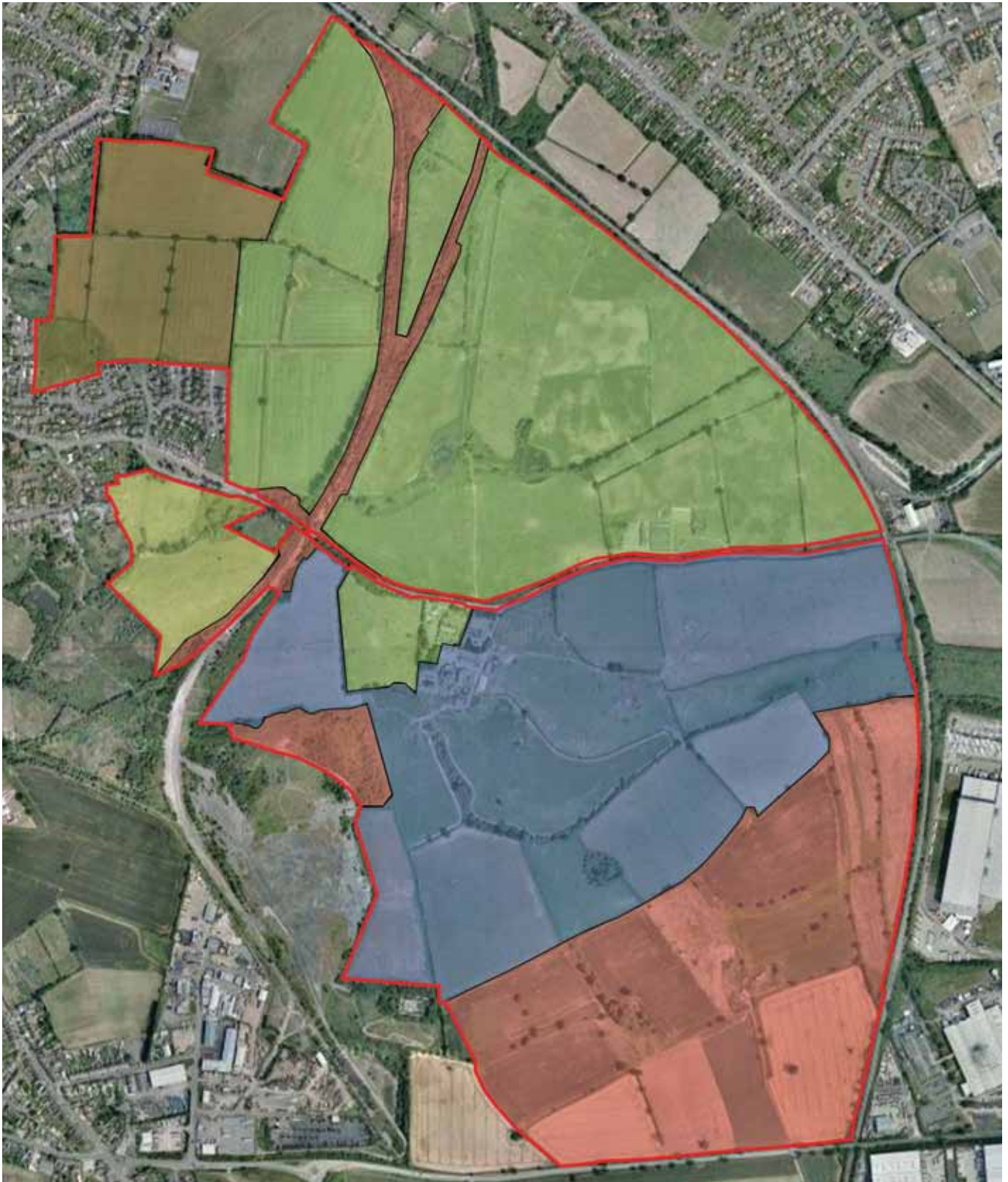


# SOUTH EAST COALVILLE

## THE SUSTAINABLE GROWTH STRATEGY

PREPARED BY PEGASUS URBAN DESIGN | SOUTH EAST COALVILLE CONSORTIUM | OCTOBER 2011 | EMS.2265





Land ownership plan

# SOUTH EAST COALVILLE

## VISION

“To produce a sustainable living environment of the highest standard with a clear and recognisable identity incorporating a balanced mix of high quality homes, community facilities, open space, recreation, local shopping and employment.

To establish safe, attractive and secure neighbourhoods, streets and places which will provide social interaction and afford access and movement priority to pedestrians, cyclists and public transport users.

South East Coalville will be inspired by local vernacular. New distinct neighbourhoods will be created that will integrate with the existing linked villages that make up the Coalville Urban Area, particularly Hugglescote.”

## Section 1 - Introduction

- 1.1 This statement has been prepared by Pegasus Planning Group on behalf of Bloor Homes East Midlands Ltd, Harworth Estates and Mr Evans. These landowners and developers control the land required to develop the South East Coalville proposal and are now working together to secure it's early delivery.
- 1.2 South East Coalville is the sustainable growth solution to meet the majority of the town's development needs over the next 20 years.
- 1.3 This statement provides initial thoughts on how the proposal could be developed, providing integration with the existing built up area and movement corridors.
- 1.4 The Framework Concept Plan on page 4 is not a detailed Masterplan. It is designed to be flexible to allow options to be explored further and form the basis of consultation with stakeholders and the local community.

## Section 2 - Site Context

- 2.1 Coalville is the largest town in North West Leicestershire with a population of approximately 33,000. Coalville is a former coal mining town, with its name deriving from the house of the owner of Whitwick Colliery, Coalville House. The town of Coalville grew up in the centre of four existing villages – Swannington, Hugglescote, Whitwick and Snibston - along a track called Long Lane.
- 2.2 Coalville lies in the middle of the National Forest and has strong road connections via the M1 motorway and the A42 to the north, south-east and west midlands. The town centre has unfortunately suffered from a lack of investment, with the last major investment being the construction of the Belvoir Shopping Centre in the 1960s/70s.
- 2.3 The proposed development of South East Coalville includes land that is already allocated for residential development under saved Policy H4g of the North West Leicestershire Local Plan this is land to the north of Grange Road. This allocated land extends to approximately 90ha. This allocated land is predominantly controlled by Bloor Homes East Midlands Ltd and there is presently a planning application for the first phase of this development of up to 800 dwellings together with Local Centre and Primary School provision.
- 2.4 The site then extends to the south of Grange Road down to Beveridge Lane encompassing approximately a further 110ha of land - 200ha in total. The Bardon Hill employment area lies immediately to the east and further employment land, some yet to be developed, lies to the west of the southern parcel.



Residential parcels (107 Ha)



Primary School



Local centre



Employment (6 Ha)



Open space

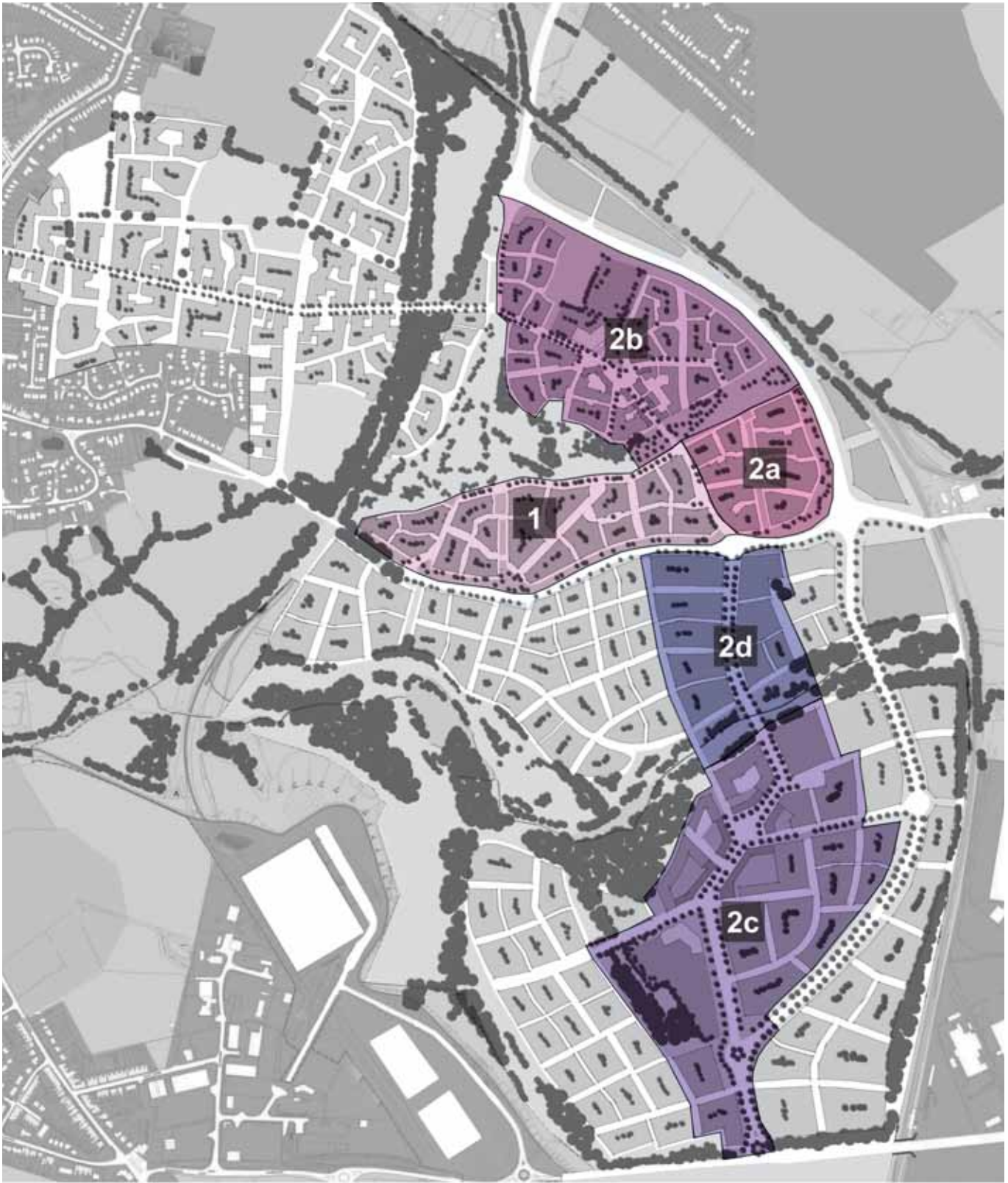
## Design Principles

2.5 These are in their very early stages of being developed, but seek to build on those principles established in the present planning application for 800 dwellings by Bloor Homes East Midlands Ltd. Key factors informing the design include:

- Movement and access;
- Public rights of way;
- Existing landscape features and character;
- Topography;
- Flood risk;
- Ecology;
- National Forest;
- Meeting residents' day to day needs within the site;
- Providing a hierarchy of streets;
- The creation of linked but distinct neighbourhoods having regard to the character of the existing built form of the Coalville Urban Area;
- High quality landscape and green corridors.

## Section 3 - Planning Context

- 3.1 Coalville is the largest settlement in North West Leicestershire and functions as a sub-regional centre; it is the most appropriate location to focus the majority of growth within the district.
- 3.2 North West Leicestershire's "A Strategy for Growth and Change" consultation of November 2008 set out a vision for the district and a favoured development strategy of focussing the majority of growth on Coalville. The document acknowledged that in order to deliver this development strategy the proposed development of South East Coalville would be required.
- 3.3 At the Council's Cabinet meeting of 1st March 2011, a reduced scale of further housing provision was considered and agreed with a consequent reduction in the amount of development for Coalville. The report considered whether the two strategic sites previously identified – South East Coalville and Stephenson's Green – would be required. The report considered that the allocation of South East Coalville as the only strategic site would be the appropriate approach to adopt, as both sites would no longer be required.
- 3.4 The Council's next consultation "Our District – Our Future" in June 2011 stated that *"we are proposing to put most of this [new housing] on the south east side of Coalville between Coalville/Hugglescote and Bardon Industrial Area. The amount of development will require the provision of new facilities, such as schools and will also be expected to provide for the provision of the Bardon Relief Road. In reducing the number needed overall we will not need to allocate housing to the Green Wedge."*
- 3.5 A report to the Cabinet of 18th October proposes to extend the plan period to 2031 and slightly increases the amount of dwellings for Coalville. Whilst the report does not specifically refer to the South East Coalville site, it is understood that the Council remains committed to the site as its preferred location for significant development in the Coalville Urban Area.



## Section 4 - Delivery

- 4.1 The overall scale of development proposed for South East Coalville is likely to provide for:
- Circa 3,500 dwellings – 1,500 north of Grange Road and 2,000 to the south, including up to 20% affordable housing;
  - Two Local Centres;
  - Two Primary Schools;
  - 6ha employment land;
  - Substantial areas of green infrastructure, open space and National Forest planting;
  - Transport infrastructure.
- 4.2 An important component of the South East Coalville growth area is the delivery of transport infrastructure to serve the development and also to deliver much needed improvements to the existing network of the town. Studies are being carried out by the District and County Councils to help identify an appropriate package of measures. This is likely to include both improvements to the highway network and to the provision of public transport serving the new development area.
- 4.3 The illustrative concept plan shows a new link road from Bardon Road across Grange Road and down to Beveridge Lane. This is only one possible access solution to serve the development and the final access strategy will only emerge once the current highways studies are completed. However, it is clear that South East Coalville has the ability to deliver significant on-site transport infrastructure.
- 4.4 The proposed development areas will be served by a comprehensive network of roads, public transport routes, pedestrian routes and cycleways with the objective of seeking to reduce car dependency.
- 4.4 The phasing of delivery can be accelerated by enabling a number of developers to be building at the same time in different parts of the site. The scale of the proposal will allow for this and an initial indicative phasing plan has been prepared.
- 4.5 It is hoped to commence development on the first phase in the third quarter of 2012, forming part of the present 800 unit planning application by Bloor Homes. House completion will hopefully commence in fourth quarter of 2012 with an expected build rate of sixty per annum (also taking into account the delivery of affordable housing). This would thus deliver circa 270 dwellings by the end of first quarter 2017 (the five year period).
- 4.6 A second phase would result in development commencing in the south from Beveridge Lane and also from the south side of Grange Road to complete the main street through the development site. The development here could possibly commence in third quarter 2013 and could therefore deliver a further 420 dwellings by the end of the first quarter 2017 with two housebuilders also building at 60 dwellings per annum. It is thus possible to deliver just under 700 dwellings within the five year period to first quarter 2017. In addition to Bloor Homes, other national housebuilders have expressed considerable interest in progressing the site sufficient to support these assumptions.
- 4.7 Overall, with three housebuilders on site it is possible to complete 3,210 dwellings by the end of the first quarter 2031 with an average build rate of 60 per annum per developer.

## Section 5 - Conclusion

- 5.1 South East Coalville constitutes the highly sustainable development solution to meet the housing needs of Coalville and North West Leicestershire to 2031. In addition to circa 3,500 dwellings, it will facilitate the delivery of a package of on site infrastructure including:
- Two Primary Schools;
  - Two local Centres;
  - Significant onsite transport infrastructure;
  - Employment;
  - Green infrastructure and National Forest planting
- 5.2 Delivery can commence in 2012 and make a significant contribution over the entire course of the plan period.

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