

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

LOCAL PLAN ADVISORY COMMITTEE – 17 FEBRUARY 2015

Title of report	LIMITS TO DEVELOPMENT AND TOWN CENTRE BOUNDARIES
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Purpose of report	To outline for members the responses to the recent informal consultation with Parish Councils in respect of the draft Limits to Development and revised Town Centre Boundaries
Council Priorities	<p>These are taken from the Council Delivery Plan:</p> <p>Value for Money Business and Jobs Homes and Communities Green Footprints Challenge</p>
<p>Implications:</p> <p>Financial/Staff</p> <p>Link to relevant CAT</p> <p>Risk Management</p> <p>Equalities Impact Screening</p>	<p>The work already undertaken has been met from existing staff resources.</p> <p>None</p> <p>A failure to engage effectively and constructively in the preparation of the Local Plan including the preparation of the draft Limits to Development and revised Town Centre boundaries could leave the Council vulnerable to challenge at examination, which would present the risk of the Local Plan being found unsound.</p> <p>None</p>

Human Rights	None
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 Deputy Monitoring Officer	The report is satisfactory.
Consultees	None
Background papers	<p>Consultation responses, copies of which are held by the Planning Policy Team in room 102.</p> <p>The National planning Policy Framework which can be viewed by clicking NPPE</p>
Recommendations	<p>THAT THE ADVISORY COMMITTEE:</p> <p>(I) NOTES THE RESPONSE TO THE RECENT CONSULTATION IN RESPECT OF THE DRAFT LIMITS TO DEVELOPMENT AND REVISED TOWN CENTRE BOUNDARIES</p> <p>(II) RECOMMENDS TO FULL COUNCIL THAT THE DRAFT LIMITS TO DEVELOPMENT AND REVISED TOWN CENTRE BOUNDARIES ARE APPROVED TO BE INCLUDED AS PART OF THE NEW LOCAL PLAN</p>

1.0 BACKGROUND

- 1.1 Members will recall that at the 9 September 2014 meeting of LPAC, having considered a report in respect of the draft Limits to Development, Members recommended that Limits to Development be defined as part of the new Local Plan and noted that workshops would be arranged to allow all Members to be involved in discussion and guidance on the preparation of settlement boundaries, following which a report would be brought back to LPAC to agree next steps.
- 1.2 At the meeting of LPAC on 15 October 2014, clarification was sought on why the Parish Councils were not being consulted on the Limits to Development. The Planning Policy Team Manager advised that such consultation should take place, however he had understood that Members wanted to delay the consultation until after the workshops had taken place.
- 1.3 Also at the meeting on 15 October 2014 Members considered a report in respect of proposed revised Town Centre Boundaries and noted the need to review existing

boundaries and that Parish and Town Councils and Coalville and Ashby town teams would be consulted on the proposed boundaries (as may be amended in the light of comments of the LPAC).

2.0 INFORMAL CONSULTATION

- 2.1 A targeted, consultation on the revised draft Limits to Development and Town Centre Boundaries was subsequently undertaken with Town and Parish Councils between 17 November and 9 January 2015. Due to the tight timescales for responses some flexibility was allowed for those Parish and Town Councils unable to consider the proposals at a parish/town meeting within the consultation period.
- 2.2 As part of the consultation all Parish and Town Councils, Coalville Town Team, Ashby Town Team, Ashby Neighbourhood Plan Group and Ellistown Neighbourhood Plan Group were notified of the consultation. In addition, all of the consultation materials were placed on the Council's website and community engagement software *Citizen Space*, in order to allow representations to be made online.
- 2.3 Officers also attended three workshops to discuss the proposals with Parish and Town Councils and other interested parties:
- Ravenstone Institute 10 December 2014 - (8 Attendees)
 - Kegworth Village Hall 11 December 2014- (11 Attendees)
 - St Laurence's Church Hall Measham 16 December 2014 - (14 Attendees)
- 2.4 The intention of the informal consultation was to allow Parish and Town Councils (and other interested parties) to review the draft Limits to Development and revised Town Centre Boundaries and to ensure that the information used to inform the proposed revisions to the Limits to Development and Town Centre Boundaries is correct.

3.0 LIMITS TO DEVELOPMENT

- 3.1 Limits to Development are a commonly used tool in Local Plans that provide clear, defensible boundaries around settlements within which development will normally be confined. They distinguish between areas of development and development potential and areas of restraint, such as countryside. Limits to Development have been used as a planning policy tool in North West Leicestershire for a considerable time and are currently defined in the North West Leicestershire Local Plan proposals map (2002).
- 3.2 A total of 22 responses have been received in respect of the Limits to Development consultation:
- 5 Parish Councils
 - 3 Ashby Civic Society
 - Willesley Residents
 - Packington Nook Residents Association
 - 5 Private developers/ agents
 - 7 Private residents
- 3.3 A number of respondents disagreed with the methodology used to prepare the draft Limits to Development which they felt should be amended to include:

- Public parks
- Protected Open Spaces
- Playing fields
- Allotments

3.4 The purpose of defining Limits to Development is to contain development within broad settlement/built up areas. The issues outlined in paragraph 3.3 above represent other possible policy areas which might be included in the Local Plan and/or Neighbourhood Plans and for which different methodologies would be required. It would not, therefore, be appropriate to include these as part of the methodology for Limits to Development.

3.5 A number of representations made from developers and landowners felt that the Limits to Development should also be defined for smaller settlements, to help to clarify their visual and functional relationship with their surroundings and to help to distinguish where built development ends and the surrounding countryside begins. As discussed at the LPAC meeting of the 9 September 2014, it is felt that the most appropriate way forward is to define Limits to Development for sustainable settlements only, as the new Local Plan will be prepared in accordance with the NPPF, with the objective of contributing to the achievement of sustainable development. Limits to Development will direct development to the most sustainable locations, the remaining settlements with no or very limited services and facilities are, in principle according to the Framework, unsustainable locations for development where there will be fewer development opportunities. These settlements will effectively be part of the countryside policy and therefore not subject to unrestricted sprawl and inappropriate development.

3.6 A summary of consultation responses together with the comments of officers is set out within Appendix A.

4.0 TOWN CENTRE BOUNDARIES

4.1 The purposes of defining town centre boundaries are to:

- Identify the town centre for the purposes of the 'sequential approach';
- Ensure sufficient suitable sites can be accommodated within defined centres to meet the projected retail and other main town centre uses during the Plan period; and
- Restrict the development of main town centre uses outside the defined centres (with the exception of residential development which should not be restricted to defined centres)

4.2 A total of 12 responses have been received in relation to the revised Town Centre Boundary consultation:

- 5 Parish Councils
- Ashby Civic Society
- Ashby Town Team
- Coalville Town Team
- Packington Nook Residents Association
- 3 Private residents

4.3 A number of the responses have made comment on the methodology used. It is therefore considered useful to provide an overview of the methodology used to date, along with a

clarification of future work that will need to be undertaken to facilitate a complete and comprehensive review of the district's town centre and village centre boundaries.

4.4 The approach taken to date has involved:

- A review of the definitions of the National Planning Policy Framework (NPPF) (Town Centre, Primary Shopping Areas, primary and secondary frontages and main town centre uses) followed by
- A site survey of the uses within the currently defined boundaries alongside the identification of the uses within a distance of up to 300m from the existing boundary's edge (the 'edge of centre').

4.5 Generally speaking the NPPF suggests that the town centre should comprise those areas predominantly occupied by main town centre uses, and those forming part of or adjacent to the areas where retail (shop) development is concentrated. These adjacent areas can also include a diversity of other uses such as restaurants, leisure, culture and entertainment uses, as well as businesses. The consultation proposed revised town centre boundaries for Coalville, Ashby de la Zouch, Castle Donington, Ibstock, Kegworth and Measham, essentially based on the location and distribution of their existing main town centre uses.

4.6 Defining boundaries will assist in directing future retail development and other town centre uses. It is therefore the intention that the final boundaries will be accompanied by new planning policies as part of the Local Plan, which could say where new retail development and other main town centre uses should be located. They may also seek to promote certain main town centre uses in specific locations or frontages, or preclude non main town centre uses in specific locations.

4.7 A summary of the consultation responses together with the comments of officers is set out in Appendix B.

5.0 NEXT STEPS

5.1 In terms of the town centre boundaries a Retail Capacity Study has been commissioned and this will include an assessment of the potential future need for additional retail floor space in our district, taking into account issues such as current or unmet demand and future housing growth. This in turn will be used to inform the retail strategy in the Local Plan which could include the identification/allocation of sites and further review of the town and village centre boundaries.

5.2 In accordance with Government Regulations and the Council's constitution, both the revised Limits to Development as recommended in Appendix A, and Town Centre Boundaries (Appendix B) will need to be approved by Full Council as part of the draft Local Plan.

5.3 Following approval of the draft Local Plan there will be a period of public consultation in accordance with Town and Country Planning (Local Planning) (England) Regulation 19 (2012). This will provide further opportunities for any person to make representations on the draft Local Plan, including the Limits to Development and Town Centre boundaries and supporting policies.