</p> <p>(IV) LAND AT TORRINGTON AVENUE WHITWICK (C19A) FOR AROUND 242 DWELLINGS AND LAND OFF STEPHENSON WAY COALVILLE</p>

(C19B) FOR AROUND 700 DWELLINGS BE PROPOSED TO BE ALLOCATED FOR HOUSING IN THE REGULATION 19 VERSION OF THE PLAN SUBJECT TO SUBJECT TO THE OUTCOME OF FURTHER CONSULTATION AND:

(A) SECURING VEHICULAR ACCESS FROM STEPHENSON WAY THROUGH TO HALL LANE; AND

(B) THE REMAINDER OF THE AOS NORTH OF THE FORMER MINERAL RAILWAY (EXCLUDING THAT OCCUPIED BY COALVILLE RUGBY CLUB) BEING RETAINED AS UNDEVELOPED LAND IN PERPETUITY; AND

(C) THE DESIGN OF ANY DEVELOPMENT TAKING INTO ACCOUNT THE PROXIMITY TO COALVILLE RUGBY CLUB SUCH THAT THERE WOULD BE NO ADVERSE IMPACT UPON THE OPERATION OF THE RUGBY CLUB CONSISTENT WITH THE PRINCIPLE OF THE AGENT OF CHANGE

(V) LAND AT BROOM LEYS FARM, BROOM LEYS ROAD, COLAVILLE (C46) BE PROPOSED TO BE ALLOCATED FOR AROUND 266 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN.

(VI) LAND SOUTH OF CHURCH LANE, NEW SWANNINGTON (C48) BE PROPOSED TO BE ALLOCATED FOR AROUND 283 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN.

(VII) LAND AT KIRTON ROAD, COALVILLE (C73) BE PROPOSED TO BE ALLOCATED FOR AROUND 170 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN SUBJECT TO THE OUTCOME OF FURTHER CONSULTATION.

(VIII) LAND AT LILY BANK THRINGSTONE (C74) BE PROPOSED TO BE ALLOCATED FOR AROUND 64 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN

(IX) LAND AT COALVILLE LANE/RAVENSTONE ROAD (R17) BE PROPOSED TO BE ALLOCATED FOR AROUND 153 DWELLINGS

	<p>IN THE REGULATION 19 VERSION OF THE PLAN.</p> <p>(X) LAND AT WEST OF WHITWICK (C47, C77, C78, C81 AND C86) BE PROPOSED TO BE ALLOCATED FOR AROUND 350 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN.</p> <p>(XI) LAND SOUTH OF THE GREEN DONINGTON LE HEATH (C90) BE PROPOSED TO BE ALLOCATED FOR AROUND 62 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN SUBJECT TO THE OUTCOME OF FURTHER CONSULTATION.</p> <p>(XII) THE FORMER HERMITAGE LESIURE CENTRE, SILVER STREET, WHITWICK (C92) BE PROPOSED TO BE ALLOCATED FOR AROUND 32 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN.</p> <p>(XIII) THAT AN ALLOWANCE BE MADE FOR 200 DWELLINGS FROM SITES IN AND AROUND COALVILLE TOWN CENTRE, SUBJECT TO SPECIFIC SITES BEING IDENTIFIED IN THE REGULATION 19 PLAN.</p>
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1 INTRODUCTION

- 1.1 The Local Plan Committee of 17 January 2024 agreed the draft housing and employment allocations for consultation purposes. The consultation was undertaken between 5 February and 17 March 2024.
- 1.2 A report to the 22 May 2024 meeting of this Committee received a report which provided an overview of the responses to the consultation in respect of the numbers and sources of representatives.
- 1.3 This report is concerned with housing sites in the Coalville Urban Area and also the proposed new settlement (Isley Woodhouse). A report to the 29 January 2025 meeting of this committee will consider the housing sites in the remaining settlements. Its overarching purpose is to enable the Committee to make some key decisions so that the Local Plan can progress. The report deals with the following matters:
- Reports and responds to the matters raised in connection with the proposed housing sites in the Coalville Urban Area and the proposed new settlement (Isley Woodhouse) during the Regulation 18 consultation (February to March 2024)
 - Recommends which sites it is considered should be taken forward for allocations as part of the Regulation 19 plan, **subject to** the outcome from

other evidence base work, including transport modelling, infrastructure planning and viability assessment.

2 STRUCTURE OF THIS REPORT

2.1 This report is structured as follows:

- Section 3 provides background information, including a brief overview of the number of responses to the consultation, how sites have been assessed and outlines some matters of relevance to all of the sites.
- Section 4 outlines the requirements that the plan needs to address.
- Section 5 considers the issue of how the proposed housing is to be distributed across the district based on the agreed Settlement Hierarchy.
- Sections 6 the proposed new settlement
- Section 7 addresses the Coalville Urban Area
- Section 8 sets out the next steps in moving the plan forward.

2.2 In accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 the Council is required to “take into account any representations made to them”. Attached separately are appendices B to S for each proposed housing site which have the following information:

- Site number – this corresponds to the Strategic Housing and Economic Land Availability Assessment (SHELAA)
- Site name – as above
- Main issues raised – this summarises and groups together the various comments made. It should be noted that not all respondents necessarily made exactly the same points, but made comments on similar themes
- Council response – officers have provided a response to the comments
- Action – this summarises any actions required in response to the comments made
- Respondents ID – each person/ organisation responding to the consultation was given a unique number
- Respondents name

2.3 The appendices are included separately to enable members to be able to have easy access to both the report and the appendices at the same time.

3 BACKGROUND

Consultation responses

3.1 When the draft Local Plan was consulted upon earlier in 2024, 637 comments were received in respect of the individual proposed housing allocations. These were broken down as set out in Table 1 below

Table 1 – number of responses to each proposed housing allocation

Site	No. of responses
C46 - Broom Leys Farm, Coalville	53
C48 - South of Church Lane, New Swannington	69
C50 - Jack's Ices, Standard Hill, Coalville	5
C61 - Church View, Hugglescote	5

C74 - Lily Bank, Thringstone	10
C83 - 186, 188 and 190 London Road, Coalville	7
R17 - Coalville Lane / Ravenstone Road, Coalville	5
Broad Location - West Whitwick	111
C92 - Former Hermitage Leisure Centre, Whitwick	9
Coalville Town Centre	3
A5 - Money Hill, Ashby	13
A27 - South of Burton Road, Ashby	6
CD10, Park Lane, Castle Donington	21
Ib18, Leicester Road, Ibstock	47
Ap15/Ap17, Measham Road, Appleby Magna	12
D8 - Ramscliff Avenue, Donisthorpe	9
E7 - Midland Road, Ellistown	18
H3 - Adjacent Sparkenhoe Estate, Heather	5
Mo8 - Ashby Road, Moira	5
Oa5 - School Lane, Oakthorpe	5
P4 - Normanton Road, Packington	8
R12 - Heather Lane, Ravenstone	11
IW1 - Isley Woodhouse	205

3.2 In addition to the above, a number of representations were also received from landowners/ promoters to sites that are included in the SHELAA but were not included in the draft Local Plan, together with additional sites that are not included in the SHELAA. These are listed and mapped at Appendix A of this report.

Evidence base update

3.3 The report to this Committee on 17 January 2024, which agreed the draft allocations, outlined how the sites had been assessed using a combination of:

- Site proformas
- Sustainability Appraisal by the Council's consultants and
- Site assessment which brought together information from both of the above

3.4 The report also noted that a number of sites had not been assessed as they were submitted after a cut-off date, but that they would be assessed. These sites, together with those submitted in response to the consultation are listed at Appendix A of this report.

3.5 In terms of the Sustainability Appraisal, an updated version of this can be viewed from this [link](#). The updated report includes the assessment of all additional sites, whether previously submitted or submitted in response to the consultation on the draft plan. It also updates the assessment of the sites proposed in the draft plan to take account of comments made in response to the consultation together with queries raised by officers.

3.6 Further work in respect of the Infrastructure Delivery Plan (IDP) has now been completed in respect of the non-transport related infrastructure, such as education and health facilities. This can be viewed from this [link](#). The IDP will inform the

subsequent site-specific policies that will be prepared for the Regulation 19 plan. As previously advised, transport matters will be considered when the outcome from transport modelling work is known.

Site allocation requirements

- 3.7 The draft allocations document identified requirements to be applied to individual sites. Some of these requirements were site specific, for example, where an access to the highway network should be taken from. However, some of the requirements were generic in nature. For example, requirements for the provision of plots for self and custom build housing or biodiversity net gain. This was partly to reassure local residents as to what would be required from each development, particularly as the draft policies had been published separately. A number of responses, particularly from developers, landowners and consultants made the point that these were not site specific and merely repeated other policies and therefore were not required.
- 3.8 The National Planning Policy Framework (NPPF) is clear that local plans should avoid “unnecessary duplication of policies that apply to a particular area” (paragraph 16). The Government consulted upon proposed changes to the NPPF earlier this year. No changes were proposed in respect of this matter. Therefore, when the Regulation 19 plan is agreed at a later date it will be necessary to remove the following from the site-specific policies:
- Criteria relating to Biodiversity Net Gain as the matter is adequately dealt with by draft Policy En1.
 - References to the River Mease catchment can be removed from individual site policies as this is addressed in draft Policy En2.
 - The provision of affordable housing in accordance with draft Policy H5
 - The provision of self-build and custom housebuilding is addressed by draft Policy H7.
 - The provision of surface water drainage schemes (i.e. Sustainable urban Drainage Schemes (SuDS) Policy AP8).
- 3.9 In addition to the above, it may be necessary to make other changes to the wording from that proposed in the draft plan. This will be done as part of agreeing the Regulation 19 plan at a later date.
- 3.10 Whilst this report recommends the allocation of various sites to address the identified housing requirement, their actual allocation will only be confirmed when a Regulation 19 plan is agreed at a future meeting of Council. Any final recommendations will be subject to the outcome of transport modelling work, the ongoing work on an Infrastructure Delivery Plan (further to the report to date referenced in the Background Papers section of this report) and the viability assessment, together with other technical pieces of evidence. Whilst this Committee are not making final decisions, it is vital that there is a clear ‘direction of travel’ in order that these additional pieces of evidence work can be commissioned and developed.

4 THE REQUIREMENTS

- 4.1 At the meeting of this Committee on 13 November 2024 it was agreed that the housing requirement should be a minimum of 686 dwellings each year for the plan

period to 2042. This results in a requirement to find additional sites for 7,147 dwellings.

Table 2– Housing Land Supply position at 1 April 2024

		No of dwellings
A	Annual housing requirement	686
B	Housing requirement 2024-42 (A x 18)	12,348
C	10% flexibility allowance (B x 10%)	1,235
D	Total requirement (B + C)	13,583
E	Commitments from major sites (10+ dwellings) 2024 to 2042	6,436
F	Residual requirement to be allocated in Local Plan (D – E)	7,147

5 THE DISTRIBUTION OF HOUSING

- 5.1 This Committee previously considered various options for how housing should be distributed across the district. At its meeting 27 September 2022, it was agreed that option 7b provide the basis for housing distribution following consultation in early 2022. Option 7b proposed the following distribution.

Table 3 – proportions of housing based on option 7b

	Proportion from Option 7b (%)
Principal Town	35
New settlement	35
Key Service Centre	15
Local service Centre	10
Sustainable Villages	5
Total	100

- 5.2 The proposals in the draft Local Plan did not match this exactly, primarily because the provision in the Principal Town (Coalville Urban Area) was only 30% of the overall provision, whilst in the Key Service Centres (Ashby de la Zouch and Castle Donington) it was higher at 20%.
- 5.3 The provision in the Principal Town was less because members were concerned that to achieve the agreed proportion would result in the loss of land in the Area of Separation between Coalville and Whitwick. The report to the meeting of this Committee on 17 January 2024 noted that some additional sites had already been put forward for the Coalville Urban Area which had yet to be assessed and/or additional sites might come forward through the consultation process. The report also noted that any shortfall would need to be addressed at a later stage, which this report now covers.
- 5.4 In terms of the Key Service Centres, the higher percentage than option 7b was due to the large scale of individual sites that were available and that it was not appropriate to artificially reduce sites accordingly.
- 5.5 Based on the residual requirement identified in Table 2 the distribution of housing development would be as set out below in Table 4.

Table 4– distribution of housing required based on option 7b and residual requirement

	Proportion from Option 7b (%)	Total provision based on residual of 7,147
Principal Town	35	2,501
New settlement	35	2,501
Key Service Centre	15	1,072
Local Service Centre	10	715
Sustainable Villages	5	358
Total	100	7,147

- 5.6 As members will be aware from previous reports it will be necessary to demonstrate that whatever is proposed is deliverable. A failure to do so could result in the plan being found not sound at examination.
- 5.7 Previous reports to this Committee have considered the issue of deliverability in respect of the proposed new settlement at Isley Woodhouse. In particular, a report to the 27 October 2021 meeting noted that national research suggests that large scale developments, such as new settlements, can take some time to come to fruition. If build rates are less than anticipated, then this represents a risk to the plan strategy. For this reason the draft plan was predicated on the basis of up to 1,900 dwellings coming forward during the plan period, with a start on site in 2028. The site promoter did not agree with this assessment as noted in the report to this Committee on 17 January 2024, where it was noted that they considered that 2,425 dwellings could be delivered by 2040 with development starting as early as 2027.
- 5.8 In addition to the new settlement, there are also other large-scale developments proposed for this part of the district, including the site of the proposed Freeport and land to the west of Castle Donington. Furthermore, large scale development at the former Ratcliffe Power Station in Nottinghamshire is also planned. All of these developments, together with smaller development elsewhere in Kegworth and other nearby settlements, will all impact upon the strategic highway network, particularly J24 of the M1.
- 5.9 Various pieces of transport modelling work are currently being undertaken by various site promoters working together. However, it will be some time before this work is completed. Development starting in either 2027 or 2028 is, therefore, considered unrealistic.
- 5.10 Previous reports to this committee have noted that independent research has identified that strategic sites, such as a new settlement, take time to come to fruition. Relying upon delivery in the first five years of the plan (post adoption in say 2027) represents a high risk in view of the lack of reliable evidence at this time, particularly that relating to transport matters. If it was to be demonstrated that development either would not be deliverable or be at lesser amount and that there would not, therefore, be a five-year supply, then the plan will fail.
- 5.11 Therefore, it is suggested that a start date of 2032/33 be assumed for the new settlement (and also land west of Castle Donington). As a result, the total amount of

development likely from the new settlement up to 2042 would be 1,950 dwellings or about 27% of the residual requirement. This is some 551 dwellings and 8% less than table 4 above. This will need to be accommodated elsewhere in the district.

- 5.12 In the event that it is necessary to recommend the deletion of any sites proposed in the draft Local Plan, then in the first instance these should be replaced in the same settlement wherever possible, or failing this at the same settlement level or higher (e.g. if sites are proposed to be removed in the Coalville Urban Area, then they should be replaced in the Coalville Urban Area unless there are demonstrable reasons as to why this cannot happen).

6 CONSULTATION RESPONSES – NEW SETTLEMENT

What is the requirement?

- 6.1 Under option 7b and with a plan period to 2042 and an annual housing requirement of 686 dwellings the requirement would be 2,501 dwellings.
- 6.2 As outlined in section 5 of this report, this amount of development is considered unrealistic based on existing evidence. Therefore, up to 2042 a figure of 1,950 dwellings is considered to be more realistic.
- 6.3 As noted above in table 1, there were some 205 responses to the proposed new settlement. The issues raised include:
- Impact upon the rural nature of this part of the district, including wildlife and the landscape
 - Loss of agricultural land
 - Increased risk of flooding
 - Will be a dormitory town which will not be sustainable and out of keeping with the local area
 - Potential impact of noise from both East Midlands Airport and Donington Park Racetrack
 - Potential impact upon heritage features, the highway network and infrastructure
 - Other developers, landowners and site promoters question whether 1,900 dwellings would be delivered by 2041
 - Impact upon Diseworth
 - Potential to compromise operations at East Midlands Airport, Donington Park and quarries at Breedon and Cloud Hill
- 6.4 The responses are considered at Appendix B of this report.
- 6.5 This site attracted the greatest number of responses, which is not surprising in view of its scale. A development of such a scale will inevitably have impacts, but there is no evidence at this time to suggest that these could not be mitigated and nor do they change the overall suitability of the proposed strategy of the plan.
- 6.6 Notwithstanding these comments, adopting a different strategy by not allocating the site would mean needing to find sites for 1,900 dwellings elsewhere across the district. Based on sites identified in the SHELAA this appears to be feasible but would put significant pressure upon existing settlements and infrastructure. It would also mean that the Local Plan was not consistent with the provisions of the Strategic Growth Plan for Leicester and Leicestershire. Whilst this is not a formal plan, it

provides a framework for planning across Leicester and Leicestershire and has been prepared and agreed by all the authorities. It also starts to address longer term needs beyond the end of the plan period.

- 6.7 The site promoters are continuing to develop their plans for the site. It is likely that a planning application will be submitted before the Council agrees a Regulation 19 plan. Whilst this is not ideal, it is not something the Council has control over. It is important therefore, that the Council continues to liaise with the promoters, including sharing information.
- 6.8 One of the issues raised in the consultation responses is that of the impact of noise on future residents of the new settlement. Consultants have been engaged to provide advice to the Council. This will include taking appropriate noise readings from both Donington Park and East Midlands Airport and assessing any potential implications for the site (e.g. in terms of capacity/mitigation). This work will be completed in spring 2025 when race meetings have started again and will be reported to a future meeting of this Committee.
- 6.9 In addition to the issue of noise, consultants have also been engaged to address the issue of separation between Diseworth and the new settlement. This is due to be available in early 2025 and will be reported to a future meeting of this Committee.

It is recommended that:

- **land south of the A453 and East Midlands Airport be taken forward in the Regulation 19 version of the plan as a new settlement with a total site capacity of 4,250 dwellings of which 1,950 dwellings would be provided up to 2042.**

7 CONSULTATION RESPONSES HOUSING - PRINCIPAL TOWN

What is the requirement?

- 7.1 Under option 7b with a plan period to 2042 and an annual housing requirement of 686 dwellings the requirement for the Coalville Urban Area would be 2,501 dwellings.
- 7.2 As outlined in section 6 of this report, the amount of development likely from the new settlement is less than that required under option 7b, by some 551 dwellings. Therefore, consideration needs to be given as to how much, if any, additional dwellings could be accommodated in the Coalville Urban Area to address this shortfall.
- 7.3 The following sites were proposed in the draft Local Plan

Table 5 – housing sites proposed in the draft Local Plan – Principal Town

Site Reference	Site Address	Number of dwellings (Approximate)
Principal Town		1,666
C46	Land at Broom Leys Farm, Broom Leys Road, Coalville	266
C48	South of Church Lane, New Swannington	283
C50	Jack's Ices, North of Standard Hill, Coalville	108
C61	Church View, Grange Road, Hugglescote	10

C74	Land at Lily Bank, Thringstone	64
C83	186, 188 and 190 London Road, Coalville	50
R17	Land at Coalville Lane/Ravenstone Road	153
C47, C77, C78, C86, C81	Broad Location West Whitwick	500
C92	Former Hermitage Leisure Centre, Silver Street, Whitwick	32
TBC	Coalville Town Centre Regeneration	200

- 7.4 The consultation responses to the proposed sites can be viewed at Appendices C to L of this report.

Summary of responses

- 7.5 All the proposed sites attracted some form of representation. The Broad Location West of Whitwick attracted 111 responses, whilst land south of Church Lane, New Swannington (C48) attracted 69 responses and land at Broom Leys Farm (C46) attracted 53 responses.
- 7.6 Comments were predominantly from local residents expressing concern about proposed development. In particular concerns were raised in respect of the potential impact on roads, including safety and congestion, local infrastructure such as schools and doctors, and environmental impacts including, flooding and wildlife/biodiversity. Comments from developers and landowners included queries whether some sites would deliver the amount of housing specified and so require the allocation of other sites, whilst others stated their support for the allocation of specific sites. Leicestershire County Council raised concerns regarding a number of sites in their role as Highway Authority and also as the Minerals and Waste Authority. Whitwick Parish Council and Hugglescote and Donington le Heath Parish Council also raised concerns in respect of a number of the proposed sites.

Sites proposed in draft plan

- 7.7 Of the sites proposed in the draft plan, all received some form of support from a landowner or developer, with the exception of sites C61 (Church View, Grange Road, Hugglescote) and C83 (186, 188 and 190 London Road, Coalville). Both sites were also the subject of various other representations including from residents (both), the Highway Authority (C83) and developers querying their deliverability (both). In view of the need to be able to demonstrate that whatever sites are proposed are deliverable, in the absence of any landowner support it would not be appropriate to continue with these allocations.
- 7.8 Since the draft Local Plan was prepared, Planning Committee has resolved to grant planning permission for 100 dwellings on the site at Jack's Ices, north of Standard Hill, Hugglescote (site C50). This is now included in the Commitments figure at Table 2. In the draft plan it had been assumed that this site would deliver 108 dwellings.
- 7.9 In addition, initial work undertaken by the promoters of the West of Whitwick Broad Location suggests that a figure of 350 dwellings would be a more reasonable assumption than the 500 dwellings included in the draft plan.

- 7.10 The draft plan included a figure of 200 dwellings from sites as part of the regeneration of Coalville Town Centre. Permission has now been granted for 28 apartments on land at Needhams Walk (22/00819). However, it is not included in the commitment figure at Table 2, so this can form part of the allowance for regeneration sites. A planning application has been submitted for 77 apartments on land north of Baker Street (23/01660), whilst the proposals for the redevelopment of the former Council Offices are moving forward with the appointment of consultants to prepare a masterplan for the site. These three sites could, therefore, potentially deliver in the region of at least 150 dwellings, potentially more. In addition, a number of other potential sites are still being investigated.
- 7.11 At the present time it is considered appropriate to continue to make an allowance for 200 dwellings from Coalville Town Centre Regeneration sites. However, more work needs to be undertaken to establish exact numbers and sites by the time that Council is asked to agree a Regulation 19 plan. A failure to do so would represent a risk to the plan at Examination.
- 7.12 In terms of the remaining sites proposed in the draft Local Plan, notwithstanding the various representations made, it is recommended that the remaining allocations proposed in the draft Local Plan be taken forward, subject to the outcome of other work, including transport modelling and viability.
- 7.13 Taking account of the above, the provision for the Coalville Urban Area is reduced to 1,348 dwellings as set out in Table 6 below. This is some 1,153 dwellings less than required under Option 7b.

Table 6 – implications for housing provision Coalville Urban Area

	Dwellings
Allocations in draft Local plan	1,666
Less	
C61 - Church View, Grange Road, Hugglescote	10
C83 - 186, 188 and 190 London Road, Coalville	50
C50 - Jack's Ices, North of Standard Hill, Coalville	108
Reduced capacity at West of Whitwick Broad locations	150
Remaining proposed allocations	1,348

- 7.14 Having regard to the above, consideration now needs to be given as to how this shortfall can be addressed. These could be sites in the existing Strategic Housing and Economic Land Availability Assessment (SHELAA) or ones which have come forward since the SHELAA was prepared. In the first instance this should be sites within the Coalville Urban Area. Only if there are sound planning reasons as to why this is not possible should consideration be given to redirecting development elsewhere.

It is recommended that:

- **Land at Church View, Grange Road, Hugglescote and 186, 188 and 190 London Road, Coalville be not taken forward in the Regulation 19 version of the plan.**

Potential new sites - sites put forward since the completion of the SHELAA

- 7.15 The following new sites were put forward since the completion of the SHELAA:
- C88 – Land east of Grace Dieu Road Whitwick
 - C89 – Land between Swannymote Road and Oaks Road Whitwick
 - C90 – Land south of The Green Donington le Heath
 - C91 – Land south of Ashburton Road Hugglescote
- 7.16 These new sites are identified on the map at Appendix A. Site assessment for these four new sites have been undertaken and are included in the Site Proformas which can be viewed from the link at the beginning of this report. Sites C90 and C91 were the subject of specific representations to the draft plan and these are included as Appendix R and S.
- 7.17 Neither site C88 nor C89 were the subject of any representations to the draft Local Plan consultation on behalf of landowners or developers. In the absence of such support, and notwithstanding other considerations, and in view of the need to be able to demonstrate that whatever sites are proposed are deliverable, it would not be appropriate to allocate either of these sites.
- 7.18 In respect of sites C90 and C91, they have both been subject to assessment as part of the Sustainability Appraisal. The two sites score virtually identically to each other. Generally speaking, they score neither better nor worse than other sites in the Coalville Urban Area, scoring very positively and very negatively against the same factors as other sites. One exception is C91 which scores very poorly against SA15 (Conserve and enhance the character, diversity and local distinctiveness of the district's built and historic heritage), one of the few sites to score poorly against this factor. This reflects the site's location close to the Donington le Heath Manor House as well as the Church of St John the Baptist, both listed buildings and the Donington le Heath Conservation Area and Hugglescote Conservation Area.
- 7.19 Further details regarding the impact of C91 on the heritage matters is included at Appendix S.
- 7.20 In terms of other matters, the Highway Authority does not currently consider either site to be unacceptable in highway terms. However, it advises that further work is required in respect of both visibility requirements and pedestrian access and connectivity in respect of site C90. In respect of C91 they have advised that further work is required to demonstrate forward visibility and consideration of the impact upon the Hugglescote crossroads.
- 7.21 In respect of land at Ashburton Road (C91) it is considered that at this time there is insufficient evidence to demonstrate that development would not have an unacceptable impact upon heritage features. However, it is considered that there is no reason to not propose to allocate land at the Green Donington le Heath (C90). This would be for 62 dwellings, subject to resolving any outstanding highway matters.
- 7.22 This would bring the total provision in the CUA to 1,410 dwellings (1,348 dwellings (paragraph 7.13) plus 62 dwellings) and a shortfall of 1,091 dwellings against option 7b.

It is recommended that:

- **Land south of The Green Donington le Heath (C90) be proposed to be allocated for around 62 dwellings in the Regulation 19 version of the plan.**

7.23 The only remaining potential source of sites are those included in the SHELAA.

Potential new sites - sites from the SHELAA

7.24 Appendix T of this report lists all remaining sites in the SHELAA in the Coalville Urban Area and which were not included as part of the draft Local Plan. The reasons for exclusion include various constraints such as access or impact on heritage or environmental features or concerns about highway issues, but also deliverability issues (a key test for any allocation) and size of site, as well as conflict with the existing Local Plan by virtue of being located within the Coalville/Whitwick Area of Separation (AoS).

7.25 Of those sites not located in the AoS only that at Kirton Road, Coalville (C73) is considered suitable for allocation as reasons for the exclusion of the site from the draft plan are not considered to be sufficiently robust to withstand challenge at Examination. Therefore, it is considered that this site should be allocated for up to 170 dwellings.

7.26 This would bring the total provision in the CUA to 1,580 dwellings (1,410 dwellings (paragraph 7.22) plus 170 dwellings) and a shortfall of 921 dwellings against option 7b.

It is recommended that:

- **Land at Kirton Road, Coalville (C73) be proposed to be allocated for around 170 dwellings in the Regulation 19 version of the plan.**

7.27 The only remaining sites which were excluded and where there is not a technical constraint of some sort, are sites C18 (land off Thornborough Road) and C19 (land between Stephenson Way and Hall Lane), both of which are located within the AoS. Site C19 was initially submitted as part of the SHELAA process and covered all of the land between Stephenson Way, Hermitage Road, Hall Lane and the former mineral railway. Subsequently these have been split at the request of the promoters into separate sites. Site C19a is located off Torrington Avenue/Hall Lane, whilst C19b is centred on what was known as Stephenson Green, albeit reduced in size. Both of these sites have now been assessed separately in the Sustainability Appraisal.

7.28 It is the case that the AoS is a policy constraint rather than a technical constraint. There is no requirement in legislation or national policy which requires the Council to identify an AoS, it is very much a local choice. At examination the appointed Inspector is likely to have regard to the comments of the Inspector of the adopted Local Plan who stated (paragraphs 72-83 emphasis added) that:

It is concluded above that the spatial distribution of new development by the Plan across the Settlement Hierarchy is broadly justified. On balance, I consider there to be overriding merit in the judgement of the Council that the AOSs, as designated, are justified for the life of this Plan, especially taking into account the established commitment to the extensive South East Coalville Urban Extension. Given the AOS

designation is justified for the purpose of this Plan, there is no inconsistency between Policy En5 and the aspects of national policy, summarised above, recognising local differences.

83. Importantly though, on the evidence provided to this Examination, there is scope for reconsideration of the detailed boundaries and land uses of the AOS, in the event that it becomes necessary, at any time in the future, for the Plan to be reviewed in the light of increased development needs.

- 7.29 As referred to by the previous Local Plan Inspector, if it is necessary to consider the allocation of land in the AoS then that should be done. It is considered that time is now. If no more land was to be allocated in the Coalville Urban Area, the total provision would only be 1,580 dwellings. This would represent only 22% of the residual requirement, some 13% (or 921 dwellings) less than that required under option 7b. This would necessitate the allocation of land in lower order settlements which by their nature are less sustainable than the Coalville Urban Area. It is considered that such an approach would, at the very least, be a questionable strategy which would be difficult to justify at Examination. Furthermore, seeking to protect the AoS in the face of all the evidence regarding the need for new housing is unlikely to result in a sound plan.
- 7.30 However, that is not to say that all of the AoS should automatically be released for development. Instead, consideration needs to be given as to which areas would be the most suitable to release for development whilst also still preserving a meaningful sense of separation between Coalville and Whitwick, which is a legitimate planning consideration.
- 7.31 The AoS included in the adopted Local Plan was not supported by an independent assessment to justify its boundaries. To address this a study was commissioned as part of the new Local Plan in 2019. This categorised various land parcels in terms of the contribution they made to the AoS (primary, secondary or incidental). For example, land at Broom Leys Farm was identified as being of secondary importance and for this reason is included as a housing allocation in the draft Local Plan. Other areas identified as being of secondary or incidental importance are in other uses (e.g. Whitwick Cemetery or playground off Sharpley Avenue) or cannot be accessed from the highway.
- 7.32 This study was updated in 2022 to consider the implications of locating the new Coalville and Whitwick Leisure Centre within part of the AoS.
- 7.33 In view of the lack of alternative sites and bearing in mind the adopted Local Plan Inspector's comments referred to above, a further study was commissioned (referred to hereafter as the 2023 AoS study). The 2023 AoS study looked at which of the remaining parcels of land within the AoS are considered to be the most suitable for release for development, notwithstanding the previous conclusion that all remaining parcels were of primary importance to the AoS.
- 7.34 A copy of the various AoS studies can be viewed from the link at the beginning of this report.

7.35 The 2023 AoS study took the land parcels from the previous reports and further subdivided them. The smaller sub-parcels were then categorised into five separate categories of land (A, B, C D and U).

- A, B and C were judged as providing a coherent extension to the existing built form, but with differing degrees of accessibility (A being most accessible).
- Category D is where development is judged as having an unacceptable effect on the Area of Separation.
- Category U is land not being promoted or in use already and its loss would not be appropriate (e.g. playground).

7.36 The plan at Appendix U identifies the various sub-parcels.

7.37 The following section consider the merits of the various sub-parcels of land for housing development on the basis of the priority attached to them in the 2023 AoS study, save for those in category U as these are not being promoted for development or are in use already and its loss would not be appropriate (e.g. playground).

Table 7 - Priority A sites Area of Separation

Land Unit	Estimated capacity	Contribution to the AOS	SHELAA site ref	Comment
1 + 2	240	Secondary	C46	Proposed allocation in draft plan (land at Broom Leys Farm, Broom Leys Road)
6a	118	Primary	C19	In the Sustainability Appraisal this site is identified as part of C19a (land off Torrington Avenue). Site promoter has suggested a figure of 100 dwellings
7	142	Primary	C19	In the Sustainability Appraisal this site is identified as part of C19a (land off Torrington Avenue).
18a	47	Incidental	C45	Active allotment east of Thornborough Road
18b	10	Incidental	C45	Active allotment east of Thornborough Road

7.38 Parcels 1 and 2 are already included as an allocation.

7.39 In terms of parcels 18a and 18b, whilst these are considered to make only an incidental contribution to the AoS there has not been any contact with the site promoter for a number of years. Furthermore, development would only be acceptable if the allotments were to be relocated elsewhere, something which would take time to achieve. Relocation would need to be done before development could commence. Therefore, there are series concerns about deliverability. For these reasons allocation of parcels 18a and 18b would not be appropriate.

7.40 In respect of parcels 6a and 7, they are both promoted by a developer. Planning permission (14/00800) was refused and dismissed at appeal in 2017 (and a subsequent legal challenge). This included access from both Hall Lane and

Torrington Avenue which was considered acceptable. However, at the time the Council was able to demonstrate that sufficient land was allocated for development. That is no longer the case. Having regard to the demonstrable need for more land for housing and the outcome of the 2023 AoS study it is considered that in principle allocation for housing development would be appropriate (subject to the requirements listed at paragraph 7.60 of this report).

- 7.41 Allocating parcels 6a and 7 would bring the total provision in the CUA to 1,822 dwellings (1,580 dwellings (paragraph 6.27) plus 242 dwellings) and a shortfall of 679 dwellings against option 7b.

Table 8 - Priority B sites

Land Unit	Estimated capacity	Contribution to the AOS	SHELAA site ref	Comment
6b	152	Primary	C19	In the Sustainability Appraisal this site is identified as part of C19a (land off Torrington Avenue
8a	31	Primary	C19	In the Sustainability Appraisal this site is identified as part of C19a (land off Torrington Avenue
17a	105	Primary	C18	Land east of Thornborough Road
17c	21	Primary	C18	Land east of Thornborough Road No means of access without other parcels
21a	23	Secondary	C44	Land south of Church Lane No means of access without other parcels

- 7.42 Whilst all of the category B sites are promoted for development, for the reasons set out above, parcels 17c and 21a are not capable of being developed without the inclusion of other land.
- 7.43 In terms of parcels 6b and 8a, these would result in more traffic accessing on to Hall Lane. Discussion with the Highway Authority suggests that this would be unacceptable. Therefore, notwithstanding the conclusions of the study, it is considered that neither of these parcels should be allocated.
- 7.44 In respect of parcel 17a this is promoted by a developer. The Highway Authority has previously advised that there is no apparent highway reason as to why this site should be excluded, subject to details. In the absence at this time of any technical objection, the conclusions from the AoS study and the demonstrable need for more land for housing, it is considered that in principle allocation for housing development would be appropriate (subject to xxx).
- 7.45 Allocating parcel 17a would bring the total provision in the CUA to 1,927 dwellings (1,822 dwellings (paragraph 6.41) plus 105 dwellings) and a shortfall of 574 dwellings against option 7b.

Table 9 - Priority C sites

Land Unit	Estimated capacity	Contribution to the AOS	SHELAA site ref	Comment
3	14	Incidental	Not included	Land off Sharpley Avenue Recreation use
10	9	Primary	Not included	Land off Green Lane
18c	28	Incidental	Not included	Land east of Thornborough Road
19	32	Incidental	Not included	Land south of Church Lane

7.46 In view of the fact that none of the above sites have been promoted for development as part of the SHELAA, allocation would not be appropriate as there is no evidence that they could be delivered.

7.47 Taking account of the outcome from the consideration of priority sites A, B and C there remains a shortfall of 574 dwellings in the CUA compared to that required under the preferred development strategy (option 7b). The options available to address this shortfall are to either seek to address this in the CUA itself or redirect development elsewhere.

7.48 Directing the shortfall from the CUA elsewhere in the district would mean a total number of 1,927 dwellings in the CUA. This would amount to about 27% of all development, compared to 35% under option 7b. Coupled with the reduction from development at the new settlement as outlined previously, this would mean directing a significant amount of development to settlements which are lower in the settlement hierarchy. Such settlements by their nature are less sustainable than the CUA as they have fewer services and facilities. Redirecting development elsewhere would represent a significant risk to the soundness of the plan at Examination.

7.49 If the shortfall is to be addressed in the CUA and having regard to sites previously rejected by this Committee at the 15 November 2023 meeting, then the only remaining option available in the CUA is to consider the priority D sites in the AoS. Priority D sites are those where development is judged by the Council's consultant as having an unacceptable effect on the AoS. Notwithstanding the views of the Council's consultants, there is a lack of other options in the CUA

Table 10 - Priority D sites

Land Unit	Estimated capacity	Contribution to the AOS	SHELAA site ref	Comment
5	255	Primary	C19	In the Sustainability Appraisal this site is identified as part of C19b (land off Stephenson Way)
8b	290	Primary	C19	In the Sustainability Appraisal this site is identified as part of C19b (land off Stephenson Way)

Land Unit	Estimated capacity	Contribution to the AOS	SHELAA site ref	Comment
8c	630	Primary	C19	In the Sustainability Appraisal this site is identified as part of C19b (land off Stephenson Way)
14	74	Secondary	C19	In the Sustainability Appraisal this site is identified as part of C19b (land off Stephenson Way)
17b	243	Primary	C18	Land to rear of allotments east of Thornborough Road

- 7.50 Of the five parcels identified as priority D, four (5, 8b, 8c and 14) are located in the eastern part of the AoS between Stephenson Way, Hermitage Road and Hall Lane. The other parcel is located in the western part of the AoS, with possible access from Thornborough Road through parcel 17a and the allotments. The merits of all of these are considered below.
- 7.51 In respect of parcels 5, 8b, 8c and 14, they could potentially accommodate about 1,250 dwellings, assuming a density of 35 dwellings per hectare, some 700 dwellings more than required. However, in the interest of seeking to maintain as much separation as possible between existing development and any new development, it would be appropriate to exclude development on parcels 14 and 8b and to pull the boundary of parcel 8c back to the existing field boundary north of the two properties on Green Lane, as set out at Appendix V. The total area of land would be about 23.05ha. At an assumed density of 35 dwellings per hectare this could provide about 800 dwellings. However, a more realistic figure is likely to be about 700 dwellings, which would be a density of 30 dwellings per hectare.
- 7.52 In respect of parcel 17b off Thornborough Road, this was erroneously identified in the study as not being promoted for development. This is incorrect. Notwithstanding this, the consultants have confirmed that in their opinion the site should be a priority D site. On its own it this site would not address the shortfall in the CUA. Development of this parcel along with parcel 17a would result in about 350 dwellings. Access is likely to be a significant constraint as it would appear that there is only one means of access to these two parcels. Furthermore, loading more traffic on to Thornborough Road in addition to that west of Thornborough Road (283 dwellings) and west of Whitwick (350 dwellings) is likely to result in significant congestion issues on Thornborough Road and at its junction with the A511. For these reasons it is not considered that parcel 17b should be allocated for development.
- 7.53 Allocating parcels 8b and 8c (subject to the amendment outlined above), would bring the total provision in the CUA to 2,627 dwellings (1,927 dwellings (paragraph 6.45) plus 700 dwellings).
- 7.54 The amount of development in the CUA as a proportion of all development, would be about 36%, compared to 35% under option 7b. The overprovision would be 126 dwellings. However, this additional development will also address some of the shortfall under option 7b from the new settlement. As a result the shortfall from the new settlement would be 425 dwellings.
- 7.55 Whilst parcels 6b/7 and 8b/8c are now being promoted separately, this does not mean that this how they must be treated in the Local Plan. Furthermore, the

comments of the Highway Authority (Appendix N and O) make it clear that if these sites are to be developed, then in highway terms it is necessary to look at them together.

- 7.56 The Local Plan provides an opportunity to set out a vision for development that not only secures much needed housing but does so in a way which considers the wider context. It is understood that the vast majority of the land north of the former mineral railway (excluding the Coalville Rugby Club) is in the control of the promoters of those sites off Hall Lane, Torrington Avenue and Stephenson Way. Therefore, it is recommended that development of these two sites should be subject to a requirement that the remaining undeveloped areas are to be retained in perpetuity as undeveloped, including improved public access. In addition, to address the concerns of the Highway Authority, it is recommended that a requirement be included for there to be a road link between Stephenson Way and Hall Lane. The Coalville Rugby Club adjoins some parts of the site. In accordance with the Agent of Change principle, measures will need to be included as part of new development to ensure that there are no negative impacts upon the operation of the Rugby Club. This is likely to include appropriate design and landscape measures. These are allowed for in the recommendation below.

Implications of allocating land in the Area of Separation

- 7.57 Allocating these parcels will reduce the extent of the AoS. The plan at Appendix V shows those sites which it is proposed to allocate for housing development within the AoS. It should be noted that the boundary to the sites off Hall Lane/Torrington Avenue do not follow exactly the parcels identified in the 2023 AoS study. Instead, a small amount of additional land is included so as to facilitate connectivity between the two parcels. The total extent of the AoS in the adopted local Plan is 172.02 Ha. Allocating parcels 6a,7, 17a, 5 and 8c (together with the Broom Leys Farm site), reduces the extent to 119.4Ha. This means that the vast majority of the AoS (70%) would remain undeveloped.

It is recommended that:

- **Land off Thornborough Road (C18) be proposed to be allocated for around 105 dwellings in the Regulation 19 version of the plan.**
- **Land at Torrington Avenue Whitwick (C19a) be proposed to be allocated for around 242 dwellings and land off Stephenson Way Coalville (C19b) be proposed to be allocated for around 700 dwellings in the Regulation 19 version of the plan subject to:**
 - (A) Securing vehicular access from Stephenson Way through to Hall Lane; and**
 - (B) The remainder of the AoS north of the former mineral railway (excluding that occupied by Coalville Rugby Club) being retained as undeveloped land in perpetuity; and**
 - (C) The design of any development taking into account the proximity to Coalville Rugby Club such that there would be no adverse impact upon the operation of the Rugby Club consistent with the principle of the Agent of Change**

- 7.58 Allocating the above sites would bring the total provision in the CUA to 2,627 dwellings (1,580 dwellings (paragraph 7.28) plus 1,047 dwellings). This is more than

required under option 7b (2,501 dwellings) but helps to address some of the shortfall from the new settlement.

7.59 The revised provision for new housing in the CUA would be as set out below.

Table 11 - revised proposed housing sites Principal Town

Site Reference	Site Address	Number of dwellings (Approximate)
Principal Town		2,627
C18	Land off Thornborough Road	105
C19a	Land off Torrington Avenue and Hall Lane Whitwick	242
C19b	Land off Stephenson Way	700
C46	Land at Broom Leys Farm, Broom Leys Road, Coalville	266
C48	South of Church Lane, New Swannington	283
C73	Land off Kirton Road	170
C74	Land at Lily Bank, Thringstone	64
R17	Land at Coalville Lane/Ravenstone Road	153
C47, C77, C78, C86, C81	Broad Location West Whitwick	350
C90	Land south of The Green, Donington le Heath	62
C92	Former Hermitage Leisure Centre, Silver Street, Whitwick	32
TBC	Coalville Town Centre Regeneration	200

8 NEXT STEPS

8.1 This report has only addressed the consultation responses in respect of the proposed new settlement and land for housing in the Coalville Urban Area. A further report to this Committee in January 2025 will address the remaining settlements. This will take account of any decisions made in respect of this report. It is likely that there will be a need to allocate additional sites elsewhere as well.

8.2 If the recommendations in this report are accepted it will result in a number of sites being proposed which were not included in the draft Local Plan as set out below.

Table 12 – new proposed housing sites

Site Reference	Site Address	Number of dwellings (Approximate)
Principal Town		
C18	Land off Thornborough Road	105
C19a	Land off Torrington Avenue and Hall Lane Whitwick	242
C19b	Land off Stephenson Way	780
C73	Land off Kirton Road	170
C90	Land south of The Green, Donington le Heath	62

- 8.3 Some of these sites are very significant in terms of their size. All of the sites listed above, with the exception of land south of The Green, Donington le Heath are included in the SHELAA, a publicly available document on the Council's website.
- 8.4 It is open to the Council to not consult on the proposed inclusion of these sites at this time. However, this would mean the first opportunity for any comments would be when the Regulation 19 Plan is consulted upon after the plan has been agreed by Council. This represents a risk to the plan if new issues emerged at this stage. Such a risk could mean that the plan is not submitted by December 2026.
- 8.5 Consulting on these new sites, however, brings with it separate risks. In particular the transport modelling work will take some time to complete. Any delay in getting this done could have serious consequences for the plan timetable.
- 8.6 Whilst neither approach is risk free, it is considered that there should be some form of consultation in the interests of openness and fairness. This should only concern those additional sites which it is proposed be allocated. Sites that have already been commented upon will not be included. This will be made clear in any consultation material, as will the fact that any comments received about these sites will not be considered.
- 8.7 The report to the meeting of this Committee on 29 January 2025 will address the issue of consultation.

Policies and other considerations, as appropriate	
Council Priorities:	<ul style="list-style-type: none"> - Planning and regeneration - Communities and housing - Clean, green and Zero Carbon
Policy Considerations:	The Local Plan is required to be consistent with the National Planning Policy Framework and other Government guidance and requirements.
Safeguarding:	Non discernible.
Equalities/Diversity:	An Equalities Impact Assessment of the Local Plan review will be undertaken as part of the Sustainability Appraisal.
Customer Impact:	No issues identified
Economic and Social Impact:	The decision itself will have no specific impact. The new Local Plan as a whole will aim to deliver positive economic and social impacts and these will be recorded through the Sustainability Appraisal.
Environment, Climate Change and zero carbon:	The decision, of itself, will have no specific impact. The new Local Plan as a whole will aim to deliver positive environmental and climate change impacts and these will be recorded through the Sustainability Appraisal.

<p>Consultation/Community/Tenant Engagement:</p>	<p>The Regulation 18 Local Plan has been subject to consultation. Further targeted consultation is proposed. Further consultation will be undertaken at Regulation 19 stage.</p>
<p>Risks:</p>	<p>A risk assessment for the Local Plan Review 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> <p>The report highlights the potential risks associated with the issues considered as part of the report.</p>
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