

APPENDIX C – POLICY TC1 (TOWN AND LOCAL CENTRES: HIERARCHY AND MANAGEMENT OF DEVELOPMENT)

RESPONSES TO PROPOSED POLICIES

CHAPTER: 8	POLICY NUMBER: TC1	HIERARCHY AND MANAGEMENT OF DEVELOPMENT (STRATEGIC POLICY)
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
General Comments				
Inconsistency/contradiction in how Ashby de la Zouch is treated through draft Policy S2 (spatial hierarchy) vs its identification as a town centre of equivalent to Coalville in draft Policy TC1. The basis for this difference is unclear.	An explanation is provided in the supporting text. The town/local centre hierarchy is based on the scale of facilities within each centre and the floorspace projections provided in the Retail Study Update Report (2020). Whereas the identification of a settlement's position in the overall settlement hierarchy looks beyond the town/local centre and takes into account a wider range of factors.	No change	341	Leicestershire County Council
The TCPA '20 Minute neighbourhoods': creating healthier, active, prosperous communities' guidance provides recommendations on planning of healthy neighbourhoods/town centres such as well-connected paths, street, space. Access to community facilities and vibrancy of amenities where possible which will enable new developments to be integrated into the existing businesses.	Noted. Town/local centres, with a mix of accessible services, provide opportunities for multi-purpose trips, supporting healthy and vibrant centres.	No change	341	Leicestershire County Council

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Schools being part of a local centre can bring benefits for both, such as customer footfall and car parking for school drop off.	Noted.	No change	341	Leicestershire County Council
Policy criteria 3) Planning will be granted to deliver the following floorspace requirements to 2036.				
Is this section needed if it only states the level of floorspace that may be required but is not a planning consideration?	Local plans do not need to allocate sites for town centre uses for the full plan period and given the scale of our floorspace projections the identification of sites is not a critical issue for the district. There is however an expectation for plans to address the need for town centre uses over a minimum ten-year period.	Delete policy wording and table at paragraph 3. Insert the following wording at the beginning of the policy, along with the table. <i>The combined retail and food/beverage floorspace requirements for the District to 2036 is 12,200sqm and a detailed breakdown is provided below. These requirements could be met through the re-occupation of vacant units and/or new development.</i>	92	Ashby de la Zouch Town Council
Do these figures represent a maximum limit of the amount of floorspace granted permissions?	These figures represent the level of the floorspace needed to meet the likely level of growth in the district up to 2036. It is not the maximum or minimum amount of floorspace that will be granted over the plan period.	Delete policy wording and table at paragraph 3. Insert the following wording at the beginning of the policy, along with the table. <i>The combined retail and food/beverage floorspace requirements for the District to 2036 is 12,200sqm and a detailed breakdown is provided below. These requirements could be met</i>	92	Ashby de la Zouch

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		<i>through the re-occupation of vacant units and/or new development.</i>		
Does paragraph 3 override paragraph 2 which identifies the circumstances when permission will be granted.	Paragraph 3 is not intended to override paragraph 2. All proposals for main town centre uses will be expected to meet the criterion in this section of the policy.	<p>Delete policy wording and table at paragraph 3. Insert the following wording at the beginning of the policy, along with the table.</p> <p><i>The combined retail and food/beverage floorspace requirements for the District to 2036 is 12,200sqm and a detailed breakdown is provided below. These requirements could be met through the re-occupation of vacant units and/or new development.</i></p>	92	Ashby de la Zouch
Proposed reduction in the extent of the Kegworth 'local centre' boundary				
Object to the removal of High Street from the boundary.	<p>We have reviewed the local centre boundary having regard to the definitions in the National Planning Policy Framework i.e. those areas predominantly occupied by main town centres uses are included within the defined local centre boundary.</p> <p>The residential properties on High Street proposed for removal from the local centre boundary are located at <u>the edge of the area</u> where main town centre uses are located, rather than within an area</p>	No change	134	Kegworth Parish Council

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	predominantly occupied by main town centre uses.			
Support the extension of the town centre boundary and not a reduction. An extension would support a cosmopolitan feel to the area and a rapidly growing village, compensate for the impact of Covid, support the ongoing Public Realm Project and facilitate the provision of more retail facilities.	<p>We have reviewed the local centre boundary having regard to the definitions in the National Planning Policy Framework i.e. those areas predominantly occupied by main town centres uses are included within the defined local centre boundary.</p> <p>A defined local centre supports the application of a sequential test which seeks to focus main town centre uses within a defined location centre, protecting its role, contributing to its vitality and viability, and retaining a predominance of main town centres uses.</p>	No change	119, 128, 134, 239, 379,382	Geoff Sewell, Councillor Carol Sewell, Kegworth Parish Council, Nigel Taylor, Fern Sewell, Kirstyn Sewell
The village is growing and proposals for future retail/commercial development in the area should be looked on favourably. Current facilities and infrastructure are limited for a growing centre, close to Freeport and national road network hub and if expanded, options for community asset acquisition and development will increase.	<p>A defined local centre supports the application of a sequential test which seeks to focus main town centre uses within a defined location centre, protecting its role, contributing to its vitality and viability, and retaining a predominance of main town centres uses.</p> <p>However, if there are no suitable sites within the local centre boundary, the sequential test guides development to edge of centre sites. For retail uses these</p>	No change	134	Kegworth Parish Council

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	are well connected sites up to 300m from the primary shopping area and for other main town centre uses, these are sites well connected sites within 300m of a local centre boundary. Therefore, providing opportunities for new main town centre located beyond the local centre boundary.			
<p>Local boundary should be extended. A number of locations and facilities are proposed for inclusion within an extended boundary, including: -</p> <ul style="list-style-type: none"> • High Street (library, school, heritage centre, future museum, nursery and Gateway apartments) • Dragwell (shop, surgery) • London Road (Parish Council Offices) • Derby Road • Church Gate • Market Place <p>Some of these areas have a lot of footfall and should be encouraged.</p>	<p>Church Gate, Market Place and part of Derby Road are included within the defined local centre boundary.</p> <p>For the other locations identified, although they contain some uses that can be expected to be found in a local centre, these areas comprise a mix of uses, are more residential in character and not characterised by a predominance of main town centre uses.</p>	No change	128, 134, 239, 382	Councillor Carol Sewell, Kegworth Parish Council, Nigel Taylor, Kirstyn Sewell
Extend the centre to include Dragwell and High Street to preserve the old parts of the village.	These locations are not characterised by a predominance of main town centre uses. Dragwell and High Street are	No change.	119,379	Geoff Sewell, Fern Sewell

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	located within the Kegworth Conservation Area. Development will be expected to protect, conserve and enhance this historic environment. This is not reliant on its inclusion within the defined local centre.			
Bus services are good although car parking is limited. There are no Council owner car parks, and the Parish Council needs support to improve and expand car parking.	Partnership working with the District Council and the County Council would be the most appropriate route to address these issues.	No change	134	Kegworth Parish Council
Parking is an issue but with parking restrictions more pleasant and attractive High Street environment could be provided.	Partnership working with the District Council and the County Council would be the most appropriate route to address these issues.	No change	239	Nigel Taylor

APPENDIX C – POLICY TC2 (HOT FOOD TAKEAWAY USES)

RESPONSES TO PROPOSED POLICIES

CHAPTER: 8	POLICY NUMBER: TC2	POLICY NAME: HOT FOOD TAKEAWAY USES		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
Support the policy to reduce impact on public health, for example, diabetes and obesity.	Noted	None	45	Leicester, Leicestershire and Rutland ICB
Support the policy	Noted.	None	92	Ashby de la Zouch Town Council
Happy to continue working with the district council on this policy and associated work that arises from it. Support the proximity of education buildings being considered when determining hot food takeaway planning applications.	Since the draft policy was written, the NPPF has been updated and it now requires local planning authorities to refuse planning applications for hot food takeaways that are within walking distance of schools and other places where children and young people congregate or in locations where there is evidence of the use having an adverse impact on local health, pollution or anti-social behaviour (paragraph 97).	The policy wording and supporting text updated to be consistent with national policy. See part (1) and (2) of the amended policy.	341	Leicestershire County Council - Public Health
The policy lacks any mention of roadside retail outlets which are more likely to be promoted in the current market.	The draft local plan policy will cover all hot food take away uses when planning permission is needed and identifies the issues to be	None	341	Leicestershire County Council – Landowner perspective.

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	considered when determining a planning application.			
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