

APPENDIX TO THE REPORT OF THE HEAD OF PLANNING AND REGENERATION
SUMMARY OF RELEVANT NATIONAL AND LOCAL PLANNING POLICIES AND
MATERIAL CONSIDERATIONS

NATIONAL PLANNING POLICIES

National Planning Policy Framework

The NPPF reiterates the statutory requirement that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions. It also states that the document should be read in conjunction with the policy statement on Gypsies and Travellers.

Achieving sustainable development –

The purpose of the planning system is to contribute to the achievement of sustainable development. There are 3 dimensions to sustainable development:

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places to support growth and innovation;
- A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built development with accessible local services; and,
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment.

At the heart of the NPPF is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision making.

For decision making the following key paragraphs are:

Paragraph 14 sets out the presumption in favour of sustainable development and, in respect of decision making, provides that, unless material considerations indicate otherwise, states that "this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted."

Paragraph 17 sets out 12 core land use planning principles which should underpin both plan making and decision taking.

Building a strong, competitive economy

- "19 The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system."
- "20 To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century."

Ensuring the vitality of town centres

- "24 Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale."
- "26 When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m). This should include assessment of:
- the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
 - the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made."
- "27 Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused."

Supporting a prosperous rural economy

- "28 Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:
- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings..."

Promoting sustainable transport

- "32 All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:
- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
 - safe and suitable access to the site can be achieved for all people; and
 - improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe."
- "34 Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas."
- "38 For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties."

Delivering a wide choice of high quality homes

- "47 To boost significantly the supply of housing, local planning authorities should:
- ...- identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land..."
- "49 Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."

Requiring good design

- "57 It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes."
- "58 Planning policies and decisions should aim to ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
 - optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other

- public space as part of developments) and support local facilities and transport networks;
 - respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
 - create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
 - are visually attractive as a result of good architecture and appropriate landscaping."
- "59 Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally."
- "60 Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness."
- "61 Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."
- "64 Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

Meeting the challenge of climate change, flooding and coastal change

- "100 Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere."
- "101 The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding."
- "103 When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere..."

Conserving and enhancing the natural environment

- "109 The planning system should contribute to and enhance the natural and local environment by:
- protecting and enhancing valued landscapes, geological conservation interests and soils;
 - recognising the wider benefits of ecosystem services;
 - minimising impacts on biodiversity and providing net gains in biodiversity

- where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
 - remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."
- "112 Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality."
- "118 When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:
- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest; ...
 - ...- opportunities to incorporate biodiversity in and around developments should be encouraged..."
- "121 Planning policies and decisions should also ensure that:
- the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;...
 - adequate site investigation information, prepared by a competent person, is presented."
- "123 Planning policies and decisions should aim to...avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development..."
- "124 Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan."

Conserving and enhancing the historic environment

- "129 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development

affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."

- "131 In determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness."
- "132 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be..."
- "134 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use;"
- "135 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."
- "140 Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies;"

Business

- "160 Local planning authorities should have a clear understanding of business needs within the economic markets operating in and across their area. To achieve this, they should:
- work together with county and neighbouring authorities and with Local Enterprise Partnerships to prepare and maintain a robust evidence base to understand both existing business needs and likely changes in the market; and
 - work closely with the business community to understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability."
- "161 Local planning authorities should use this evidence base to assess:
- the needs for land or floorspace for economic development, including both the quantitative and qualitative needs for all foreseeable types of economic activity over the plan period, including for retail and leisure development;
 - the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs..."

Ensuring viability and delivery

"173 Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable."

Planning conditions and obligations

"203 Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition."

"204 Planning obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development."

MEMBERS ARE ADVISED THAT OTHER PARAGRAPHS IN THE NPPF MAY BE RELEVANT TO A PARTICULAR PLANNING APPLICATION AND THESE WOULD BE REFERRED TO IN THE OFFICER REPORT IN THE MAIN AGENDA AS AND WHEN NECESSARY.

NORTH WEST LEICESTERSHIRE LOCAL PLAN

STRATEGY

Policy S1 - Overall Strategy

Policy S1 sets out the overall strategy of the Local Plan.

Policy S2 - Limits to Development

Policy S2 of the Local Plan provides that development will be permitted on allocated sites and other land within the Limits to Development, identified on the Proposals Map, where it complies with the policies of the Local Plan.

Policy S3 - Countryside

Policy S3 sets out the circumstances in which development will be permitted outside Limits to Development.

ENVIRONMENT

Policy E1 – Sensitive Areas

Policy E1 seeks to prevent development within the Sensitive Areas, which would adversely affect or diminish the present open character of such areas.

Policy E2 - Landscaped Amenity Open Space

Policy E2 seeks to ensure that development provides for satisfactory landscaped amenity open space and secures the retention of important natural features, such as trees.

Policy E3 – Residential Amenities

Policy E3 seeks to prevent development which would be significantly detrimental to the amenities enjoyed by the occupiers of nearby dwellings, and presumes against residential development where the amenities of future occupiers would be adversely affected by the effects of existing nearby uses.

Policy E4 - Design

Policy E4 seeks to achieve good design in new development that respects the character of its surroundings.

Policy E6 – Comprehensive Development

Policy E6 seeks to prevent development where it would prejudice the comprehensive development and proper planning of a larger area of land of which the site concerned forms part.

Policy E7 - Landscaping

Policy E7 seeks to provide appropriate landscaping in association with new development including, where appropriate, retention of existing features such as trees or hedgerows

Policy E8 – Crime Prevention

Policy E8 requires that, where appropriate, development incorporates crime prevention measures.

Policy E9 - Mobility

Policy E9 seeks to provide for access to new developments by all persons with restricted mobility, including those with impaired vision.

Policy E17 – Historic Byways

Policy E17 seeks to prevent development which would significantly diminish the contribution, setting or amenity value of a historic byway.

Policy E20 – Green Wedge

Policy E20 seeks to prevent development that would adversely affect or diminish the present open and undeveloped character of the Green Wedge.

Policy E21 – Separation of Settlements

Policy E21 presumes against development which would result in a reduction in the physical separation between the built-up areas of adjoining settlements as identified on the Proposals Map.

Policy E22 – Areas of Particularly Attractive Countryside

Policy E22 seeks to prevent development which would adversely affect Areas of Particularly Attractive Countryside.

Policy E24 – Re-use and Adaptation of Rural Buildings

Policy E24 sets out the circumstances under which existing buildings outside Limits to Development can be converted to a residential use

Policy E26 - Sites of County or District Ecological or Geological Interest

Policy E26 states that development will not be permitted which could adversely affect sites of County and District ecological or geological interest, or Local Nature Reserves.

Policy E30 - Floodplains

Policy E30 seeks to prevent development which would increase the risk of flooding and remove the extra discharge capacity from the floodplain of the River Trent.

Policy E36 – Derelict Land

Policy E36 sets out the general approach to proposals for the reclamation and re-use of derelict land.

Policy E37 – Derelict Sites

Policy E37 sets out potential individual reclamation uses for stated derelict sites.

NATIONAL FOREST

Policy F1 – General Policy

Policy F1 seeks appropriate provision for landscaping and tree planting in association with development in the National Forest, and requires built development to demonstrate a high quality of design, to reflect its Forest setting.

Policy F2 – Tree Planting

Policy F2 states that the Council will have regard to the existing landscape character of the site and the type of development when seeking new planting.

Policy F3 – Landscaping and Planting

Policy F3 seeks to secure implementation of agreed landscaping and planting schemes for new development by the imposition of planning conditions and/or the negotiation of a planning agreement.

Policy F5 – Forest Related Development

Policy F5 sets out the circumstances under which new development is permitted in the National Forest.

TRANSPORT

Policy T2 – Road Improvements

Policy T2 seeks to protect strategic road scheme sites.

Policy T3 – Highway Standards

Policy T3 requires development to make adequate provision for vehicular access, circulation and servicing arrangements.

Policy T4 – Road Related Services – Commitments

Provides for services on land East of Finger Farm on the A453 and at land adjoining Flagstaff Interchange, A42, Ashby de la Zouch.

Policy T5 – Road Related Services at A50/B6540 Junction

Policy T5 provides for the provision of one off-line road related service facility at the junction of the B6540 and A50.

Policy T8 - Parking

Policy T8 requires that parking provision in new developments be kept to the necessary minimum, having regard to a number of criteria.

Policy T10 – Public Transport

Policy T10 requires development to make provision for effective public transport operation.

Policy T13 – Cycle Parking

Policy T13 requires adequate provision for cycle parking.

Policy T14 – Former Transport Routes

Policy T14 presumes against development which would be likely to impair the continuity of disused railway lines, which have potential for re-use as transport corridors, including pedestrian footpaths, bridleways and cycle routes and informal recreation corridors.

Policy T15 – Moira-Measham Trail

Policy T15 seeks to protect the route of the Moira-Measham trail.

Policy T16 – Ashby Canal

Policy T16 presumes against development which would prejudice the re-opening of Ashby Canal. It also provides that, in the event of the canal being reopened, development outside Limits to Development will only be permitted where it is strictly ancillary to the use of the canal as a navigable waterway.

Policy T17 – Ashby Canal

Policy T17 provides for the reconstruction of the Ashby Canal between Snarestone and Swains Park subject to various criteria.

Policy T18 – Airport Limits of East Midlands Airport

Policy T18 sets out the criteria for dealing with applications for airport operational development within the airport limits of East Midlands Airport as defined on the proposals map.

Policy T19 – East Midlands Airport – Public Safety Zones

Policy T19 sets out the criteria for determining applications for development within Public Safety Zones in the vicinity of East Midlands Airport.

Policy T20 – East Midlands Airport – Airport Safeguarding

Policy T20 seeks to prevent development that would adversely affect the operational integrity or safety of East Midlands Airport.

HOUSING

Policy H4 and subsequent Proposals H4(a) to H4(p) inclusive – Housing Allocations

Policy H4 and subsequent policies set out above set out the housing allocation sites for the plan period.

Policy H4/1 – Housing Land Release

Policy H4/1 sets out a sequential approach to the release of land for residential development, and seeks to direct new housing towards previously developed land in accessible locations, well served by, amongst others, public transport and services.

Policy H6 – Housing Density

Policy H6 seeks to permit housing development which is of a type and design to achieve as high a net density as possible, taking into account housing mix, accessibility to centres, design etc

Within Coalville and Ashby-de-la-Zouch town centres, local centres and other locations well served by public transport and accessible to services a minimum of 40 dwellings per ha will be sought and a minimum of 30 dwellings per ha elsewhere (in respect of sites of 0.3 ha or above).

Policy H7 – Housing Design

Policy H7 seeks good quality design in all new housing development.

Policy H8 – Affordable Housing

Policy H8 provides that, where there is a demonstrable need for affordable housing, the District Council will seek the provision of an element of affordable housing as part of any development proposal.

Policy H10 – Agricultural and Forestry Workers Accommodation

Policy H10 sets out the circumstances in which an agricultural occupancy condition will be permitted. The proposal should demonstrate that the dwelling is no longer needed to serve the relative use, and that every possible effort has been made to dispose of the property at a price which reflects the existence of the occupancy condition and for an adequate period of time.

Policy H11 – Replacement Dwellings

Policy H11 provides that applications for replacement dwellings outside the Limits to Development will be considered in terms of the countryside policies of this Local Plan. Where the Planning Authority is satisfied that there is special justification development of a replacement dwelling may be permitted subject to certain criteria.

Policy H12 – Exceptional Affordable Housing Sites

Policy H12 sets out the circumstances in which affordable housing sites outside the Limits to Development will be permitted, and will only be permitted as an exception where the following criteria are fulfilled:

- (a) An up to date survey demonstrates that a genuine local housing need, which would not otherwise be met, exists in the village or particular locality;
- (b) A secure arrangement will be required to ensure that the benefits of affordable housing will be enjoyed by subsequent occupiers as well as initial occupiers. Such an arrangement will normally require:
 - (i) An appropriate managing institution, such as a housing association or charitable trust, to be in place, with an agreed letting/occupancy policy which ensures that the dwellings will only be made available as affordable housing to local people in need, who cannot be housed by other means; and
 - (ii) A legal agreement between the applicant/landowner/potential developer and management institution and the Planning Authority to ensure that the proposed dwellings are made available at a price or rent those in need can afford and will remain available as affordable housing to all subsequent as well as initial occupiers;

In addition to the above, Policy H12 requires that the development of any exceptional affordable housing site must:

- (i) Be well related to the built form and overall structure of an existing settlement and not adversely affect its present character;
- (ii) Adjoin the Limits to Development, identified on the Proposals Map;
- (iii) Not result in ribbon or detached development, or be prejudicial to the protection from development of any intervening or other land outside Limits to Development;
- (iv) Not be on land designated as a sensitive open area or any other area afforded special protection in this Local Plan or be in a position where it would detract from the appearance and general character of countryside worthy of protection for its own sake;
- (v) Be of a design and in materials of construction, which reflect the traditional rural character of the village concerned; and
- (vi) Comply with general environment and traffic policies and requirements of the Local Plan.

Policy H13 – Mobile Homes

Policy H13 sets out the criteria for assessing proposals for mobile home development.

EMPLOYMENT

Policy J3 – Employment Land Allocations

Policy J3 sets out sites for employment allocations within the Local Plan at the following sites, for which individual sub policies apply:

- (a) Swainspark, Occupation Road, Albert Village;
- (b) Smisby Road, Ashby de la Zouch;
- (c) Extension to Hilltop Industrial Estate, Bardon
- (d) South of Coalville Brickworks;
- (e) Former Ellistown Colliery;
- (f) South of Trent Lane, Castle Donington;
- (g) Extension to Westminster Estate, Measham; and,
- (h) Former Walton Way Drift Mine, Oakthorpe.

Policy J4 – High Quality Employment Site at Finger Farm

Policy J4 sets out appropriate employment uses for development at the Finger Farm site.

Policy J5 – High Quality Employment Site at Flagstaff Interchange, Ashby

Policy J5 provides for appropriate employment uses at the Flagstaff Interchange site.

Policy J8 – Redevelopment of the ADT Car Auctions site, Measham

Policy J8 sets out the criteria to be met in relation to proposals for the redevelopment of the car auctions site for employment purposes.

Policy J14 – Expansion of Existing Firms

Policy J14 sets out the criteria to be taken into account in the determination of applications for the expansion of existing firms.

CENTRAL AREAS AND RETAILING

Policy R1 – Central Areas Shopping

Policy R1 provides that shopping and related development (such as financial and professional services and food and drink uses) will be permitted within Coalville and Ashby de la Zouch Town Centres, on allocated sites, and in existing or proposed local shopping areas. New retail development outside these areas will only be permitted where it can be shown that a number of criteria would be satisfied.

Policy R2 – Belvoir Shopping Centre

Policy R2 provides that expansion of the centre which facilitates the continuing refurbishment and upgrading of the centre and its surrounding area will be permitted, subject to environmental and traffic considerations.

Policy R4 – Acceptable Uses in Town Centre Core Areas

Policy R4 provides that only specific uses will be permitted on ground floor frontages within the Core Areas of Coalville and Ashby de la Zouch Town Centres and that all ground floor frontage development permitted within a core shopping area should include a shop window display frontage and maintain an appropriate window display.

Policy R5 – Financial and Professional Services in Core Areas

Policy R5 requires that Class A2 uses will not be permitted where they would exceed 10 per cent of the total frontage, or form a run of more than three shop window units at the following locations:

- (a) The Belvoir Pedestrianised Shopping Centre;
- (b) Numbers 13 to 85 and 6 to 96 Market Street, Ashby de la Zouch;
- (c) Bath Street Corner, Ashby de la Zouch

Policy R6 – Window display frontages

Policy R6 sets out that no new shop window display frontages be permitted on the north side of North Street and along South Street, Ashby de la Zouch.

Policy R7 – Other Retail Uses

Policy R7 sets out uses which will not be permitted within Coalville and Ashby de la Zouch Town Centre core areas

Policy R8 – Potential Redevelopment Areas

Policy R8 provides that redevelopment for shopping and related purposes will be permitted on those sites identified as such within Coalville and Ashby-de-la-Zouch Town Centres, subject to environmental and traffic considerations. The Policy requires that redevelopment of these sites must be comprehensive in design and well-related to the form and functioning of adjoining parts of the shopping area. Piecemeal redevelopment which would be prejudicial to the objectives of this policy will not be permitted.

Policy R9 – Pedestrian Facilities

Policy R9 sets out the key areas for improvements to pedestrian facilities, environment and priority.

Policy R10 – Bridge Road Link

Policy R10 seeks to protect the land required for the construction of a road link between Bridge Road and London Road, Coalville.

Policy R11 – Outer Area of Coalville Town Centre

Policy R11 provides that, in addition to the uses set out in Policy R4, only uses within Use Classes D1 and D2 will be permitted to ground floor frontages within the outer part of the Coalville Town Centre Shopping Area, and that shop window displays will be required where appropriate.

Policy R12 – Town Centre Services

Policy R12 provides that uses within Classes A2, C2, B1(a) and D1, as well as community or other uses of a similar character, will be permitted within Town Centre Services Areas, subject to compliance with a number of criteria.

Policy R13 – Town Centre Services

Policy R13 sets out appropriate uses for service areas fronting on to the east side of Whitwick Road, Coalville and Bath Street/Station Road, Ashby de la Zouch.

Policy R14 – Town Centre Services

Policy R14 sets out appropriate uses for service areas fronting on to the west side of Whitwick Road, Coalville.

Policy R15 - Town Centre Services

Policy R15 provides that the following uses will be permitted within the Town Centre Services Area fronting onto Wolsey Road, Coalville:

- (a) Business use (Class B1);

- (b) Retail uses falling outside the definition of 'shop' (Class A1); and
- (c) Assembly and leisure uses (Class D2)

Policy R16 – Use of Upper Floors

Policy R16 provides that, within the Coalville and Ashby de la Zouch Shopping Areas and other local and village centres, only the use of upper floors for a number of specified purposes will be permitted, subject to parking and amenity considerations. It also provides that, where the proposals will not cause a problem in the locality, the requirement to provide car parking spaces to serve small schemes for the creation of flats over existing shops in such areas may be waived in cases where private car parking cannot be reasonably provided on site or in the locality where certain criteria can be met.

Policy R19 – Acceptable Uses in Local Centres

Policy R19 provides that, in addition to local shops, only certain ground floor frontage uses (listed under the policy) will be permitted within existing and proposed local shopping centres, subject to environmental and traffic considerations, and other criteria relating to vitality and viability.

Policy R20 – Individual Shops

Policy R20 sets out the circumstances in which the development of individual local shops will be permitted away from existing or proposed shopping areas.

Policy R21 – Village Shops

Policy R21 states that the conversion of individual village shops to residential use will not be permitted unless it can be demonstrated that every effort has been made to secure a continued shopping or other suitable business use at the premises, or that the conversion would be subordinate to the main shopping or other business use.

LEISURE AND TOURISM

Policy L2 – Informal Recreation Facilities

Policy L2 provides that in cases where it can be demonstrated that a rural location is necessary, and subject to Policy L3 below, planning permission will be granted for informal recreation facilities, and land extensive recreational uses whether formal or informal, on the fringes of built up areas and elsewhere outside the defined Limits to Development.

Policy L3 – Built Development on Recreational Sites Outside Limits to Development

Policy L3 sets out the criteria for determining applications for development on recreational sites outside Limits to Development.

Policy L5 – Tourist Accommodation

Policy L5 sets out that the development of tourist accommodation will be permitted where the proposal:-

- (a) Is appropriate in scale and location to the local environment; and
- (b) Would not result in an unacceptable level of traffic generation, to the detriment of the local or wider highway networks or nearby settlements.

Policy L6 - New Rural Recreational Facilities to Relieve Charnwood Forest

Policy L6 sets out the criteria for proposals of large, new rural recreational facilities in the Ashby Woulds and Measham areas which would relieve pressure on the Charnwood Forest.

Policy L7 – Land adjoining Hermitage Leisure Centre

Policy L7 sets out the requirements for recreation use proposals to complement the existing facilities at the Hermitage complex.

Policy L8 – Snibston Colliery

Policy L8 provides that only development directly related to the purposes of an industrial heritage museum and its associated leisure activities will be permitted on the site of the former Snibston Colliery (and provided it does not have an adverse impact on the Local Nature Reserve within the museum complex).

Policy L9 – Land North of Snibston Heritage Museum

Policy L9 sets out a range of uses complimentary to the Snibston Discovery Park museum site acceptable on the land to the north of the museum, and fronting onto Ashby Road.

Policy L10 – Former Measham Railway Station

Policy L10 sets out the criteria for the development of recreation and tourism facilities at the site.

Policy L11 – Moira Furnace

Policy L11 sets out the criteria for the development of recreation and tourism facilities at the site.

Policy L12 – Sawley Marina

Policy L12 sets out the criteria for recreation and tourism development proposals on land to the south of Sawley Marina.

Policy L13 – Swannington Incline

Policy L13 provides for the restoration of the former Swannington railway incline and ancillary facilities including an open air museum.

Policy L20 – Donington Park Racing Circuit

Policy L20 sets out criteria for assessing uses which may be acceptable within the confines of the racetrack whilst protecting the character and appearance of the surrounding area.

Policy L21 - Children's Play Areas

Policy L21 sets out the circumstances in which schemes for residential development will be required to incorporate children's play areas. Further guidance is contained within the Council's Play Area Design Guidance Note Supplementary Planning Guidance.

Policy L22 - Formal Recreation Provision

Policy L22 provides that major new development will only be permitted where adequate provision is made for open space for formal recreation use.

MINERALS**Policy M2 – Redevelopment Potential**

Policy M2 sets out criteria for redevelopment proposals for brick and pipe manufacturing works at Ibstock, Ellistown, Redbank (Measham) and Hepworths Albion (Woodville).