

North West Leicestershire draft Local Plan

Our draft Local Plan shows how the district could develop up to 2040.

It is needed to:

- plan for future housing and employment land needs
- review our existing planning policies and prepare new ones.

It is important because it:

- identifies the development land needed in the future
- sets out how sites will be developed and coordinated with the infrastructure needed
- helps reduce the risk of speculative planning applications
- sets out the policies used when determining planning applications.

What makes up the Local Plan?

Sites

We have identified specific sites for new housing and employment.

Policies

These are the policies used when planning applications are determined.

Policies must be consistent with the Government's National Planning Policy Framework but are also tailored to local circumstances.

They cover a range of topics including the design of new development, protection of open spaces and the creation of new ones, historic buildings and environmental

issues including climate change. We have reviewed the policies in our existing Local Plan and updated them where necessary.

We are also introducing new policies on topics including self-build and custom housebuilding, houses in multiple occupation in Kegworth, housing standards and support for start-up business premises.

Limits to Development

These are drawn around our most sustainable villages and towns. Inside Limits to Development, new development is generally acceptable (subject to complying with other policies) while development outside is restricted.

Visit www.nwleics.gov.uk/localplanmysay for more detail.



Homes and Jobs

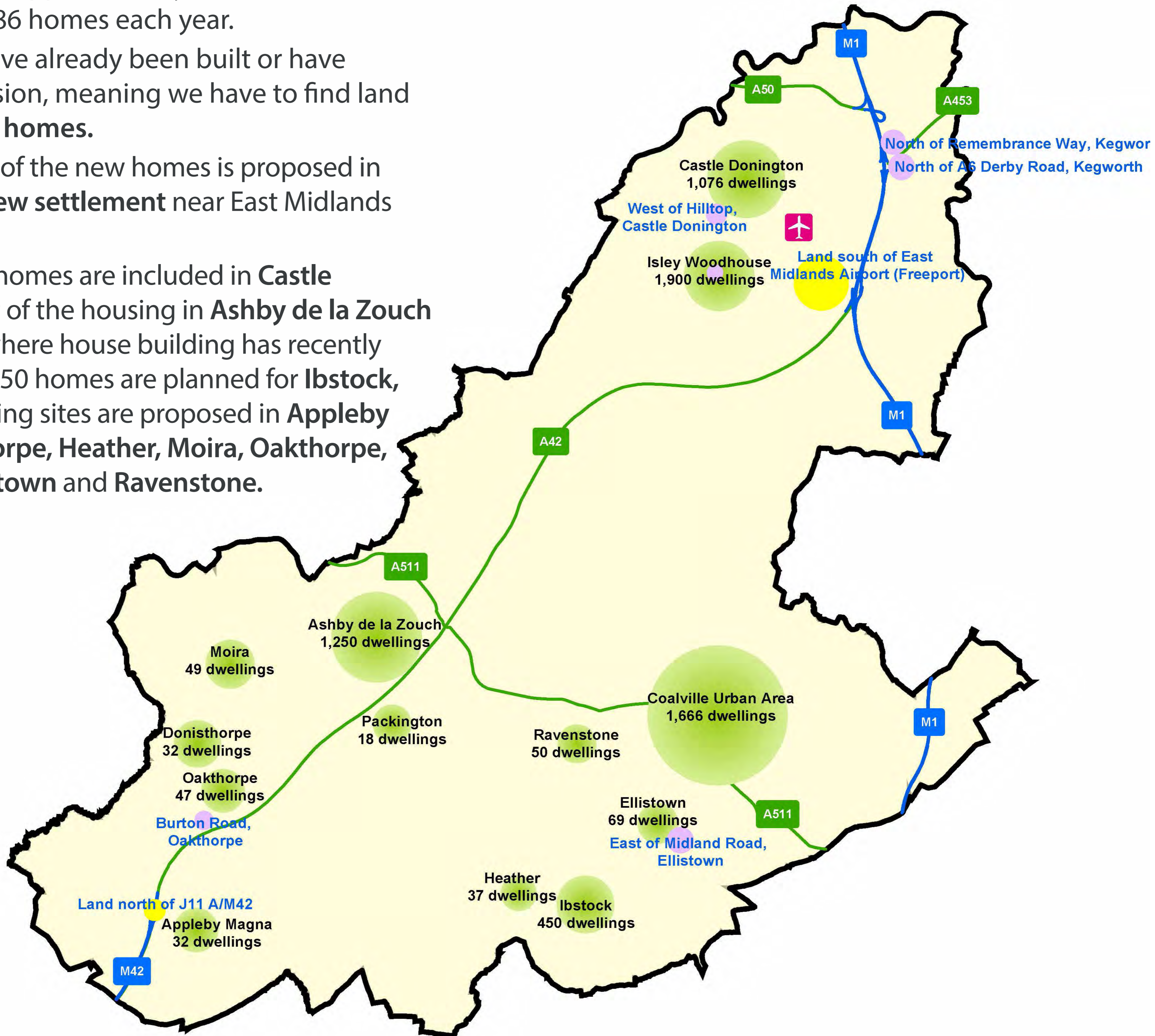
Housing

The district needs approximately 13,270 new homes by 2040. That's 686 homes each year.

Many of these have already been built or have planning permission, meaning we have to find land for around 5,700 homes.

The largest share of the new homes is proposed in Coalville and a new settlement near East Midlands Airport.

More than 1,000 homes are included in Castle Donington. Most of the housing in Ashby de la Zouch is at Money Hill where house building has recently started. Around 450 homes are planned for Ibstock, and smaller housing sites are proposed in Appleby Magna, Donisthorpe, Heather, Moira, Oakthorpe, Packington, Ellistown and Ravenstone.



Employment

We also need around 30 hectares of general employment land (offices, industry, warehouses). That's equivalent to about 42 football pitches.

We will also need some more land for large-scale logistics/distribution warehouses

We are proposing new sites at Castle Donington, Kegworth, Ellistown, and Oakthorpe/Measham and employment will be part of the mix of uses at the new settlement.

Areas with potential for large-scale logistics and distribution are identified south of East Midlands Airport at the Freeport and at J11 A/M42, Measham.



Site requirements

Requirements for **all housing and employment sites**:

- **Infrastructure** – new development will provide or pay for new infrastructure needed, including road improvements, school places, play grounds and GP services
- **Biodiversity net gain** - making the natural environment measurably better after development than before by creating or enhancing habitats
- **Sustainable drainage** - measures to reduce the flow of surface water into sewers and nearby streams and brooks.

For sites in the River Mease catchment area:

- Sites in Measham, Appleby Magna, Donisthorpe, Moira, Oakthorpe and Packington must include measures to improve water quality

For all **housing sites**

- **Affordable housing**: all sites of 10+ homes to provide some affordable housing. The exact amount will be set at the next stage
- **Self/custom build plots**: all sites of 30+ homes to offer a proportion of plots for people who want to build or commission their own home.



LOCAL PLAN CONSULTATION

We want your views on:

- Policies
- Housing and Employment Allocations
- Limits to Development

We have also published a draft policies map which shows the proposals in map form.

Visit www.nwleics.gov.uk/localplanmysay for more detail.



Have your say

Remember to include the document, policy and paragraph your comments relate to.

Online: www.nwleics.gov.uk/localplanmysay

Email: planning.policy@nwleicestershire.gov.uk

Post: Planning Policy and Land Charges Team, North West Leicestershire District Council, PO Box 11051, Coalville, LE67 0FW

Deadline: 11.59pm, Sunday 17 March 2024.

All comments will help us develop a final version of the Local Plan. There will be further consultation before the final version is submitted to the Planning Inspectorate.