

Gladman Developments Ltd
North West Leicestershire Local Plan Examination

Matter 2
Vision, Objectives and Spatial Strategy



December 2016

1.1 VISION, OBJECTIVES AND SPATIAL STRATEGY

1.2 Is the Plan founded upon justified and effective Vision and Objectives?

1.2.1 Gladman considers the Plan Vision to be sensible and sound.

1.2.2 However, we have raised our significant concerns regarding the adequacy of the plan to meet the Full Objectively Assessed Needs (FOAN) of the community and wider HMA. Those concerns have been explained in our submissions to Matters 1 and 3. The corollary of promoting a plan that does not seek to meet the FOAN, is that a number of the Plan Objectives are rendered ineffective and therefore unsound.

1.2.3 **Objective 2** in particular seeks to “support the delivery of new homes balanced with economic growth to provide for a stock of housing that meets the needs of the community”.

1.2.4 We question how this Plan, which has been submitted knowingly on the basis of housing needs evidence¹ that was found to be out of date over a year ago by an Inspector appointed by the Secretary of State², can rationally make such a claim. On the basis of our updated evidence, prepared by Barton Wilmore, which was ratified by the Inspector on the appeal, it is patently clear the housing requirement derived from their evidence would fail to meet the housing needs of the community.

1.2.5 We consider the Council’s approach may similarly result in an inherent internal conflict in the Plan in economic terms. We do not consider the Plan can reasonably claim in **Objective 5** that it will seek to support economic growth if the housing needs of the district’s work force are not satisfactorily addressed (indeed Objective 2 makes clear the objectives of both housing and economic growth are indivisible) objective.

1.2.6 Consequently, whilst the Objectives of the Plan appear well-intentioned, the approach of the Council likely renders those objectives undeliverable. Objectives 2 and 5 are therefore considered to be **ineffective** and **unsound**.

¹ The GL Hearn 2014 Strategic Housing Market Assessment

² Greenhill Road, Coalville (EIP Document Reference EX/13)

1.3 Is the Spatial Strategy of the Plan justified and effective, in particular with respect to:

ii. the chosen settlement hierarchy:

1. within the District

iii. the definition of the scale and Limits of Development:

1. Coalville

- 1.3.1 In response to question (ii), in our previous representations we have set out our support for the identification of Coalville and associated settlements as the Coalville Urban Area (or 'CUA'), comprising the 'Principal Town' of North West Leicestershire.
- 1.3.2 In response to question (iii, 1) we do, however, consider that the CUA has not been correctly defined. We consider that Ellistown should be included within the definition of the CUA and that it should be considered as part of the Principal Town.
- 1.3.3 The effect of current resolutions to grant and allocate sites will be to result in the coalescence of Ellistown with Coalville. This is patently clear from Inset Map 10, with sites north and south of Grange Road H1t, and H1q (which benefit from permission for 905 dwellings) and H2c (with a resolution to grant permission for 2,700 dwellings) linking the two settlements at the South Leicester Industrial Estate in Ellistown.
- 1.3.4 Inset Map 10 also highlights the significant new employment allocations also adjacent to Ellistown at Mountpark at Beveridge Lane. This development, with the significant employment opportunities it will bring, functionally links Ellistown with the Bardon Employment Area (indeed, the Mountpark site describes the area as Bardon, despite its closer link to Ellistown).
- 1.3.5 A review of the Council's Settlement Fringe Assessment for the area in question (document SFA/04, dated 2010) concluded that for area 4, development would:

“Considerably reduce the separation between Coalville and Ellistown.”

- 1.3.6 On the basis of the significant development proposed in this area in the last 5 years (to be realised in part through the Local Plan) since the completion of the SFA, a common sense update to the conclusions drawn above would be that Ellistown can no longer be considered a standalone and instead it will form part of the Coalville Urban Area.
- 1.3.7 The supporting text to Policy S2 sets out at paragraph 5.17 that the range of facilities and accessibility by non-car modes has been important in determining where sites fall within the settlement hierarchy. Ellistown and the adjacent employment areas benefit from a range of services and facilities, including shops, a school and a Post Office, to name a few.

- 1.3.8 Ellistown is also served by high frequency bus services (Nos. 15, 26, 120 and 159) that run between Coalville and Hinckley / Leicester / Ibstock, linking the settlement to the facilities of Coalville with a journey time of just 20 minutes. This is directly comparable to the travel time from Greenhill, which does form part of the CUA.
- 1.3.9 It is clear Ellistown is a sustainable location in which to accommodate further homes and that many new employees of the significant new employers in the area (such as Amazon) would choose to live in this location. Accordingly, we consider that Ellistown should be included within the definition of the CUA and that it should form part of the Principal Town in Policy S2.
- 1.3.10 In terms of the part of the question pertaining to the limits to development in Coalville (if the above is deemed correct and acceptable) Gladman are promoting land to the west of Midland Road and North of Leicester Road (see page 22 of our Publication Plan Representations of June this year), which will be the subject of a planning application for up to 280 dwellings by the end of 2016. Subject to the details of the final scheme, we consider this land should be included within the limits to development.
- 1.3.11 Similarly, Gladman are promoting land to the West of Thornborough Road, Coalville. This land is currently the subject of a planning application for up to 270 homes³ (see enclosed illustrative Framework Masterplan). The Council's SHLAA 2016 (document HO/06) concludes the site has capacity for 279 dwellings and that it is deliverable, provided the land in question is removed from the current area of Green Wedge. This has been borne out by the Submitted plan and whilst the existing designation has been replaced by an 'Area of Separation', the land which is the subject of the application to the west of Thornborough Road is not proposed to form part of this designation. We therefore consider the limits to development should be extended to accommodate this site as a housing allocation.

³ Submitted on 30 November 2016, reference 16/01407/OUTM



Green Infrastructure Table

Emerging North West Leicestershire Draft Local Plan (2015) – Policy IF3			
Open Space Type	National Standard	Quantum required for 270 units (648 occupants)	Quantum achieved by Development Framework Plan
Children's Playing Space	FIT: 0.8ha per 1000 people of which 0.25ha should be designated equipped playing space.	5200sqm/0.52ha of which 1400sqm/0.16ha should be designated equipped playing space.	3.23ha of public open space for informal play/recreation including 500sqm/0.05ha equipped playing space (LEAP). The majority of new dwellings fall within FIT's recommended walking distance of 400metres to LEAP.
Outdoor Sports	FIT: 1.6ha per 1000 people		Off-site contribution
Allotments	NSALG: 20 standard plots of 250 square metres per 1000 households		Off-site contribution
National Forest Guidelines			
Residential	20% of the site to be Forest Green Infrastructure (Between 0.5ha and 10ha)	20% of 15.08ha = 3.02ha	3.27ha
Sustainable Drainage Features:			0.6ha
Green Infrastructure Total:			7.10ha

Rev	Date	By	Description
D	28.11.2016	SeM	Minor amendments.
C	28.09.2016	SE	Layout amended to client comments.

Land Uses

- Site Boundary: **15.08ha**
- Housing & primary frontages: **7.73ha** (Approx: 270 dwellings @ 35dph)
- Public open space (incl. play area and sustainable drainage features): **3.83ha**
- Forest Green Space: **3.27ha**
- School parking: **0.25ha**

Movement & Infrastructure

- Vehicular access point
- Emergency vehicle access only/Pedestrian & cycle link
- Primary vehicular route
- Secondary streets and lanes
- Existing public footpath
- Existing bridleway
- Existing combined cycle/footway
- Proposed pedestrian footway links
- Existing bus stops
- Existing overhead powerlines
- Locally Equipped Area of Play (LEAP)
- Existing vegetation to be retained
- Proposed native hedgerow

Green Infrastructure & Recreation

- Proposed tree and woodland planting
- Attenuation basins (Sustainable drainage features (SuDS))
- Wildflower meadows
- Mown recreational paths

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Project Thornborough Road, Coalville

Title Development Framework Plan

Client Gladman Developments Ltd

Scale	1: 2500 @ A3	Drawn	SE
Date	August 2016	Checked	SG
Drawing No.	CSA/3006/101	Rev	D