

North West
Leicestershire Local
Plan Partial Review
Publication Consultation
November 2019

Prepared by Fisher German LLP
on behalf of Mr R Botham

Project Title

Land at Moira Road, Ashby de la Zouch

Address:

The Estates Office

Norman Court

Ashby-de-la-Zouch

LE65 2UZ

Document Author	Version	Date	Approved by	Comments
Angela Smedley MRTPI		03/01/20		

01 Introduction

- 1.1 These representations are made on behalf of Mr R Botham in respect of the North West Leicestershire Local Plan Partial Review.
- 1.2 Mr R Botham is promoting land at Moira Road, Ashby de la Zouch for residential development. The sites represent logical extensions to existing built form and can be delivered quickly following allocation.
- 1.3 Location Plans of the sites are included at Appendices 1 and 2.
- 1.4 We do not agree with the Council's intended approach to commit to only a partial review of the Local Plan, particularly in light of Leicester City publishing its expected unmet needs. Instead we believe the Authority should commence a full review immediately for reasons articulated within these representations.

02 Policy Context

- 2.1 North West Leicestershire District Council adopted its Local Plan in November 2017. Throughout the examination of the Local Plan, it was clear that there was a conflict between the desire to have an up to date Local Plan for the District in place as quickly as possible, and the fact that work was still being undertaken on establishing up to date housing needs, through the Housing and Economic Development Needs Assessment (HEDNA) and that it was known there would be some level of unmet needs within the wider Housing Market Area (HMA), primarily emanating from Leicester City. The Council submitted the Plan in October 2016, while HEDNA was published in January 2017, meaning it was available to parties during the Examination itself (the Inspector held additional Hearing sessions to discuss its implications), but did not directly inform the development of the Plan itself. There was however no formal declaration of quantum of unmet needs during the Examination. This meant there was a risk that the Local Plan could be adopted and then very quickly be out of date.
- 2.2 Ultimately the Local Plan Inspector concluded that the Plan could be found sound, but only on the basis that the Council committed to an early review. This review was to begin within 3 months of the adoption of the Local Plan, or by the end of January 2018, whichever was later. The requirement to review the plan early was so fundamental in the Inspectors decision to declare the Plan sound, that they recommended modifications to the Plan that would mean that it should be considered out of date if the Plan Review was not submitted within two years of commencing. This means that according to Policy S1 of the adopted Local Plan, the Plan should be considered out of date if the Plan review is not submitted by February 2020 (Plan adopted in November meaning 3 months after adoption was February 2018).
- 2.3 Leicester City have now published their expected unmet needs up to 2036, as 7,813 dwellings. There is however, as of yet, no published HMA agreement how such unmet needs can be dispersed to the seven neighbouring HMA authorities (six when one considers Oadby and Wigston is likely to have no capacity to deliver additional housing growth and in reality may actually add additional unmet need). There is also no indication of when an agreed Statement of Common Ground will be published.

03 Policy S1 – Future Housing and Economic Development Needs

- 3.1 The Council are now proposing only a partial review of the Local Plan at this stage, reviewing only Policy S1, with a more substantive full plan review to follow after. The alterations to the policy would see the current deadlines for completion of a review, which are related to the adoption of the Plan, replaced by new deadlines which relate to the publication of an agreed Statement of Common Ground between the HMA authorities. The proposed alterations to Policy S1 also remove any reference to the Local Plan being declared out of date if such timescales are not met.
- 3.2 We **object** to this approach on a number of grounds.
- 3.3 Firstly, we do not consider the partial review suggested by the Authority is of benefit to anyone, except for the Local Authority who are trying to avoid the adopted Local Plan becoming out of date. Undertaking this partial review simply wastes valuable time wherein a substantive review could be taking place. Moreover, we do not believe the review suggested by the Authority qualifies as a review of the Local Plan which would prevent the Local Plan being declared out of date anyway. It is clear from reading the Inspectors Report that the adopted Local Plan was deemed acceptable only in the context of being fully reviewed quickly. Paragraph 168 of the Inspector's report (of the adopted Local Plan) states "*coupled with the commitment by Policy S1, as amended by MM9, to early review of the Plan as a whole*" [our emphasis]. The partial review suggested by the Council does not meet the aims of the review policy inserted deliberately into Policy S1 by the Local Plan inspector. Whilst the Council may consider factors outside of its control are preventative of the substantive review from taking place now, clearly in the context that Leicester City has now published its unmet needs there is now an opportunity to begin work on a full review and stop work on a largely self-serving partial review. Should the Council not adopt this approach, it must be prepared for the risk of costs decisions being levied at the Council if it does not decide applications under the basis that the adopted Local Plan is out of date by virtue of a full review not being submitted in line with the wording of adopted Policy S1.
- 3.4 The Council's recommended wording for a new Policy S1 is also problematic as it ties the Council only to an agreed Statement of Common Ground as the trigger mechanism which would start the 18-month timeline by which the substantive Local Plan Review must be submitted. There is the real possibility that reaching a consensus on how best to meet unmet needs across the remaining

HMA authorities with capacity will be a lengthy process. Worryingly for example, Charnwood have already publicly declared that it does not consider that it needs to meet any unmet needs emanating from Leicester City, as it considers this was agreed in the Leicestershire Strategic Growth Plan (SGP). It is not clear whether this is a position it has formally agreed with the HMA since the publication of the Strategic Growth Plan, however if so, this would further increase housing needs across the remainder of the districts within the HMA. Clearly the quantum of unmet need may be higher than anticipated through the SGP. If this position has not been agreed by the remaining HMA authorities, this foreshadows very difficult discussions between the various authorities as to where Leicester City overspill, particularly up to 2036, will be directed. Given that it has taken significant time for the quantum of unmet need to be published and the potential difficulties in agreeing how it will be distributed, it could take significant time for an agreed Statement of Common Ground to be published. During this time housing need will likely be exasperated as authorities will be proceeding with lower housing requirements. Authorities need to be preparing to deal with increasing housing numbers in the short term if they have any chance of being delivered when needed.

3.5 Considering the Strategic Growth Plan, contrary to recent assertions from Charnwood, it suggests that both Charnwood and North West Leicestershire are locations where growth could and should be directed, not least through the Northern Gateway, where significant growth is planned in both districts. This growth is clearly in part to meet the needs of Leicester City so it is not clear why Charnwood consider their housing numbers will not be impacted by Leicester City overspill.

3.6 Firstly, up to 2031/36 where the SGP outlines:

*"We have undertaken an analysis of completions, planning permissions and allocations in adopted and emerging Local Plans. We have concluded that sufficient provision has been, or will be, made in adopted or emerging Local Plans to accommodate the OAN for housing, across the HMA as a whole, for the period 2011-31. The unmet need arising in the administrative areas of Leicester City Council will, therefore, be accommodated in **the remaining borough and district councils** and this will be reflected in **Local Plans as they progress, supported by an agreed statement or Statement of Common Ground as appropriate**" [our emphasis] (Strategic Growth Plan Appendix A)*

3.7 This is clearly a sign that emerging Local Plans will need to deliver unmet needs arising from Leicester City and this will be decided by a Statement of Common Ground, not the SGP. The SGP only shows the OAN for each authority, not how unmet needs will be distributed and nor actual housing requirements, which use housing need as only the starting point of calculating housing

requirements¹. Housing requirements need to take into account various other factors, including unmet need from a neighbouring authority or the provision of strategic infrastructure¹. Moreover, the OAN derived from the SGP is derived from HEDNA, and not the Standard Methodology meaning it is somewhat problematic in trying to utilise the SGP in any event.

- 3.8 Secondly, up to 2050, the SGP actually allocates significant growth at the International Gateway, which spans across both North West Leicestershire and Charnwood. The SGP predicts as many as 11,000 dwellings could be delivered in this area. Clearly this will serve to deliver some of the unmet needs from the City. It is clear that the SGP envisages substantial growth in both Authorities, beyond simply meeting local needs only.
- 3.9 Moreover, there needs to be an appreciation from HMA partners that the SGP is not a Statement of Common Ground, nor has been formally examined and thus is not a Development Plan document. It is a broad framework which informally outlines how growth may be delivered. Clearly each subsequent Local Plan will still have to be found sound through public examination and be supported by a formal agreed Statement of Common Ground outlining where unmet needs will be delivered.
- 3.10 Thirdly, the Council outline that there is currently uncertainty in the way that the standard methodology is going to be calculated in the future. It is true that the Government have indicated they wish to further refine the standard methodology to ensure housing need is calculated nationally delivers above 300,000 units per annum. Given current calculations, utilising even the higher 2014 projections, this only deliver only 266,000 dwellings per annum, clearly there is likely to be some level of alteration to the formulae or projections base date to deliver the required uplift. Regardless there has always been uncertainty in housing requirements, which by their very nature vary regularly and Local Authorities must deal with this during plan making. This is demonstrated no better than in North West Leicestershire wherein the Council committed to advancing a Local Plan despite having agreed to part finance HEDNA, which would derive a new OAN during the preparation of the Plan. Having regard for this, it is not considered this constitutes a valid reason not to pursue a substantive review now.
- 3.11 To mitigate the above, whilst progressing a substantive review in the short term, the Council could show housing need (Local Housing Need) as a range, i.e. the lower end of the range being 379 dwellings (2014 projections) and the upper being 529 (2016 projections). It would seem entirely possible that the actual figure of any revision to the standard methodology may result in a figure for North West Leicestershire which would fall between these two figures and thus a pragmatic

¹ PPG Housing and Economic Needs Assessment Para: 010

starting point by which to proceed. This however would only be a calculation of local need and would be only the starting point of calculating a housing requirement, with due regard needed for uplifts to account for any Leicester City (and wider HMA) unmet needs, economic development or the delivery of additional affordable housing or infrastructure. Authorities elsewhere have utilised a range when preparing a Local Plan and it has been suggested as an option for North West Leicestershire by officers also. This would enable the Council to commence a full review of the Local Plan now.

- 3.12 Another tool available which could be used in line with the above approach would be to utilise reserve sites, which could be brought forward in the event housing need was established in excess of that covered by allocations. Such an approach also acts as an insurance policy against non-delivery, or slower than expected delivery, on other committed/allocated sites. As discussed at great lengths during the Examination of the current local plan, inbuilt flexibility is preferable to requiring reviews, and had a more flexible approach been taken at that stage, this immediate review may not have been necessary.
- 3.13 Whilst flexibility built into local plans is preferable, Councils are obliged to review their Local Plan regularly, at least every five years, meaning if the Council has concerns it is committing to a housing requirement figure which is too high, and may drop in the future, a review allows an opportunity for course corrections to be made. However, in the interests of housing delivery, which is of a national significance, we consider a positive approach to ensuring housing delivery is required in the short term and thus the Council should not shirk actions which may lead to it delivering dwellings above local need, something long encouraged by the Government to boost significantly the supply of housing.
- 3.14 Finally, a further aspect of the proposed revised Policy S1 we fundamentally disagree with is the removal of the clause which renders the Local Plan out of date if timescales aren't met. This clause was fundamental in the Local Plan being found sound and was not placed there by mistake. If an Inspector was to agree that this partial review does constitute a review as per Policy S1, it is essential that the threat of the Plan being declared out of date is maintained to ensure quick submission of a new up to date local plan. In the event that such a substantive review is not forthcoming quickly, then the Plan would be by definition out of date and the tilted balance at paragraph 11 of the Framework would be in play. There is no reason articulated within the consultation document which explains why this has been removed and we believe it should remain.

- 3.15 A secondary point of note is that the Statement of Common Ground (SoCG) published in support of the consultation is unsigned and actually says relatively little. The SoCG outlines that the Authorities within the HMA are committed to joint working on long term strategic planning for housing and economic growth and the associated strategic infrastructure required to support growth across the Leicester and Leicestershire Housing Market Area, including meeting the areas housing and economic needs within its boundaries as well as a redistribution of unmet housing needs from Leicester City (or any other authority declaring and quantifying an unmet need). The SoCG does not actually do any of these things, however. The SoCG is merely a token document and a full SoCG should be prepared as a matter of urgency. We consider that the Council's decision to advance the Local Plan as they have set out does not comply with the Duty to Cooperate. We also consider that the approach taken by the Council is unsound, as it neither positively prepared, justified, consistent with national policy or effective.
- 3.16 Having regard for the above, we consider the Council should cease preparation of the partial review and commit to commence a full review, in the spirit of adopted Policy S1.
- 3.17 In the event the Council wish to proceed with the partial review, it is considered that the proposed amendments to Policy S1 should incorporate a 'real' deadline, i.e. to be submitted within 3 years of the commencement of the Review (February 2021) or the Plan will be deemed out of date.

APPENDIX 1 - LAND NORTH OF MOIRA ROAD, ASHBY DE LA ZOUCH



Land to the north of Moira Road site lies immediately adjacent to the Ashberry/Bellway development forming part of the Ashby West extension. It forms a highly natural location for further development to the west of the town and has previously been promoted through the 2018 SHELAA (ref A25) which concluded:

Suitability: *Although the site adjoins the Limits to Development of Ashby it is outside the defined settlement boundary and as such the site is considered potentially suitable. A change in the limits to development would be required for the site to be considered suitable.*

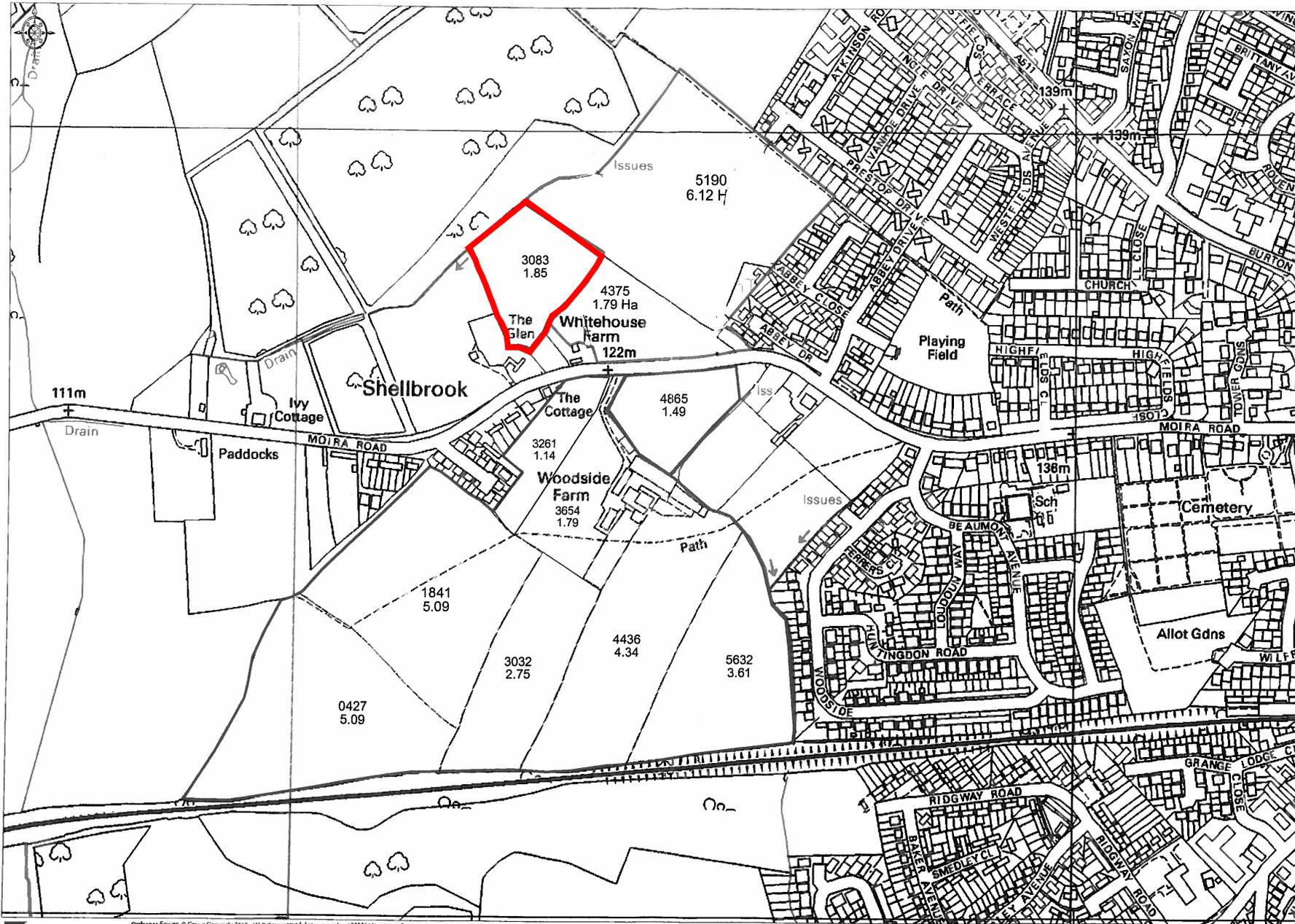
Availability: *There are no known ownership issues. There has been previous market interest in the site. The site is considered to be **potentially available**.*

Achievability: *There are no known viability or achievability issues. Access to the site could be achieved via the site to the east. The site is considered to be potentially achievable.*

Whilst the SHELAA suggests a timeframe of years 11-20 for development, it is considered that the site would form a sustainable extension of the adjacent site, able to deliver approximately 50 dwellings within a five year period.

The attached SHELAA proforma are included on the following pages.

LAND NORTH OF MOIRA ROAD, ASHBY DE LA ZOUCH





NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA) AND BROWNFIELD LAND REGISTER

CALL FOR SITES - SUBMISSION FORM 2017

Any sites that are submitted using this form will be considered for inclusion in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) in accordance with the agreed Leicester and Leicestershire Joint Methodology.

If the site is on previously developed land (as defined in the National Planning Policy Framework), and the proposal is housing-led, it will also automatically be considered for inclusion in Part 1 of the Council's Brownfield Land Register in accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017.

Submitted sites must be able to meet the following criteria:

- Residential development: at least 0.25ha or capable of supporting at least 5 dwellings
- Economic development: 500sq m of net additional floorspace or a minimum site size of 0.25ha

It is important to note that the SHELAA and Brownfield Land Register are not policy documents, they are technical documents which consider potential capacity; they do not make decisions or recommendations on which sites should be allocated for development or granted planning permission.

Please complete all fields in the form as best you can. If something is unknown, then leave it blank. You will need to use a separate form for each site submitted, including a site plan for each one (1:2500 or 1:1250 scale) with the boundaries of the site clearly marked in red.

Completed forms should be returned to planning.policy@nwleicestershire.gov.uk or Council Offices, Whitwick Road, Coalville, Leicestershire LE67 3FJ. Forms should be received by the Council no later than **Monday 14 August 2017**.

Alternatively, you can complete the site submission form online at www.nwleics.gov.uk/pages/call_for_sites.

**STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT
AND BROWNFIELD LAND REGISTER**



SITE SUBMISSION FORM 2017

1. CONTACT DETAILS	
Contact Name	Mr Robert Botham
Company/Organisation	
Address - Line 1	c/o agent
Line 2	
Line 3	
Line 4	
Postcode	
Phone Number	
Email	

2. AGENT DETAILS (Please only fill in this section if you have an agent acting on your behalf/are an agent acting on behalf of a client. If you do not have an agent, please leave this section blank.)	
Agent Name	Angela Smedley
Company/Organisation	Fisher German LLP
Address - Line 1	The Estates Office
Line 2	Norman Court
Line 3	Ashby de la Zouch
Line 4	Leicestershire
Postcode	LE65 2UZ
Phone Number	██████████
Email	████████████████████

3. SITE DETAILS	
Name of site (<i>if applicable</i>)	Land north of Moira, Ashby de la Zouch, Leicestershire
Address - Line 1	
Line 2	
Line 3	
Line 4	
Postcode	
Parish/Settlement	Ashby de la Zouch
Site area (<i>hectares</i>)	1.85

Grid reference/ Location co-ordinates		
Current land use/character of site <i>(Please mark all that apply)</i>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Residential Employment/Commercial Leisure Agriculture Education Vacant Other (please specify below) <input type="text"/>
Adjacent land uses/character <i>(Please mark all that apply)</i>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Residential Employment/Commercial Leisure Agriculture Education Vacant Other (please specify below) <input type="text"/>
Current planning permissions <i>(including reference numbers)</i>	The site itself does not have any planning history.	
Other relevant planning history <i>(including references if known)</i>	<p>The site immediately adjacent, to the west, has planning permission for 275 dwellings and is currently under construction. (14/00578/OUTM/15/01191/REMM)</p> <p>In close proximity to the submission site (south east) is the Bloor Homes housing development of 69 dwellings. The development is now complete.</p>	
Has the site previously been included in the Strategic Housing Land Availability Assessment (SHLAA) or Employment Land Availability Assessment (ELAA)? If yes, please provide reference number <i>(if known)</i>	<input checked="" type="checkbox"/> <input type="checkbox"/>	Yes – Ref Number: <input type="text" value="A25 (partially)"/> No The site was previously considered potentially suitable, available and potential achievable.

4. PROPOSED USES

HOUSING

If housing is proposed, please indicate the nature of the use <i>(please mark all that apply)</i>	<input checked="" type="checkbox"/>	Housing (C3 use)
	<input type="checkbox"/>	Residential Institutions (C2 use)
	<input type="checkbox"/>	Housing for older people
	<input type="checkbox"/>	Self-build/custom build
	<input type="checkbox"/>	Gypsy, Traveller or Travelling Showpeople site
	<input type="checkbox"/>	Other (please specify below)
	<input type="text"/>	
Potential capacity <i>(estimated number of units)</i>	Minimum:	50
	Maximum:	60
Estimation of existing buildings to be demolished <i>(number of residential units or commercial floorspace in square metres)</i>	N/A	
Estimation of mix of dwelling types	It is envisaged that the site could deliver a mix of dwellings in line with the Council's policies.	
Tenure <i>(tick all likely to apply)</i>	<input checked="" type="checkbox"/>	Market
	<input type="checkbox"/>	Starter Homes
	<input checked="" type="checkbox"/>	Affordable (other than Starter Homes)
Estimated density <i>(dwellings per hectare)</i>		
Approximately 30-35 dph		

ECONOMIC

If economic development is proposed, please indicate the nature of the proposed use <i>(please mark all that apply)</i>	<input type="checkbox"/>	A1 (shops)
	<input type="checkbox"/>	A2 (Financial and Professional Services)
	<input type="checkbox"/>	A3 (Restaurants and Cafes)
	<input type="checkbox"/>	A4 (Drinking Establishments)
	<input type="checkbox"/>	A5 (Hot Food Takeaways)
	<input type="checkbox"/>	B1 (Business)
	<input type="checkbox"/>	B2 (General Industrial)
	<input type="checkbox"/>	B8 (Storage and Distribution)
	<input type="checkbox"/>	C1 (Hotels)
	<input type="checkbox"/>	D1 (Non-residential Institutions)
	<input type="checkbox"/>	D2 (Assembly and Leisure)
	<input type="checkbox"/>	Other (please specify below)
	<input type="text"/>	
	Estimation of proposed floorspace <i>(please specify floor area in square metres for each use proposed)</i>	N/A
Estimation of existing buildings to be demolished <i>(number of dwellings or commercial floorspace in square metres)</i>	N/A	

5. SUITABILITY

(Please indicate if any of the following constraints are likely to affect development of the site and highlight any actions required to address them)

Physical Factors	Constraint?			If yes, please provide further details
Suitable available access to site	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	Access opportunities via adjacent housing estate (275 units) – no ransom strip.
Topography and landscape features	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	
Ground conditions	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	
Contamination	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	
Agricultural land grading (please indicate if grade 1, 2 or 3a)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	Grade 3.
Landfill site/proximity to landfill site	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	
Proximity to strategic road network	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	The site is within close proximity to the A42 to the east and the A511 to the north. The M1 at J22 is less than 20 minutes away.
Proximity to day to day facilities	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	The town of Ashby de la Zouch has a wide range of facilities and services including supermarkets, shop, public houses, restaurants, schools and leisure facilities. These are within walking distance of the site.
Utilities infrastructure (gas, oil, water, telecoms etc)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	Western Power Distribution has a high-voltage (11kV) overhead line approximately 46.7m north of the site. There is also has a low-voltage overhead line approximately 35.3m south of the southern boundary.
Other (please specify)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	
Natural Environment				
Natural Environment	Constraint?			If yes, please provide further details
National and local ecological designations	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No	The site is within the National Forest and woodland planting will be provided as part of any scheme.
Trees on site	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No	There are no trees located within the site. Access would be provided via an existing hedgerow; however no trees would be affected.
Tree Preservation Orders	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	None present within or adjacent to the site.
Flooding (Please indicate flood zone area 1, 2, 3a or 3b) ¹	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	Flood Zone 1; land at low risk of flooding from rivers.

¹ To see flood zone information, visit: <https://flood-map-for-planning.service.gov.uk/>

Historic landscape designations	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None present within or adjacent to the site.
Presence of historic buildings	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	The Glen is a Grade II Listed Building and lies approximately 12.9m southwest of the southernmost boundary of the land subject to this Appraisal.
Archaeological or geological interest	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None present within or adjacent to the site.
Conservation Areas ² (If within a Conservation Area, please indicate which)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None present within or adjacent to the site.
Noise and pollution	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	No excessive noise or pollution-generating land uses within close proximity of the site
Impact on neighbouring properties	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Public rights of way	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Other (please specify)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

Policy Factors			
Is the site previously developed land? (as defined in the National Planning Policy Framework ³)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Is the site located within a defined settlement? ⁴	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
If outside a defined settlement, is the site adjoining a defined settlement?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

6. AVAILABILITY	
What is your/your client's interest in the land?	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Option holder/conditional contract <input type="checkbox"/> Other (please specify) <input type="text"/>
If you are not the owner, or the site is in multiple ownership, please submit the name(s), address(es) and contact details of all owners. (Please also provide a plan showing the extent of individual land holdings – if submitting electronically plans should be in .doc .pdf or .jpg format and less than 10Mb)	
Have the owners of all parts of the site indicated support for its development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is there a housebuilder/developer(s) involved in the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

² To see Conservation Area boundaries, visit: http://www.nwleics.gov.uk/pages/conservation_area_appraisals

³ For PDL definition, visit: <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

⁴ As identified in our adopted Local Plan: http://www.nwleics.gov.uk/pages/local_plan

If Yes, please specify name of company and nature of legal interest in the land <i>(if more than one, please give details of each)</i>	There is significant interest in the site by land promoters.
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Legal Constraints

(Please indicate legal constraints which may affect the availability of the site. For any identified, please provide further details, highlighting any actions required to address them).

Constraint	Yes/No				If yes, please provide further details
Unresolved multiple ownership	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Ransom strips	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Tenancies	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Covenants	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Other (please specify)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	

7. ACHIEVEABILITY

Please indicate during which of the following periods work could potentially commence on the development	<input checked="" type="checkbox"/>	Within 5 years		
	<input type="checkbox"/>	Within 6-10 years		
	<input type="checkbox"/>	Within 11-15 years		
	<input type="checkbox"/>	Within 16-20 years		
	<input type="checkbox"/>	20 years +		
If any constraints have been identified, are they likely to affect the achievability/timing of the development? <i>(If yes, please give details)</i>	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Are there any viability issues which would affect the development? <i>(If yes, please give details)</i>	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Once work has commenced, how many years is it likely to take to complete the development?	1-2 years			

8. SITE PLAN

I confirm that I have attached a site plan (1:2500 or 1:1250 scale) with the boundaries of the site clearly marked in red.	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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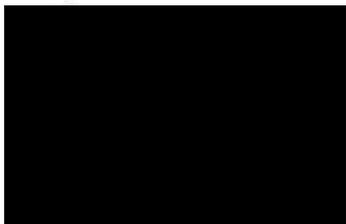
9. DECLARATION

I understand that all sites submitted will be considered in line with this consultation, and that my submissions will be made publically available and may be identifiable to my name / organisation.

I acknowledge that I have read and accept the information and terms specified under the Data Protection and Freedom of Information Statement (see below).

Signed

Date

A rectangular box containing a solid black rectangle, which is a redaction of the signature.

14/08/2017

DATA PROTECTION AND FREEDOM OF INFORMATION STATEMENT

The personal information you provide on this form will be processed in accordance with the requirements of the Data Protection Act 1998. It will be used only for the preparation of the Strategic Housing and Economic Land Availability Assessment, and the Brownfield Land Register, save for requests of such information required by way of enactment. Your name, organisation and representations (including site details) will be made publicly available when displaying and reporting the outcome of this consultation stage, and cannot be treated as confidential. Other details, including your home/company address and signature, will be treated as confidential.

You should not include any personal information in your comments that you would not wish to be made publicly available.

Your details will remain on our database and will be used to inform you of future planning policy matters and procedures. If at any point in time you wish to be removed from the database, or to have your details changed, please contact the Planning Policy team on 01530 454 684 or planning.policy@nwleicestershire.gov.uk.

APPENDIX 2 - LAND SOUTH OF MOIRA ROAD, ASHBY DE LA ZOUCHE



Land to the south of Moira Road site lies immediately adjacent to the western edge of Ashby and comprises three parcels of land:

- Phase 1 is 2.49ha, adjoins Moira Road and immediately abuts a residential scheme built by Bloor Homes.
- Phase 2 is 13.63ha, adjoining Phase 1 and includes existing farm buildings and land west of the farm buildings and adjoining dwellings in Shellbrook.
- Phase 3 is 10.18ha to the west of Phase 2 and includes three agricultural fields to the south of Shellbrook.

It is not proposed that all three parcels of land will be brought forward together, albeit they could be brought forward at the same time, if considered appropriate, in turn enabling additional community benefits.

It is envisaged that Phase 1 could come forward within the Plan period as a logical extension to the adjacent scheme delivering approximately 45-70 dwellings, with Phase 2 (approx. 255-400 dwellings) and Phase 3 (approx. 200-300 dwellings) to follow.

In bringing forward the sites, the development could facilitate land for and the delivery of new community facilities through appropriate and justified contributions.

The parcels of land south of Moira Road, Ashby de la Zouch have previously been promoted through the 2018 SHELAA (ref A26) which concluded:

Suitability: All three parcels of site A26 are outside the Limits to Development and as such the sites are considered potentially suitable. A change in the limits to development would be required for the site to be considered suitable.

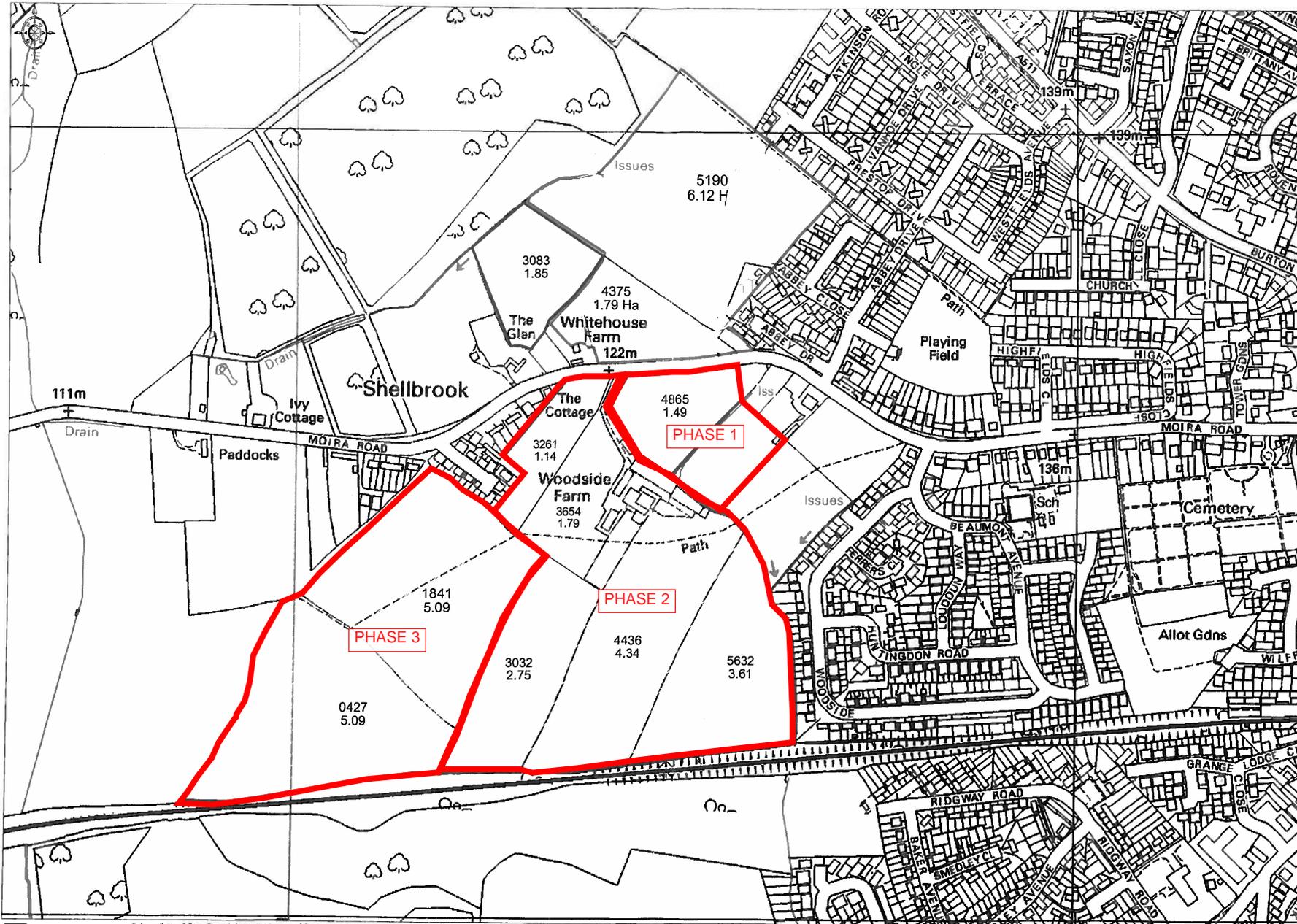
Availability: There are no known ownership issues. The site is being promoted on behalf of the landowners and there is market interest. The site is considered to be potentially available.

Achievability/Viability: There are no known achievability or viability issues. The site is considered potentially achievable.

Whilst the SHELAA suggests a timeframe of years 11-20 for development, it is considered that the site would form a sustainable extension to the west of Ashby-de-la-Zouch and Phase 1 itself could be delivered within a five year period, along with the majority of Phase 2.

The attached SHELAA proforma are included on the following pages.

LAND SOUTH OF MOIRA ROAD, ASHBY DE LA ZOUCH





NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA) AND BROWNFIELD LAND REGISTER

CALL FOR SITES - SUBMISSION FORM 2017

Any sites that are submitted using this form will be considered for inclusion in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) in accordance with the agreed Leicester and Leicestershire Joint Methodology.

If the site is on previously developed land (as defined in the National Planning Policy Framework), and the proposal is housing-led, it will also automatically be considered for inclusion in Part 1 of the Council's Brownfield Land Register in accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017.

Submitted sites must be able to meet the following criteria:

- Residential development: at least 0.25ha or capable of supporting at least 5 dwellings
- Economic development: 500sq m of net additional floorspace or a minimum site size of 0.25ha

It is important to note that the SHELAA and Brownfield Land Register are not policy documents, they are technical documents which consider potential capacity; they do not make decisions or recommendations on which sites should be allocated for development or granted planning permission.

Please complete all fields in the form as best you can. If something is unknown, then leave it blank. You will need to use a separate form for each site submitted, including a site plan for each one (1:2500 or 1:1250 scale) with the boundaries of the site clearly marked in red.

Completed forms should be returned to planning.policy@nwleicestershire.gov.uk or Council Offices, Whitwick Road, Coalville, Leicestershire LE67 3FJ. Forms should be received by the Council no later than **Monday 14 August 2017**.

Alternatively, you can complete the site submission form online at www.nwleics.gov.uk/pages/call_for_sites.

**STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT
AND BROWNFIELD LAND REGISTER**



SITE SUBMISSION FORM 2017

1. CONTACT DETAILS	
Contact Name	Mr Robert Botham
Company/Organisation	
Address - Line 1	
Line 2	c/o agent
Line 3	
Line 4	
Postcode	
Phone Number	
Email	

2. AGENT DETAILS (Please only fill in this section if you have an agent acting on your behalf/are an agent acting on behalf of a client. If you do not have an agent, please leave this section blank.)	
Agent Name	Angela Smedley
Company/Organisation	Fisher German LLP
Address - Line 1	The Estates Office
Line 2	Norman Court
Line 3	Ashby de la Zouch
Line 4	Leicestershire
Postcode	LE65 2UZ
Phone Number	██████████
Email	████████████████████

3. SITE DETAILS	
Name of site (<i>if applicable</i>)	Land south of Moira Road, Ashby de la Zouch
Address - Line 1	
Line 2	
Line 3	
Line 4	
Postcode	
Parish/Settlement	Ashby de la Zouch
Site area (<i>hectares</i>)	Phase 1 – 2.49 ha

	Phase 2 – 13.63 ha Phase 3 – 10.18 ha
Grid reference/ Location co-ordinates	
Current land use/character of site <i>(Please mark all that apply)</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Employment/Commercial <input type="checkbox"/> Leisure <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Education <input type="checkbox"/> Vacant <input type="checkbox"/> Other (please specify below)
Adjacent land uses/character <i>(Please mark all that apply)</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Employment/Commercial <input type="checkbox"/> Leisure <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Education <input type="checkbox"/> Vacant <input type="checkbox"/> Other (please specify below)
Current planning permissions <i>(including reference numbers)</i>	The site itself does not have any planning history.
Other relevant planning history <i>(including references if known)</i>	
Has the site previously been included in the Strategic Housing Land Availability Assessment (SHLAA) or Employment Land Availability Assessment (ELAA)? If yes, please provide reference number <i>(if known)</i>	<input checked="" type="checkbox"/> Yes – Ref Number: <input type="text" value="A26 (Phase 1 and 2)"/> <input type="checkbox"/> No Parcels Phase 1 and 2 were included in the North West Leicestershire District Council's 2016 SHLAA. The site was previously considered potentially suitable, available and potential achievable

4. PROPOSED USES

HOUSING

If housing is proposed, please indicate the nature of the use *(please mark all that apply)*

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Housing (C3 use) |
| <input type="checkbox"/> | Residential Institutions (C2 use) |
| <input type="checkbox"/> | Housing for older people |
| <input type="checkbox"/> | Self-build/custom build |
| <input type="checkbox"/> | Gypsy, Traveller or Travelling Showpeople site |
| <input type="checkbox"/> | Other (please specify below) |

Potential capacity (<i>estimated number of units</i>)	<table border="1"> <tr> <td>Minimum:</td> <td>Phase 1 – 70 Phase 2 – 400 Phase 3 - 300</td> </tr> <tr> <td>Maximum:</td> <td></td> </tr> </table>	Minimum:	Phase 1 – 70 Phase 2 – 400 Phase 3 - 300	Maximum:																							
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Maximum:																											
Estimation of existing buildings to be demolished (<i>number of residential units or commercial floorspace in square metres</i>)	Some farm buildings																										
Estimation of mix of dwelling types	It is envisaged that the site could deliver a mix of dwellings in line with the Council's policies.																										
Tenure (<i>tick all likely to apply</i>)	<table border="1"> <tr> <td><input checked="" type="checkbox"/></td> <td>Market</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Starter Homes</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Affordable (other than Starter Homes)</td> </tr> </table>	<input checked="" type="checkbox"/>	Market	<input type="checkbox"/>	Starter Homes	<input checked="" type="checkbox"/>	Affordable (other than Starter Homes)																				
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Estimated density (<i>dwellings per hectare</i>)																											
Approximately 30 dph																											
ECONOMIC																											
If economic development is proposed, please indicate the nature of the proposed use (<i>please mark all that apply</i>)	<table border="1"> <tr><td><input type="checkbox"/></td><td>A1 (shops)</td></tr> <tr><td><input type="checkbox"/></td><td>A2 (Financial and Professional Services)</td></tr> <tr><td><input type="checkbox"/></td><td>A3 (Restaurants and Cafes)</td></tr> <tr><td><input type="checkbox"/></td><td>A4 (Drinking Establishments)</td></tr> <tr><td><input type="checkbox"/></td><td>A5 (Hot Food Takeaways)</td></tr> <tr><td><input type="checkbox"/></td><td>B1 (Business)</td></tr> <tr><td><input type="checkbox"/></td><td>B2 (General Industrial)</td></tr> <tr><td><input type="checkbox"/></td><td>B8 (Storage and Distribution)</td></tr> <tr><td><input type="checkbox"/></td><td>C1 (Hotels)</td></tr> <tr><td><input type="checkbox"/></td><td>D1 (Non-residential Institutions)</td></tr> <tr><td><input type="checkbox"/></td><td>D2 (Assembly and Leisure)</td></tr> <tr><td><input type="checkbox"/></td><td>Other (please specify below)</td></tr> <tr><td colspan="2"><input type="text"/></td></tr> </table>	<input type="checkbox"/>	A1 (shops)	<input type="checkbox"/>	A2 (Financial and Professional Services)	<input type="checkbox"/>	A3 (Restaurants and Cafes)	<input type="checkbox"/>	A4 (Drinking Establishments)	<input type="checkbox"/>	A5 (Hot Food Takeaways)	<input type="checkbox"/>	B1 (Business)	<input type="checkbox"/>	B2 (General Industrial)	<input type="checkbox"/>	B8 (Storage and Distribution)	<input type="checkbox"/>	C1 (Hotels)	<input type="checkbox"/>	D1 (Non-residential Institutions)	<input type="checkbox"/>	D2 (Assembly and Leisure)	<input type="checkbox"/>	Other (please specify below)	<input type="text"/>	
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<input type="checkbox"/>	Other (please specify below)																										
<input type="text"/>																											
Estimation of proposed floorspace (<i>please specify floor area in square metres for each use proposed</i>)	N/A																										
Estimation of existing buildings to be demolished (<i>number of dwellings or commercial floorspace in square metres</i>)	N/A																										

5. SUITABILITY

(Please indicate if any of the following constraints are likely to affect development of the site and highlight any actions required to address them)

Physical Factors	Constraint?			If yes, please provide further details
Suitable available access to site	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	Access to the site will be from Moira Road. Existing access off Moira Road into Parcel 2 exists.
Topography and landscape features	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	Site is gently sloped to the south, and will provide effective drainage.
Ground conditions	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	Ground is consolidated and stable.
Contamination	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	
Agricultural land grading (please indicate if grade 1, 2 or 3a)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	Grade 4
Landfill site/proximity to landfill site	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	
Proximity to strategic road network	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	The site is within close proximity to the A42 to the east and the A511 to the north. The M1 at J22 is less than 20 minutes away.
Proximity to day to day facilities	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	The town of Ashby has a wide range of facilities and services including supermarkets, shops, public houses, restaurants, schools and leisure facilities. There are within walking distance of the site.
Utilities infrastructure (gas, oil, water, telecoms etc)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	Western Power Distribution has an 11kv overhead line on the south-eastern boundary of the site. This line has the potential to provide household power for the development. There is also a low voltage overhead line intersecting Phase 3 of the proposed development. This line provides power to Woodside Farm.
Other (please specify)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No	
Natural Environment				
Natural and local ecological designations	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No	The site is within the National Forest and woodland planting will be provided as part of any scheme.
Trees on site	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No	There are no trees located within each of the land parcels. There is a dense tree belt along the southern site boundary to the railway line.

Tree Preservation Orders	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	None present within or adjacent
Flooding (Please indicate flood zone area 1, 2, 3a or 3b) ¹	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Flood Zone 1; land at low risk of flooding from rivers.
Historic landscape designations	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	None present within or adjacent to the site.
Presence of historic buildings	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Nearest historic building is The Glen, which is Grade II listed.
Archaeological or geological interest	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	None present within or adjacent to the site.
Conservation Areas ² (If within a Conservation Area, please indicate which)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	None present within or adjacent to the site.
Noise and pollution	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	No excessive noise or pollution-generating land uses within close proximity of the site.
Impact on neighbouring properties	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Public rights of way	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Other (please specify)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	

Policy Factors				
Is the site previously developed land? (as defined in the National Planning Policy Framework ³)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Is the site located within a defined settlement? ⁴	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If outside a defined settlement, is the site adjoining a defined settlement?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Ashby de la Zouch lies immediately east of the site.				

6. AVAILABILITY	
What is your/your client's interest in the land?	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Option holder/conditional contract <input type="checkbox"/> Other (please specify) <input type="text"/>
If you are not the owner, or the site is in multiple ownership, please submit the name(s), address(es) and contact details of all owners. (Please also provide a plan showing the extent of individual land	

¹ To see flood zone information, visit: <https://flood-map-for-planning.service.gov.uk/>

² To see Conservation Area boundaries, visit: http://www.nwleics.gov.uk/pages/conservation_area_appraisals

³ For PDL definition, visit: <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

⁴ As identified in our adopted Local Plan: http://www.nwleics.gov.uk/pages/local_plan

<i>holdings – if submitting electronically plans should be in .doc .pdf or .jpg format and less than 10Mb)</i>		
Have the owners of all parts of the site indicated support for its development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there a housebuilder/developer(s) involved in the site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If Yes, please specify name of company and nature of legal interest in the land (<i>if more than one, please give details of each</i>)	There is significant interest in the site by land promoters.	
Legal Constraints (Please indicate legal constraints which may affect the availability of the site. For any identified, please provide further details, highlighting any actions required to address them).		
Constraint	Yes/No	If yes, please provide further details
Unresolved multiple ownership	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Ransom strips	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Tenancies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Covenants	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Other (please specify)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

7. ACHIEVEABILITY	
Please indicate during which of the following periods work could potentially commence on the development	<input checked="" type="checkbox"/> Within 5 years (Phase 1) <input checked="" type="checkbox"/> Within 6-10 years (Phase 2) <input checked="" type="checkbox"/> Within 11-15 years (Phase 3) <input type="checkbox"/> Within 16-20 years <input type="checkbox"/> 20 years +
If any constraints have been identified, are they likely to affect the achievability/timing of the development? (<i>If yes, please give details</i>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any viability issues which would affect the development? (<i>If yes, please give details</i>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Once work has commenced, how many years is it likely to take to complete the development?	Up to 15 years as the site will be developed in three separate phases.

8. SITE PLAN	
I confirm that I have attached a site plan (1:2500 or 1:1250 scale) with the boundaries of the site clearly marked in red.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

9. DECLARATION

I understand that all sites submitted will be considered in line with this consultation, and that my submissions will be made publically available and may be identifiable to my name / organisation.

I acknowledge that I have read and accept the information and terms specified under the Data Protection and Freedom of Information Statement (see below).

Signed

Date



14.08.17

DATA PROTECTION AND FREEDOM OF INFORMATION STATEMENT

The personal information you provide on this form will be processed in accordance with the requirements of the Data Protection Act 1998. It will be used only for the preparation of the Strategic Housing and Economic Land Availability Assessment, and the Brownfield Land Register, save for requests of such information required by way of enactment. Your name, organisation and representations (including site details) will be made publicly available when displaying and reporting the outcome of this consultation stage, and cannot be treated as confidential. Other details, including your home/company address and signature, will be treated as confidential.

You should not include any personal information in your comments that you would not wish to be made publicly available.

Your details will remain on our database and will be used to inform you of future planning policy matters and procedures. If at any point in time you wish to be removed from the database, or to have your details changed, please contact the Planning Policy team on 01530 454 684 or planning.policy@nwleicestershire.gov.uk.