

**Draft Local Plan**  
**Full Council**  
**15<sup>th</sup> September 2015**

## Background

- The Local Plan sets out the district's minimum development needs, including housing, employment, retail and other uses during the period of 2011-2031.
- Having an up to date Local Plan in place is of fundamental importance when determining planning applications.
- The cross-party Local Plan Advisory Committee (LPAC) was established at the meeting of Full Council on 25th February 2014, and has informed the preparation of the Local Plan.
- According to the law, all local decisions on the Local Plan must be made by Full Council.

## Process for Preparing the Plan

- Public consultation on 'What the Local Plan Should Contain' (20th June - 19th September 2014). A total of 77 representations were received, a large number of responses stated that policies in relation to renewable energy and heritage assets should be included within the Local Plan.
- Consultation with parish and town councils on the revised Limits to Development and Town Centre Boundaries (17th November – 9th January 2015).
  - A total of 22 representations were received in relation to the Limits to Development. A number of respondents felt that Limits to Development should be prepared for all settlements and disagreed with the methodology used to prepare them.
  - A total of 12 responses were received in relation to the revised Town Centre Boundary Consultation. A number of respondents queried the methodology used to prepare the revised Town Centre Boundaries.
- The draft Local Plan is supported by an evidence base, in full compliance with the Regulations.

## External Advisors

- Malcom Sharp of Sharp Planning Plus -*“to advise on the council’s process and timelines, assist in reporting to, and liaising with, members and assist with meeting core milestones of the Core Strategy.”*
- Simon Stanion of Marrons Shakespears -To advise on legal issues.
- Both are members of the Project Board and provide a ‘critical friend’ role.
- They have prepared a joint statement which sets out their views as to whether, at this stage, the Local Plan is moving in the right direction such that it is likely to be found ‘sound’ in due course.
- Overall the joint statement concludes that *“In preparing its emerging Local Plan NWLDC has been proactively managing risk to ensure that it has a good prospect of being found to have complied with the Duty to Cooperate and of the Plan being found ‘sound’ on examination.”*

## Duty to Cooperate

- Under the Localism Act 2011, the council has a Duty to Cooperate. This places a duty on local planning authorities, county councils and public bodies to engage constructively, actively and on ongoing basis in the preparation of Local Plans. For example policies in relation to delivering homes and jobs needed in the area.
- Arrangements are in place amongst all of the local planning authorities in the Leicester and Leicestershire Housing Market Area (HMA) to ensure that there is cooperation where it is required.
- Memorandum of Understanding was agreed by all of the HMA authorities in late 2014 which confirmed that each authority could, up to 2028, meet its own housing needs as suggested by the SHMA and that all authorities would continue to work together to support the preparation of Local Plans post 2028.
- Due to NWL proposing to adopt a higher housing figure than that suggested in the MOU, meetings have been held with both the HMA authorities and with adjoining authorities outside of the HMA.

## Managing Risks

- A key task of the Project Board has been to prepare and regularly review a Risk Register.
- A major risk that has been identified relates to changes in government guidance or policies, or decisions by Planning Inspectors on other plans which may have implications for our Local Plan.
- Officers monitor government announcements and decisions on other Local Plans on an ongoing basis to reduce this risk as much as possible.
- However this still remains a risk which members should be aware of.

## Housing

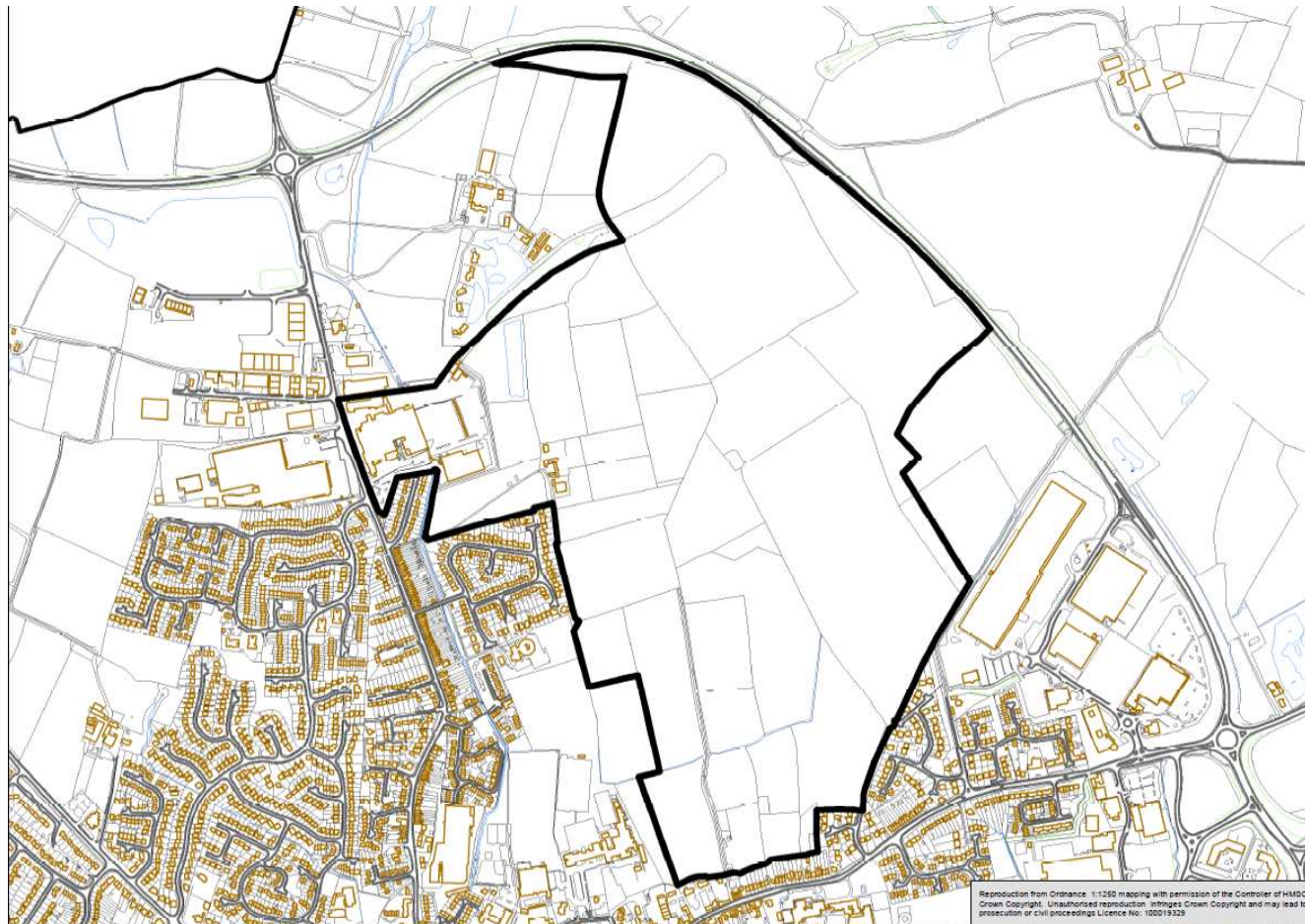
- The housing numbers study, known as the SHMA, identifies a need to deliver at least 7,000 new homes across the district between 2011 and 2031.
- Between 2011 and March 2015 there have been 1706 new homes completed within the district.
- To keep control of our planning decisions, we must have a five year (plus buffer, taking it to effectively a six year) supply of deliverable housing land.
- To take account of local economic growth including the proposed SFRI which is expected to create about 7,400 additional jobs, it is proposed that the Local Plan sets out a higher figure of 10,700 new homes to ensure a balance is met between the growth in jobs and population.

## Housing Continued

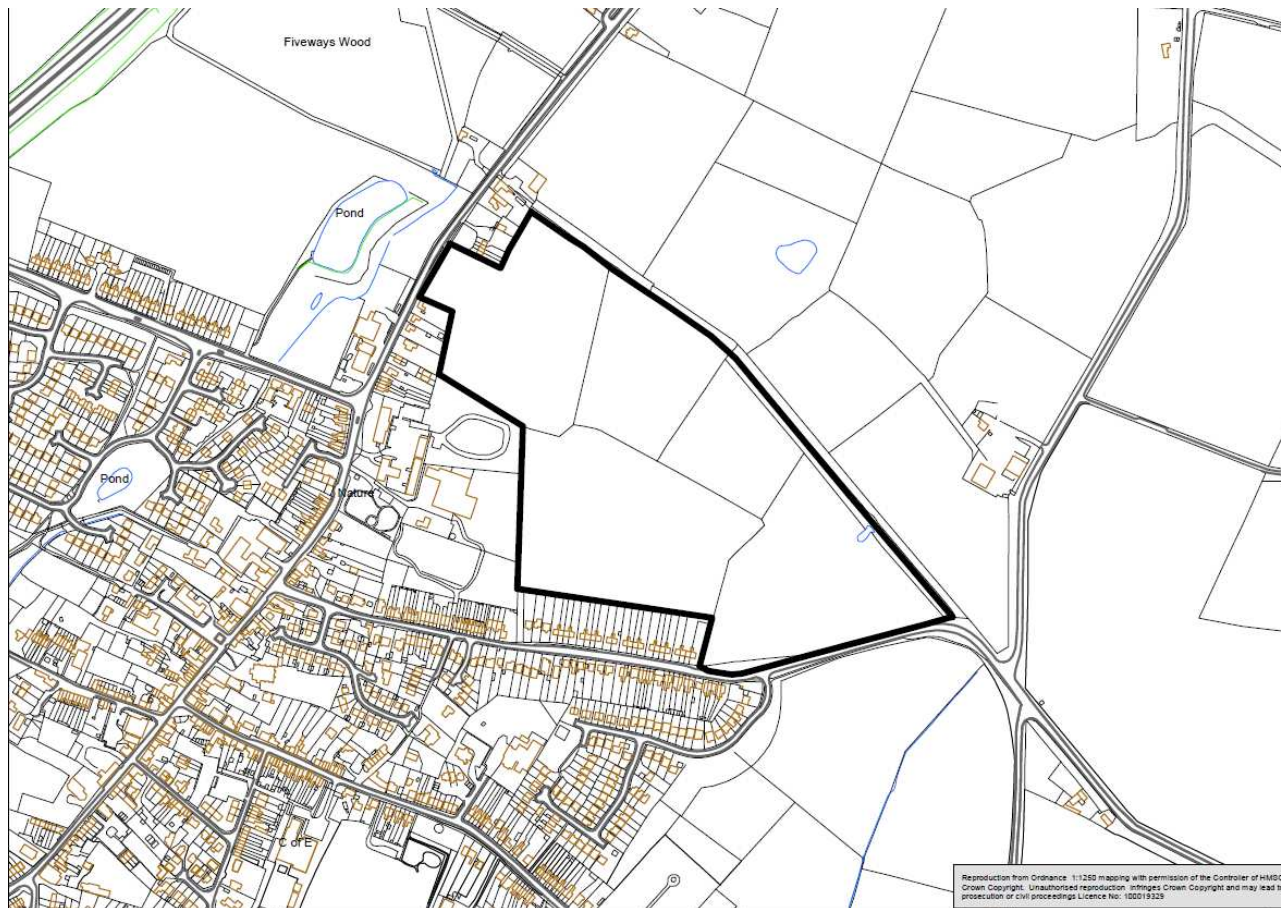
- We have already granted permission for 10,754 new homes since 2011. Officers estimate that around 9,100 of these new homes will be built by 2031.
- There's a need to make provision for 1,600 new homes, to ensure the need is met to 2031 the following three sites have been identified:
  - North of Ashby de la Zouch (1750)
  - Land off Ashby Road/ Leicester Road, Measham (420)- Reserve
  - Land at Waterworks Road Coalville (Approx 95)



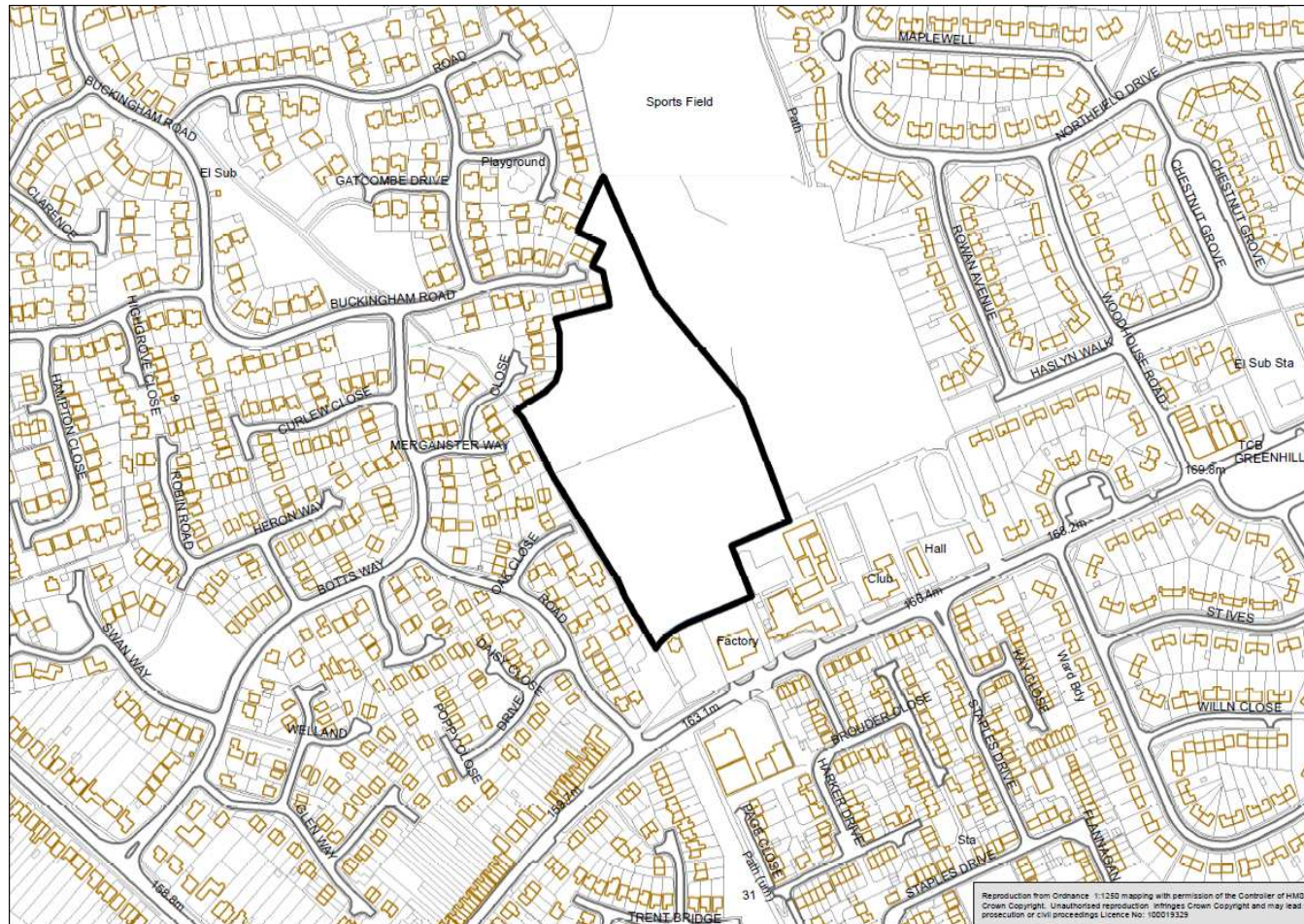
- North Land of Ashby de la Zouch (1750 dwellings)



- Land off Ashby Road/ Leicester Road, Measham (420 dwellings)- Reserve Site.



- Land at Waterworks Road Coalville (Approx 95 dwellings)



## Affordable Housing

- There is an estimated annual need for 212 affordable homes per year over the plan period.
- This equates to 60% of the overall housing need.
- In the period April 2011 to April 2014 a total 258 affordable homes were built.

## Affordable Housing Continued

- Going forward, whilst most new housing is already committed it is important that we set out both a target and a threshold above which we will seek affordable housing. These have been set using viability evidence to show what can reasonably be provided in the district.

Settlement	Target
Ashby de la Zouch	30%
Castle Donington	30%
Coalville Urban Area	20%
Kegworth and Measham	30%
All other settlements	30%

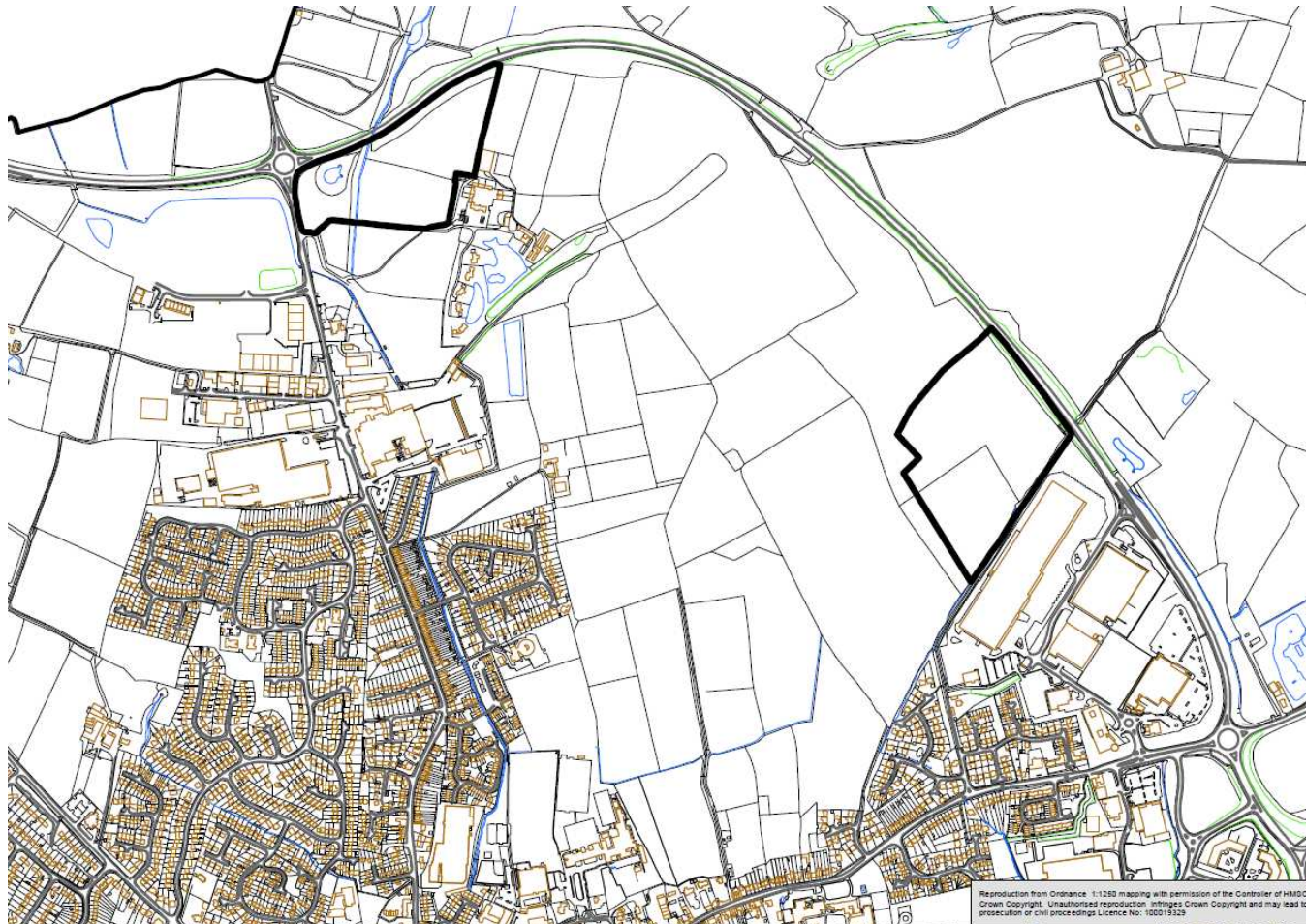
## Gypsy and Travellers

- Provision will be made to meet the accommodation needs of Gypsies and Travellers and Travelling Show people between 2012 and 2031 there is a need for a minimum of:
  - 68 pitches
  - 20 transit pitches
  - 9 plots for show people
- In order to provide for a range of sites to meet the identified need, a Gypsy and Traveller Site Allocations Development Plan will be prepared.

## Economy and Jobs

- There is a need to provide for 96 hectares of employment land to meet the district's needs until 2031.
- We have already met this requirement through granting planning permissions, but it is important to ensure that we have enough employment land to replace the stock that is no longer fit for purpose and to take account of employment land that maybe redeveloped for new homes and other uses (known as churn).
- It is proposed to allocate approximately 16 hectares of land to the north of Ashby de la Zouch for employment use.

- Land north of Ashby de la Zouch (16 hectares)

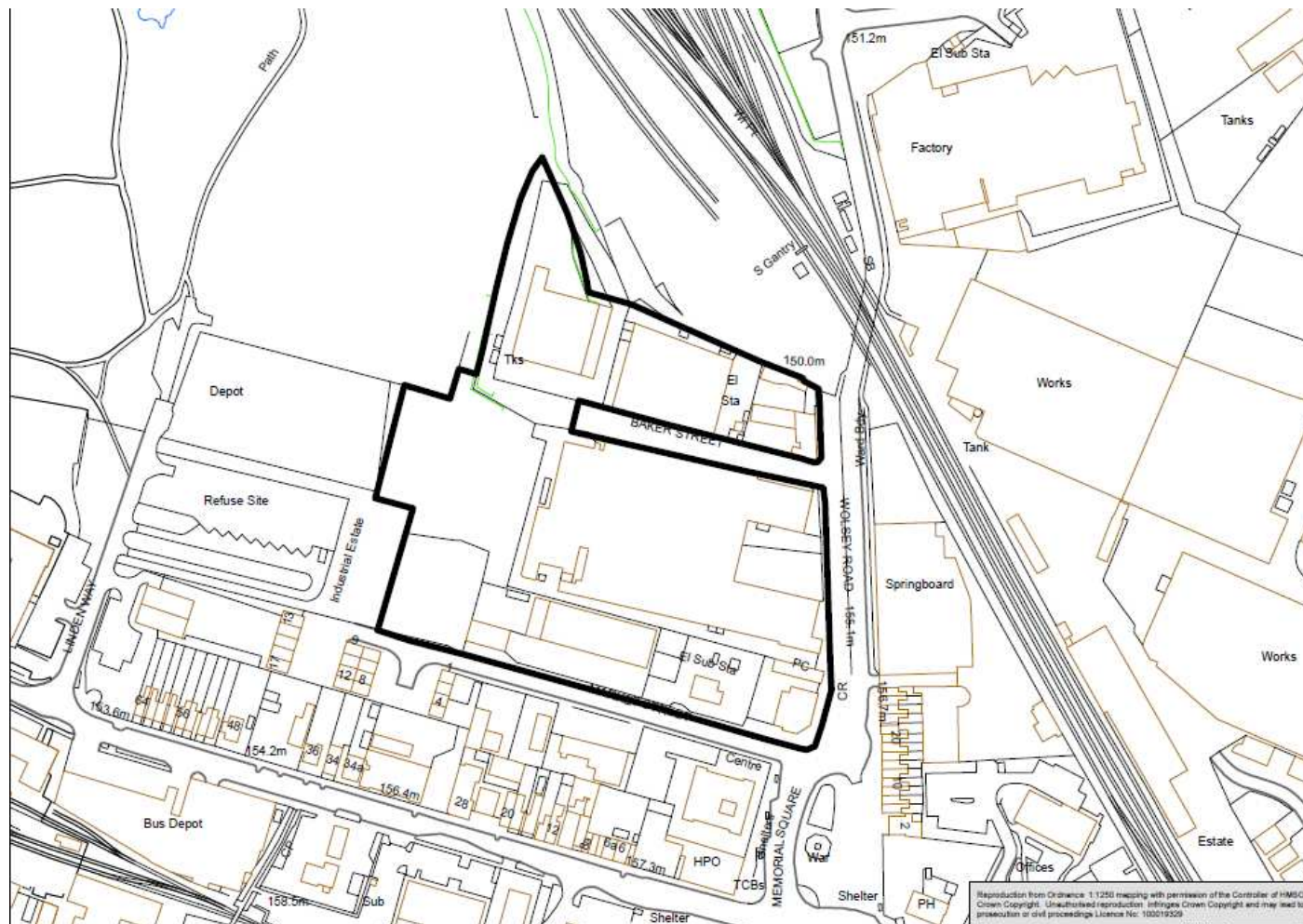




## Retail

- The Local Plan sets the retail hierarchy for the district with Coalville and Ashby de la Zouch recognised as ‘town centres’, underneath this are the ‘local centres’ of Castle Donington, Kegworth, Ibstock and Measham.
- Policies direct new retail development to Coalville to ensure it maintains its role in the retail hierarchy.
- Evidence suggests that there is no need to provide anymore convenience (food) retail floor space.
- There is a need to allocate 7,300sqm for comparison (e.g. White goods) retail floor space.
- The draft Local Plan identifies a number of options on where to allocate the additional comparison floor space with land identified off Wolsey Road/Memorial Square in Coalville as the favoured option at this time.

- Land off Wolsey Road / Memorial Square in Coalville



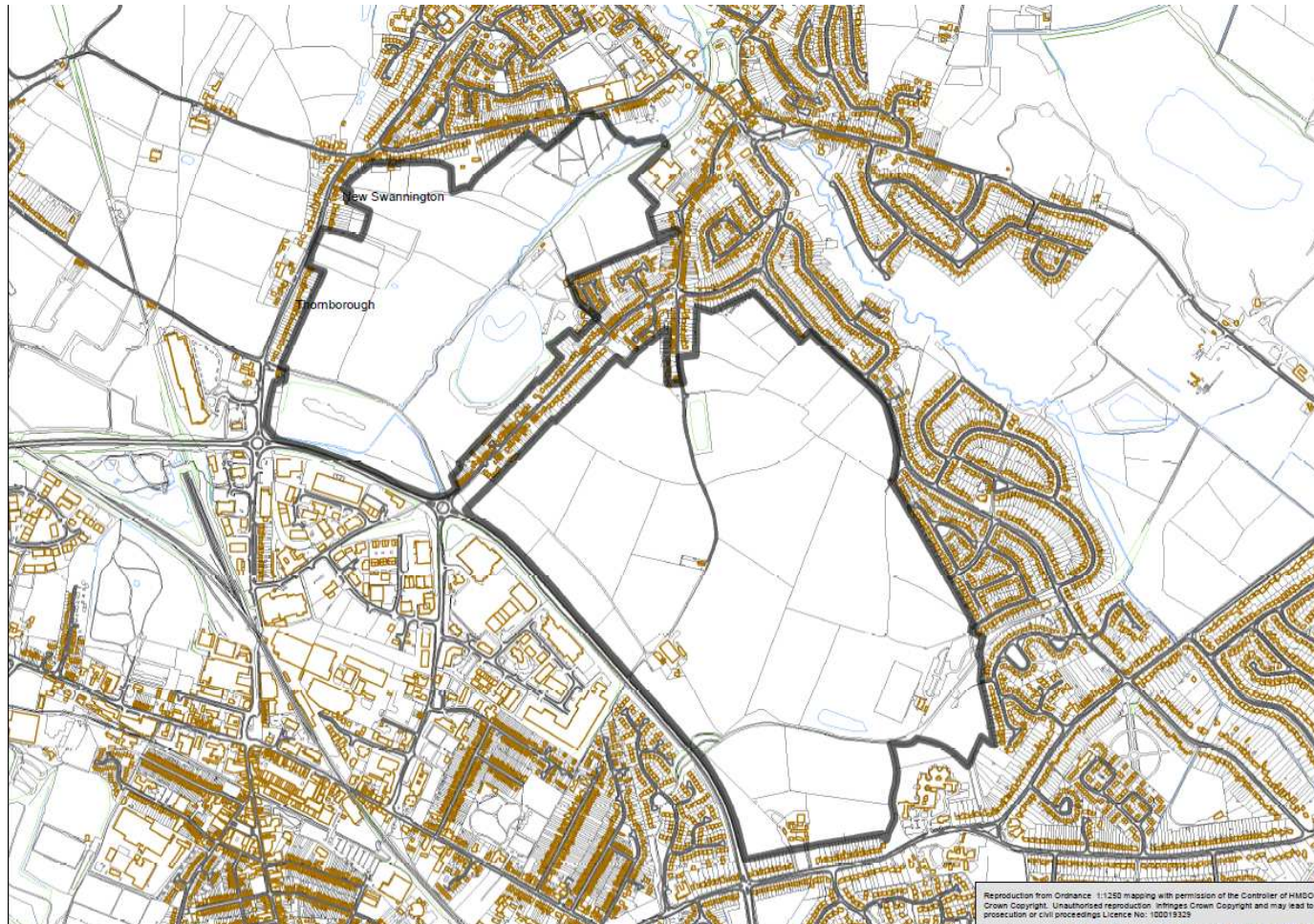
## Infrastructure

- Most of our development is already permitted and therefore most of the infrastructure provision is already committed over the plan period.
- The type of infrastructure required to support new development may include:
  - Affordable housing
  - Community infrastructure including education, health and other public services
  - Transport including highways, footpaths and cycle ways, public transport and associated facilities
  - Green infrastructure including open space, sport and recreation, National Forest planting and provision of improvements to existing green spaces
  - Superfast broadband connection
  - Utilities and waste
  - Flood prevention and sustainable drainage
- The Local Plan will be supported by an Infrastructure Delivery Plan which will set out where and when infrastructure will be delivered.

## Environment

- The Green Wedge between Coalville and Whitwick will be maintained, as an Area of Separation.
- New development shouldn't have an adverse effect upon the River Mease Special Area of Conservation.
- The Local Plan promotes the protection and enhancement of the National Forest.
- New development will be expected to respect the character of the Charnwood Forest.

- The Area of Separation between Coalville and Whitwick



## Climate Change

- The Local Plan actively encourages sustainable construction and design.
- It supports schemes for renewable energy in appropriate locations.
- It supports the need to reduce flood risk.
- It promotes sustainable drainage systems in accordance with local and national policy.

## Transport

- Where appropriate new development will be expected to contribute towards improvements such as:
  - Cycling
  - Public footpaths
  - New public transport services
  - Strategic road improvements including:
    - M1 SMART motorway working
    - J22 of M1
    - J13 of A42
  - Local road improvements
  - The A511 corridor between J22 of the M1 and J13 of the A42
- The Local Plan also supports the re instatement of the Leicester to Burton Line for passengers

## Timetable

Subject to the agreement of council, a period of public of consultation on the draft Local Plan would begin on the 28 September 2015.

An engagement plan has been developed which seeks a variety of means to raise the profile of the Local Plan and to encourage representations to be made.



## Timetable Continued

Date Subject to Review	Stage
28 September 2015 – 30 November 2015	Consultation
20 January 2016	Local Plan Advisory Committee - Summary of responses
22 March 2016	Council agrees publication version
11 April 2016 – 23 May 2016	Publication consultation
June 2016	Submission
September 2016	Examination starts
June 2017	Receipt of Inspector's Report
September 2017	Adoption

## Examination

- Once the Local Plan is submitted to the Planning Inspectorate, an independent inspector will be appointed to consider whether the Local Plan is ‘Sound’.
- To be found sound the Local Plan should be:
  - Positively prepared
  - Justified
  - Effective
  - Consistent with national policy
- The first task of the inspector appointed is to assess whether the council has complied with the legal Duty to Cooperate.