

Regulation 18 Community Consultation Summary of Responses – Draft

Introduction

North West Leicestershire District Council has begun work on preparing a new Local Plan for the District. In accordance with the Town and Country Planning (local planning) Regulation 18 (2012), the district council invited stakeholders from the 20th June to the 19th September 2014 to comment on what the local plan ought to contain.

A total of 77 responses were received. The key topics that stakeholders felt were missing from the possible contents of the Local Plan are:

- Renewable Energy and Low Carbon Technologies
- Heritage
- Telecommunications
- Tourism
- Health and well-being of the community to include access to sports and recreational facilities
- Social and Community facilities
- Economic policies to include East Midlands Airport
- Housing mix- to include the provision for the elderly and the delivery of affordable housing
- Infrastructure delivery
- Environment policies to include landscape character, geodiversity and the protection of air, water and soil resources.

The remainder of the document sets out a summary of the responses received and the District Councils responses to each of the representations.

Name	Form Reference	Agree with our list of issues	Summary of Representation on Missing or Excluded Information	Summary of Council Representation
Abbott, Tim	LP14971	No	<p>No reference to the 'historic environment'. English Heritage advises on how local plans should approach this issue as part of the wider package of policies, rather than as a standalone issue. They should 'set out a positive and clear strategy for the conservation and enjoyment of the historic environment'.</p> <p>The District is rich in heritage assets, particularly in its industrial and transport past. Not all of these sites will be picked up by the prospective Neighbourhood Plans. These assets are of importance to tourism as well as to local residents.</p> <p>The protection of the National Forest Line is fine but there needs to be some pressure brought to bear on this! The Structure Plan's Transport Choice Corridor was a prerequisite to the allocation of housing in Ashby and Coalville.</p>	The District Council acknowledges that there will be a need for the Local Plan to make reference to the Districts heritage.
Allsop, Freda & Malcom		No	<p>We wish you to exclude Greenhill Farm for housing land in the Local Plan. This land should not be considered for housing development in the foreseeable future, based on the following factors.</p> <ul style="list-style-type: none"> a) The land is an area of particularly attractive countryside. b) It is outside the eastern boundary of the built up area. c) The land is on steeply rising ground and whatever attenuation might be proposed there would be a significant risk of flooding from water runoff, not only in the immediate vicinity of Vercor Close and Drome Close, but also further downstream at Abbots Oak Drive d) It is more than a mile from the nearest shops at the junction of Meadow Lane and Blackwood. This would simply add to traffic congestion. e) Following the granting of planning approval for the David Wilson development at Agar Nook Lane, traffic volumes at the top of Greenhill Road will exceed capacity at its junction with Warren Hills Road. Any further development would obviously significantly exacerbate this situation. f) The building of a development encircling the existing farmhouse would be visually bizarre. g) Following the publication of the Leicestershire SHMA earlier this year which proposes a range of 5700 -7000 dwellings between 2011 and 	Noted.

			2031, it is obvious that there is no need to include marginal or controversial sites to meet the District's housing targets. h) The housing development cannot be considered to be sustainable.	
Appleby Magna Parish Council		No	Appleby Magna Parish Council members would like, as part of the Local Plan, to include the existing Village Design Statement for Appleby Magna.	The new local plan will include design policies to be used by officers and members when determining planning applications.
Ashmore, David	LP11910	Yes	Can't think of anything but if housing is to be developed then imperative that infrastructure developed to cope with additional demands on roads local amenities and health care.	Noted.
Ball , Mr & Mrs J		No	Our request is that the specific area of land classed as 'land at Greenhill Farm, off Greenhill Road, Coalville' be protected against any future development plans of NWLDC, for the below mentioned specific reasons: This specific area of land is classed as National Forest / Charnwood Forest, and is particularly beautiful countryside. As a major housing development has already recently been approved by NWLDC, for the opposite side of the road to the 'Greenhill Farm' area of land, we have concerns reference to the existing highways infrastructure, and would subsequently not welcome any additional possible development, resulting in an increase in traffic. Continued concerns of previous flooding, and the increased risk of further flooding, to the housing estates directly next to the 'Greenhill Farm' area of land. Concerns for existing wildlife within this specific area.	Noted.
Bareford, Helen	LP15024	Yes		
Bartram, Brian	LP14830	Yes		
Bates, Elaine	LP11481	Yes		
Bigby, David	LP12806	No	General - Support of neighbourhood plans <u>Housing</u> - preference for brown field sites <u>Transport</u> - Protecting potential transport routes - Completion of Coalville Bypass to Bardon roundabout. <u>Transport</u> - Protecting potential transport routes - National Forest line "and potential station sites" <u>Design and development</u> - designation of and policies for design within conservation areas <u>Ashby Area</u> - Protection of Bath Grounds from non recreational development (designation as playing fields)	Noted

			<p><u>Environmental policies</u> - protection of flood plains from inappropriate development</p> <p><u>Town Centre Policies</u> - Betting shops</p> <p><u>Town Centre Policies</u> - Provision of adequate off road car parking</p> <p><u>Town Centre Policies</u> - Protection of area designated for bus stops</p>	
Birtwistle, Lesley	LP15592	Yes	<p>The Local Plan should include:</p> <ul style="list-style-type: none"> a) S106 identification of payments of direct benefit to the immediately surrounding settlement. b) Landscaping – including edges of development to protect amenity of existing dwellings c) Density – add “positioning “ of houses to cause the least loss of amenity to houses in surrounding settlement d) Numbers of houses to be built should be proportionate to the village e) Where brownfield sites available, these should be developed first f) Town Centre – adequacy of parking and effect on traffic flow g) “Footprint” of town centre and limitations on its size and therefore amenities, to be assessed in relation to the maximum number of houses to be built in the areas which it serves. h) Environmental factors to include “flooding”- effect loss of land which provides natural drainage, replaced by concrete etc with consequent discharge of water. 	Noted
Buck, Claire	LP13499	Yes	<p>Whilst I understand the need for development I fail to comprehend why you are allowing more and more developers to build houses on green field sites. Enough of our countryside has being taken away. We’re all constantly being told we need to do our bit for the environment, recycle more, compost more, plant trees etc. Why then it is okay for you to allow our beautiful countryside to be destroyed in this way? Classic example recently is the planning approval of the 79 houses on the Agar Nook development. I'd personally like to know how many of the Councillors who approved this actually live within the area being impacted upon, not many I can bet. When you've finished allowing housing developers to build on our countryside, what next? Why are more brown sites not being looked at? The old Stardust site would be perfect for housing; the road infrastructure is there, numerous businesses and employment opportunities on the Bardon Industrial Estate. By taking away the countryside and Greenfield sites you are removing the places we love to walk with our children, places that allow us to get them out walking and running, seeing the local wildlife. The Councils continual failure to look after the town centre in order to attract more retail business to the area is</p>	<p>The new local plan may need to allocate sites to meet the Districts housing needs. As part of the preparation of the plan a large number of sites including brown field sites will be assessed in order allocate the most sustainable sites for development.</p>

			also appalling.	
Castle Donington Parish Council		No	<p>Comments in respect of the policies for discussion and inclusion in the new Local Plan.</p> <p>Having reviewed the document where it lists the possible contents, the Parish Council feels that there are a large number of areas that are not included, although some maybe hidden in the generic headings.</p> <p>For avoidance of doubt, the Parish Council would propose that the attached list of policies, as taken from the existing Local Plan for 1991-2006, off your own website (saved/not saved policies), and as highlighted in orange on the attached scan should be included and considered in the new Local Plan.</p> <p>One of the main areas that appears not be included in the list is Recreation, Leisure and Tourism!</p>	Noted
Denney, Roy		No	<p>The National Forest covers large parts of the District and any new housing should reflect this. Extensions to existing villages should not be of such size as to lose their rural character but should accommodate the open countryside on their doorsteps. There is the opportunity for the Garden City Concept.</p> <p>Full consideration should also be given to the rights of way network and not just within the confines of the actual development. Further to that footpaths should not be subsumed into estate roads as the therapeutic benefits of walking include the sense of calm etc coming from walking a footpath through green wedges.</p> <p>We do not support mega commercial areas being created involving the workforce having to travel considerable distances. New housing developments should be near employment, where it is not, you should ensure off road access is available both by way of footpaths and cycle ways.</p> <p>Within the National Forest there are two different types of habitat. You have the developing areas of new plantings and housing. There are also well established areas of considerable wildlife importance and development should not encroach on, or even approach closely to these areas as they maintain the gene bank from which species will migrate into the newly created areas. All other developments should be sympathetic to the needs of wildlife to migrate and green corridors should be left linking open areas. These can be dual purpose if wide enough; also providing footpath links for residents as well. Opportunities to incorporate key landscape features such as woodlands, ponds, rivers and streams should be used to create high quality design incorporating a wide range of high quality, functional and useful open spaces and links sympathetic to the local topography. It is</p>	<p>It is proposed that the Local Plan will include references to the protection and enhancement of the National Forest.</p> <p>An Affordable Housing policy will also be required to be included as part of the local plan.</p>

		<p>important to ensure that everyone has access to green space; adequate supporting infrastructure is essential and the accessibility of sites should be maximised. Opportunities to improve access between sites and other green spaces in the vicinity must be considered, especially taking advantage of planning gain from larger developments.</p> <p>It is essential to protect the District's natural environment, landscape and geology and to monitor, protect and enhance biodiversity, wildlife habitats and green corridors. Through the design of new developments and the protection and/or management of existing areas, as appropriate, working with partners where relevant.</p> <p>Affordable housing should not be concentrated in largish areas but should be spread throughout the area including any extensions to rural communities where first time buyer properties at affordable prices are rare and force younger people out of their communities.</p> <p>In locating housing the means of travel must be a major consideration. Apart from the provision of off road routes, public transport must be available which does suggest that the existing bus corridors should be considered first. HS2 alone is likely to cut or greatly affect 64 rights of way in our area. This can however also be an opportunity. HS2 has wide ranging powers and if an early discussion is started with them highlighting these issues and bringing local knowledge to the table the actual network can sometimes be improved by diverting routes from some way out and through attractive countryside rather than just walking alongside the new track bed to the first available crossing.</p> <p>The Ashby Canal project is going to enhance the area as a tourism destination and whilst funding may mean its completion may be some way off, no development should be permitted that will hinder its potential route.</p> <p>The Ivanhoe Rail Line should be upgraded to a passenger line. There would be comparatively modest costs in doing this but a subsidy would be needed for some time but the Robin Hood line shows how quickly such commuter links can become self funding.</p> <p>As pressure mounts on the London airports the use of EMA is bound to increase, development should be avoided where a potential extension would be made.</p> <p>The new transport hub near the airport will increase freight traffic from this airport and consideration of the noise impacts along the flight paths should also form part of deliberations as to where new housing should go.</p> <p>The Leicestershire Local Access Forum (LLAF) recommends that Local Plans include a dedicated section that makes specific reference to the</p>	
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			existing network and potential improvements to it.	
Dexter, Fiona	LP11909	No	Clearer reference to provision/development of local services e.g. education, healthcare. Also don't recall seeing anything specific about the road infrastructure and pollution impact.	Noted
Dyer, Nigel	LP14694	Yes		
East Midlands Airport		No	The inclusion of an economic policies section and policies relating to East Midlands Airport are supported. It is considered these policies should seek to promote employment around the airport and on key transport routes. Development on the East of Finger Farm site would help promote the long term future of the services, facilities and growth at East Midlands Airport. The existing allocation on this site and the acknowledgement of an implemented permission establishes the principle of development on the site. East of Finger Farm site should continue to be allocated for employment generating purposes. To ensure the 'protection of services and facilities' and the general support for growth at East Midlands Airport, potential alternative future uses of the site should be broadened and promoted. Alternative uses that would support the airport/tourism related function of the area and facilities on the strategic highway network would include continued identification of the suitability of the site for road related service facilities as well as a range of other uses. The latter include tourist related accommodation including a hotel (Use Class C1) and business uses including a range of B Class uses incorporating high quality employment development in the form of B1 and B8. Other airport related uses which we consider would be appropriate in this location would include long-stay parking and park and ride facilities associated with the airport.	Noted
Ellis, Phil and Lorraine	LP14181	No	While we agree with your list, we would like to see an additional policy with more emphasis on schemes which reflect the ageing population. Not just affordable or social housing, but quality schemes for private ownership, perhaps in a continuing care community. There is a lack of such facilities in the district and they would free up existing larger family homes.	Agree, the district council as part of preparing the new Local Plan will need to prepare policies for the delivery of different types of housing.
English Heritage		No	The local plan ought to contain policies relating to the historic environment at both a strategic level and development management policies. Site allocations should also take account of the historic environment. In relation to the other topics we have made the following comments. Development Strategy- In setting out the distribution of new housing and employment development across the District, consideration must be given to	Agree that heritage needs to be referred to within the new Local Plan.

			<p>the historic environment at an early stage.</p> <p>Housing and Economic Policies- it is considered that polices are required to support housing and employment allocations to provide further guidance, where relevant, these should include reference to the historic environment considerations. A reference should also be made to the historic environmental character of the town centres.</p> <p>Environment Policies- Concern has been raised that there are no historic environment policies proposed in this chapter and also that there is no reference to broader matters which are often interrelated to the historic environment, including landscape, and the natural environment. Consideration also needs to be given where development would be inappropriate for instance because of its environmental or historic significance. In addition there is no reference to planning for climate change. It is important that, where policies are required for energy efficiency and renewable energy, these recognise the historic environment.</p> <p>Transport - These should aid the protection of the historic environment at Ashby Canal.</p> <p>East Midlands Airport- There are a number of heritage assets, within the vicinity of the airport which are vulnerable to the effects of noise and disturbance, it is therefore considered that recognition of this is essential in setting out the general approach.</p> <p>Design and Development - It is recommended given the local character of historic settlements within the district; we would also encourage reference to shop fronts and advertisements in design policies.</p> <p>The following comments have been made in relation to the area based policies:</p> <ul style="list-style-type: none"> -Coalville Area (including Ibstock) - Reference should be made to heritage as part of this. Policies on Green Wedge/ Areas of separation are encouraged as this ensures the separation of distinctive communities, which are part of the local character of the town; it may also help to protect undesignated heritage assets. - Ashby-de-la-Zouch (including Measham and Moira) and Castle Donington Area (Including Kegworth) - Reference should be made to shop fronts and advertisements as part of town centre policy. -Donington Park- Reference should be made to heritage assets in developing policy in this location. 	
Environment Agency		No	Good local plan policies should support sustainable drainage, water efficiency, 'daylighting' (de-culverting) of streams and rivers and the	The District Council welcomes the Environment

			<p>sensitive integration of water in a development can improve the water quality and the water environment. Making space for water in a development can also protect people from flooding while increasing the value and desirability of a development.</p> <p>The EA has advised that Flood Risk should be its own strategic policy. Local Plan policies can support better flood risk management; policies which support a sequential approach to land allocation will ensure land at lowest flood risk is developed first. The local plan could also promote the use of indicative drainage strategies on developments. The EA propose the plan supports integrating more natural systems of flood risk management which would control surface water run-off near to its source and to Greenfield run-off rates. There is a need to develop a policy which promotes sustainable drainage, the re-instatement of the natural flood plain and the retention and restoration of watercourse including de-cultivating.</p> <p>All strategic sites must consider the implications for flood risk, contaminated land, water infrastructure as well as opportunities to use development to improve and enhance the environment. It is important to ensure that the local plan promotes best practice in the construction and helps to reduce environmental impact of new buildings in the longer term.</p> <p>Spatial planning has a significant role to play in protecting and enhancing wildlife areas. We consider your plan should have policies to protect both national and local nature sites. The plan should include policies which support the inclusion of space for wildlife and water in all new development in the plan area. SUDS and green/ blue infrastructure should be a part of any development that has the potential to negatively impact on surface water quality and dynamics regardless of where development is in a catchment.</p> <p>There is an opportunity for the plan to be innovative and consider the wider ecosystem services provided by existing wildlife habitats within the district, what ecosystem service benefits are derived from these habitats in terms of economic, social and environmental benefits and how these can be enhanced, protected and where possible created through the proposed development allocations.</p> <p>The EA note that the River Mease has been identified as a policy area; however the Local Plan should include clear guidance for developers on the need to manage phosphate discharges into the River Mease Catchment which is a designated SAC.</p>	<p>Agency's representation and agrees that flood risk should be its own strategic policy. Flood risk will also be taken into consideration when preparing further policies and site allocations as part of the local plan. The District Council note the advice by the Environment Agency in relation to the River Mease and other water management issues.</p>
Erewash Borough	LP15068	Yes	Erewash Borough Council appreciates being given the opportunity to	The District Council

Council			<p>contribute to this early stage of developing the Local Plan for North West Leicestershire and in this regard considers that the Duty to Cooperate is being fulfilled.</p> <p>The list appears to be fairly comprehensive, focusing on a good range of topic areas that will be important in the delivery of wider as well as more specific Local Plan ambitions for North West Leicestershire.</p> <p>Erewash Borough Council will watch closely as policies develop and details emerge before undertaking a more comprehensive assessment of the contents of the North West Leicestershire Local Plan. Clearly, the headings provided as part of the list at this stage are broad and could take many different directions. Indeed a number of more focused themes, such as in relation to the tackling of climate change, may well surface across numerous sections of the document as they evolve in view of the fact that they are not afforded a specific chapter within the current list. Whether this will adequately deal with such topics or not will become clear as the Local Plan emerges.</p>	acknowledges that the Local Plan will need to tackle climate change as part of the local plan and proposes a section on renewable energy and low carbon technologies.
Fuller, Andrew	LP12805	No	<p>Although it is encouraging to see the National Forest and Charnwood Forest included, I do not like this term 'Green Infrastructure'. It's become quite a plague amongst those that cannot see the value of woods and trees and forests and hedges and meadows and grassland. I really do not mean to be rude or pompous. Nature is nature, not infrastructure. A mention of the newly created Charnwood Forest Regional Park – how it's to be protected and whatnot – would be a boon as too would the Charnwood forest canal. A concerted effort to provided for a more wooded Charnwood Forest would be welcome; there is simply not enough large woodland close to Leicester in which we can all get lost – going out to Packington (for the new Diamond Jubilee Wood) or Moira could be a trek too far for some. Adding to and increasing the circle of nature (Bardon Hill, Beacon Hill, Broombriggs Farm and Windmill Hill, Bradgate Park, Swithland Wood, and the Outwoods) in the regional park would be a delight for someone like me: a Sussex man who grow up surrounded by large dense woodlands for playmates.</p>	The term Green Infrastructure is the term used within the NPPF.
Gladman Developments		Yes	<p>We are supportive of the proposed topic areas. However in order to be in accordance with the NPPF and NPPG, we have highlighted a number of issues regarding the evidence base.</p> <p>In a recent application, the Councils SHMA was assessed against a SHMA completed by Barton Wilmore. The inspector stated in such circumstances, and having regard to the NPPF, I can place little or no reliance on these new SHMAs, especially given the huge disparity between the outcomes.</p>	Noted.

		<p>Consequently, I am unable to accord to either any significant weight in the determination of this application, still less use their conclusions in substitution for the housing requirement “.</p> <p>Gladman’s SHMA was considered to be ‘Policy on’ in that it incorporated findings from the Leicestershire LEP which sought to boost economic growth for the region.</p> <p>The Leicestershire SHMA is considered to under- estimate the scale of housing likely to be required across the HMA which has ramifications for housing figures in NWL. The following issues in the Leicestershire SHMA have been highlighted:</p> <ul style="list-style-type: none"> • Headship Rates – one of the key variables in forecasting housing need do not take account of the level of need that might arise if the trends prior to the recession return before the end of the plan period; • The migration trends rely heavily on data which is likely to be skewed by the recession; • Adverse market signals are identified, but uplifts applied to alleviate them, are inconsistent and likely to be too small in scale to make a difference • A high level need of affordable housing is identified not only minimal adjustments are made to the OAN. The SHMA also seeks to clear the backlog of need over a 25 year period; contrary to the NPPG assertion that backlog should be made within the first five years. <p>A full review of the settlement hierarchy is required to be undertaken in to order to apportion growth in a flexible manner which adheres to sustainable development. Some Councils no longer use settlement boundaries and are utilising a criteria based policy for the appropriate location of development. We would advise upon using a similar flexible approach as it means that local communities can encourage development in order to support their communities. Rural economic regeneration is not just about the biggest settlements taking all the growth, as smaller sustainable settlements also need new development to maintain and grow their population, services and facilities.</p> <p>A review of the settlement hierarchy should focus on the relationships with other villages and proximity to transport routes and employment sites as a determinant to their sustainability.</p> <p>Our experience, as well as significant research which we have undertaken indicates that larger allocation sites above 500 dwellings are particularly difficult to deliver. We have undertaken research indicating that out of 100</p>	
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			<p>sites (greater than 500 dwellings) across the country, it took on average 8 years to go from outline planning permission to actual development 'on the ground.'</p> <p>The Council should aim to select a variety of different sized sites for allocation, ranging from a 100. Smaller sites are typically in less complex ownership and are more readily deliverable than larger sites, which will assist the Council in delivering a 5 year supply of housing sites.</p> <p>We act on behalf of two sites these sites are located at Green Hill, Coalville; and Whitehall Road, Ellistown and we believe should be included as allocations in the forthcoming Local Plan.</p> <p>The SA is an important piece of work although there is no prescribed list of indicators to make an assessment of the appropriateness of particular sites; indicators must cover social, environmental and economic aspects.</p>	
Hallam Land Management		No	<p>In terms of the housing requirement, an assessment of objectively assessed housing needs has been prepared by DLP consultants and shows that a housing figure within the range of 510-650 dwellings per annum is appropriate to accompany the projected economic growth. This is at considerable odds with the GL Hearn 2014 SHMA study which we consider to be flawed in terms of its assumptions to the extent that it will not deliver the economic growth that the district and national Government require over the Plan period.</p> <p>The status of Ashby de la Zouch as a location for strategic growth is emphasised. It is the second largest settlement within the District and is well provided with facilities. It has capacity within the Packington Sewerage Works and is assessed in the Water Cycle Study. However, over the period concerned the Plan should include proposals for the improvement of water quality to achieve the protection of the River Mease SAC, whilst at the same time avoiding any restraint upon new development. This can be achieved by promoting enhancements to surface water drainage and foul water treatment in conjunction with the relevant statutory authorities. The Local Plan needs to give a lead in respect of these matters so that the necessary works can be programmed.</p> <p>In terms of housing land allocations, land on the south east side of the town in the vicinity of Packington Nook Lane is a suitable candidate for an urban extension. The planning considerations and merits in relation to this area are well known to you and it forms part of the pool of strategic development sites that should be released at Ashby where market demand is strong, affordable housing need is high and generally, the river Mease aside, the town is</p>	Noted.

			unconstrained and is able to offer a wide range of employment, retail, leisure, health and recreational facilities which are unmatched elsewhere in the District.	
Harley, Julia	LP12400	No	The housing numbers just don't make sense; it predicts 285 - 350 new homes will be needed each year starting from 2011 for the whole of the district. At the moment there are many planning applications going through allowing hundreds of houses to be built in Ashby and surrounding villages alone in the next few years, so where does that leave the predictions? The New Homes Bonus seems to be having a detrimental influence on planning decisions. The Council's duty of care should be to look after what we have already got and not allow our developing National Forest to get concreted over before the trees get going. Recent planning permissions are being passed on land that isn't even identified in the five year land supply so what faith can we have that the new local plan has any meaning?	The housing target is for the plan period until 2031. The number of applications that are built out will be top sliced off that yearly housing requirement. A five year housing land supply identifies sites that are deliverable now, mainly sites with planning permission or allocated sites as part of the adopted Local Plan.
Hill, Roy	LP12391	No	When I read the Local Plan - Possible Contents June 2014, I see little about ensuring the sewage infrastructure can support further developments. The recent sewage discharge to my garden would indicate it cannot. I see nothing about attracting high quality employment rather than yet more warehouse type activity. I see nothing about maintaining a separation between Coalville and the surrounding villages. Your schedule of included sites SHLAA 2014 seems to be a recipe for joining Coalville with all of its satellite villages as one enormous housing estate. I appreciate they are proposals for consideration but you have given the green light to developers to start promoting the sites though the planning process way before a full assessment of the sites has been completed. I see nothing about encouraging or initiating renewable energy generation.	A review of infrastructure requirements to support new developments will be assessed as part of preparing the new Local Plan.
Hinckley and Bosworth Borough Council		No	Thank you for inviting comments on the scope of the emerging North West Leicestershire District (NWLDC) Local Plan. The Borough Council has considered the 'Appendix: North West Leicestershire District Local Plan – possible contents' document in preparing the comments below. The Borough Council notes and welcomes the intention of NWLDC to include overarching policies addressing strategic matters relating to the amount of land to be allocated for housing and employment uses over the plan period and policies which allocate and enable the delivery of the objectively assessed housing need. In addition you may be aware that Hinckley and Bosworth Borough Council have recently consulted upon the Pre-submission version of the Site	The District Council acknowledges that the local plan will need to plan positively for renewable energy and low carbon technologies.

			Allocations DPD. The Council proposes a policy (Policy DM2) which supports proposals for the development of renewable energy and low carbon installations to deliver at least 14% of the Borough's energy consumption up to 2026. The policy is supplemented by 'Opportunity Area' maps which identify areas that have the greatest potential for energy delivery based upon resource availability with the fewest constraints. NWLDC may wish to consider the inclusion of a similar policy to contribute towards the sustainability credentials of the plan and assist in providing policy guidance on where such facilities may be considered appropriate. The Borough Council would be happy to discuss the approach towards preparing the supporting technical evidence base and the policy approach with NWLDC.	
Horsman, Sue	LP14515	No	You should consider more provision for older people - 'retirement villages' - like in Clifton, Nott's; or 'Assisted Living' developments; and also the provision of bungalows on new developments. Many older people want to downsize, but there are not enough suitable bungalows. I object to HS2 as it is a waste of money and will cause more damage than achieve benefits. In Donington, whilst the surgery has been expanded it is a nightmare trying to park in the village. This will only get worse when more houses are built.	Noted.
Johnson, Stuart	LP15033	No	I believe there needs to be a great emphasis / recognition placed on increasing and improving the provision of sport and recreation facilities throughout North West Leicestershire. A quality facility stock will help to ensure an increased population can remain fit and healthy ready for work, ensure increased community cohesion through sustained growth in community sports clubs and importantly help to tackle existing health inequalities such as childhood obesity. The North West Leicestershire School Sports Partnership currently works across 42 primary and secondary schools helping to improve the quality and quality of PE and sports provision within schools, creating links with community clubs and developing vital life skills such as leadership and teamwork. In the consultation I saw little, if any, mention of this particular area that I believe will be vital in making the whole plan work.	It is acknowledged that the Local Plan will need to place an emphasis on providing new or enhancing existing sport and recreational facilities as part of new development.
Leicestershire County Council		No	LCC support the principle of a policy on infrastructure requirements in the local plan and whilst there is a reference to support infrastructure provision to support growth and development included within the first stage consultation it is suggested that within the local plan policy itself to deliver development and support infrastructure it would be enhanced and strengthened through the suggested elements :-	Agree

			<p>(i) explanatory paragraph/s for the policy and link it to any strategic development policies for growth, housing and development.</p> <p>(ii) the policy itself should include reference to overall development within the District which would be required to contribute to the funding of infrastructure either through planning obligations or in due course through a combination of payment of a Community Infrastructure Levy on commencement of development and planning obligations for site specific measures.</p> <p>(iii) any schedule of infrastructure should be updated regularly for example on an annual basis</p> <p>(iv) where necessary or appropriate make reference to further guidance being provided in a District Council Supplementary Planning Document on supporting infrastructure/developer contributions, for example, the recently published 'Priorities for Developer Financial Contributions for Infrastructure provision relating to Major Residential Development Proposals in and around Coalville'</p> <p>(v) in relation to planning obligations the effect on viability of development schemes would need to be taken into account in particular cases and independently assessed in terms of viability.</p> <p>(vi) It is also important to make sure the overall development and growth is supported through developer contributions and/or other sources of funding in the District and the needs of the local community are met through the appropriate funding and support of infrastructure and services</p> <p>(vii) An infrastructure/contributions policy should reference the other service providers such as the County Council and their role in for example supporting education, highways, civic amenity and libraries. If possible cross reference to the County Council's (revised) contributions policy once it is adopted too.</p>	
Leicestershire County Council		No	<p>What will the end date of the plan be?</p> <p>Reference needs to be made to the Coalville Contribution Strategy, which covers a 'must do' list for 14 schemes.</p> <p>Need for a housing mix to take account of the ageing population, ensure provision for affordable rural housing specific to local identified needs, 'local market' housing to complement affordable housing.</p> <p>Are allocations going to be made within the local plan or follow through in a separate allocations document?</p> <p>The Local Plan needs to reflect, and be supportive of the economic ambitions of the Strategic Economic Plan (SEP) and include positive robust</p>	<p>The current end date for the Local Plan is until 2031 as the NPPF requires local planning authorities to plan for a 15 year period.</p> <p>Reference will need to be made to the delivery of infrastructure and developer contributions. As part of the preparation of the local plan,</p>

		<p>policies to deliver the East Midlands Enterprise Gateway. The recent Growth Deal announcement (July 2014) included improvements to M1 J22 and A42 J13 and this scheme needs to be reflected in the Local Plan.</p> <p>Bardon link, or an alternative approach which provides the housing growth in SE Coalville with similarly good connectivity to the town and through the site, is still a priority of the County Council to provide access for the whole corridor of growth.</p> <p>Need to ensure that the Plan is underpinned by robust, but proportionate, transport evidence and that it sets out clearly the mitigation measures required to support growth and the approach to funding and delivery.</p> <p>Coalville Town Centre employment policies need to be linked closely to the SEP. Positive, supportive policies to encourage the regeneration of the town centre need to be included; including consideration of other suitable alternative uses to enable the town centre to thrive and become vibrant.</p> <p>The Local Plan needs to include reference to how assets affected by the HS2 proposal will be replaced.</p> <p>Sufficient child care provision is needed. Will CIL be sought or will the local authority stick with the existing S106 approach?</p> <p>School places need to be considered when planning for growth in NWL because of the significant impact particularly in the larger settlements of Coalville, Ashby, Ibstock and Measham.</p> <p>Regard should be had to mineral safeguarding areas and the protection of mineral sites from development particularly when allocating sites for development.</p> <p>It is likely that the Waste Local Plan will bring forward policies to safeguard waste sites. Policies should be included that reflect the likely impact of proposed, non-waste related development on existing waste management facilities, and on sites and areas allocated for waste management, is acceptable and does not prejudice the implementation of the waste hierarchy; new, non-waste development makes sufficient provision for waste management and promote good design to secure the integration of waste management facilities with the rest of the development, including provision of waste storage facilities at residential premises to facilitate a high quality household collection service, and, in less developed areas, with the local landscape; the handling of waste arising from the construction and operation of development is handled to maximise reuse/recovery opportunities, and minimise off-site disposal.</p> <p>No mention as to how the historic environment will be enhanced and</p>	<p>policies in relation to affordable housing, type and mix will be reviewed against the most up to date evidence available. The District Council notes that the aspirations of the SEP will need to be presented within the local plan supporting text.</p>
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			protected in terms of built and underground assets of value, this needs to be included.	
Longley, Guy		No	<p>The representation is made on behalf of Bloor Homes, Davidsons Developments, SECP Limited, Harworth Estates, Miller Homes and Hallam Land Management.</p> <p>The proposed plan period from 2011-2031 presents a risk that the plan will again be found unsound, additionally the transport modelling work only extends until 2028. The proposed approach means the Council is failing to work positively and proactively with the other HMA authorities to plan for growth to meet the longer term requirements. A plan period extending to 2036 would also enable the local planning authority to plan strategically so that supporting infrastructure, including any necessary highway improvements and education facilities, can be delivered in a planned way.</p> <p>The housing requirement for the proposed plan period is based on as yet an untested SHMA. This level of provision with a figure of 510 dwellings a year set out in the now revoked East Midlands Regional Plan. Evidence prepared in relation to the forthcoming Packington Nook Appeal identifies an annual rate of 651 dwellings as a more accurate reflection of, objectively assessed housing needs.</p> <p>On behalf of the consortium of house builders, Pegasus is undertaking further modelling work to test and challenge the conclusions of the SHMA. This work will be based on the latest 2012 Sub National Population Projections (SNPP).</p> <p>The SHMA makes no provision for unmet needs in calculating future housing requirements, there is a total backlog of 618 for NWL, and how this is addressed in the assessment of full objectively assessed housing requirements needs further consideration.</p> <p>In establishing household formation rates, the SHMA tracks the mid-point between the 2008 and 2011 headship rates. There is a concern that this approach continues to apply recessionary trends which have seen the propensity of the population to form households restricted. A more positive view on economic recovery would see a faster return to 2008 base headship rates which would have implications for the assessment of future housing requirements.</p> <p>Achieving economic growth, together with balancing jobs and workers are fundamental components of achieving sustainable development. The SHMA does not take account of local policies for economic growth, including the Strategic Economic Plan, and that the alignment of policies for housing,</p>	<p>The SHMA is due to be examined at the Charnwood Core Strategy examination; the outcome of the examination could potentially have implications for the housing requirements across the HMA.</p>

			<p>employment and other land uses is a relevant consideration in the development of local plans, and needs to be considered as the strategy for development is progressed.</p> <p>Leicester City Council is suggesting that they can accommodate their full need for 22,950 homes through identified SHLAA sites. There must be serious reservations about the ability of the City to deliver this requirement and the extent to which a number of SHLAA sites represent realistically developable opportunities. The assumption that there are no unmet needs arising from the City is therefore highly questionable.</p>	
Loughborough Gospel Halls		No	<p>Social and Community Facilities including Places of Worship are required in both rural and urban locations in accordance with the advice of NPPF paragraphs 28, 70 and 71. The Plan should fully embrace the economic, environmental and social aspects of plan making and reflect the wider needs of sustainable communities including a range of community facilities in order to foster community cohesion, as well as meeting the needs of the area for new housing and employment. The Council will be aware that the plan will need to be positively prepared and based on a strategy which seeks to meet objectively assessed development and infrastructure in order to be sound (NPPF paragraph 182). This should include social infrastructure as well as roads and sewers.</p>	<p>Agree the local plan will need to make reference to the enhancement and provision of community facilities.</p>
Marsden, Joanna	LP15058	No	<p>Various areas should be specifically mentioned in The Plan to protect their ecological significance and value: The Greenhill Farm site, areas at the bottom of Bardon Hill bordering the Ivanhoe Way and Kenmore Crescent, fields near Holly Hayes Woods and areas adjacent to Warren Hills Road. These are areas of natural beauty and scientific interest close to the Charnwood Forest and in the National Forest boundary. Coalville needs the natural habitats and scenery to enhance its reputation as a good place to live and work.</p>	<p>As part of the preparation of the local plan an ecological study is being updated so this evidence can be referenced and included as part of the local plan.</p>
Marsden, Penny	LP15057	No	<p>The Greenhill Farm site, areas at the bottom of Bardon Hill bordering the Ivanhoe Way and Kenmore Crescent, fields near Holly Hayes Woods and areas adjacent to Warren Hills Road should be retained as areas of natural beauty and scientific interest. Coalville needs the natural habitats and scenery to enhance its reputation which is not always favourable. Filling them with houses detracts from this and current highways infrastructure is not sufficient for additional homes.</p>	<p>Noted.</p>
Measom, L D	LP11855	No	<p>The district's historical sites need preserving and enhancing for future generations i.e. Snibston, Swannington Railway etc. There is no mention of conservation in the Local Plan.</p>	<p>The District Council agree that the new Local Plan will need to make a reference to</p>

			<p>Coalville is supposed to be the main town and thus the nerve centre of North West Leicestershire yet has been allowed to become run down and shabby - is that why a photo of attractive Ashby was included in the leaflet? What plans does the Council have to give Coalville credence as the hub of the area?</p> <p>With all the new build of industrial areas and houses giving rise to greater air pollution, can the Bardon Road Bypass be built to help disperse toxic fumes from people and their homes?</p>	<p>heritage. While a Bardon Relief Road would have some impact in reducing forecast traffic flows on the A511 Bardon Road between Stephenson Road and Grange Road, it would lead to an increase in forecast traffic on Waterworks Road. Elsewhere the impact would be minor. As a consequence, the Highway Authority concluded that there was no evidence to suggest that a business case could be made to secure public funding for a Bardon Relief Road nor, given the constraints imposed by the planning system, could developers be required to fully fund it.</p>
Measom, Mrs L	LP14909	No	Leisure facilities, historic sites	The District Council agree that the new Local Plan will need to make reference to both historic sites and leisure facilities.
Melbourne Trust		No	<p>This representation has been prepared by Clarendon Planning & Development Ltd on behalf of Melbourne Trust. As part of the representation a SHLAA site has been submitted to the Council for consideration as part of the preparation of the local plan for land at Main Street, Wilson which is in the ownership of the Melbourne Trust.</p> <p>Given the outdated nature of the adopted Local Plan (2002) and the withdrawal of the Core Strategy 2013, there is a real need to streamline the preparation timescales of the new Local plan to provide a plan led basis for growth. It is considered every effort should be made to bring forward the</p>	The site will be assessed as part of the SHLAA review 2015.

			<p>draft plan stage to facilitate earlier delivery of the approved plan.</p> <p>Housing Need :The SHMA was agreed recently in June 2014 and provides a requirement of 5,700- 7,000 houses between 2011 and 2031, equating to a need of 285-350 new houses per year. Whilst the majority of these new sites will be in larger settlements, there is a requirement for smaller rural communities to access housing, whether private or affordable, to provide local choice, growth and security. This objective is supported by the NPPF and NPPG.</p> <p>Strategic Policies: In terms of the development strategy, the settlement hierarchy should identify Wilson as a sustainable village with capacity for small scale growth given the existing bus connection and leisure amenities.</p> <p>Housing Policies: Land at Main Street, Wilson has been identified as having potential to provide a small- scale residential development site to augment local supply. This site should be added to the SHLAA as a potential housing site.</p> <p>Design Policies: The inclusion of design policies to ensure high quality design is supported.</p> <p>The representation has included a description of the submitted SHLAA site.</p>	
Mobile Operators Association		No	<p>It important that there is a specific telecommunications policy within the emerging Local Plan. Telecommunications play a vital role in both the economic and social fabric of communities merit the inclusion of a policy which refers specifically to telecommunications developments. Such a policy should give all stakeholders a clear indication of the issues that telecommunications development will be assessed against. We would suggest a policy which reads;</p> <p>Proposals for telecommunications development will be permitted provided that the following criteria are met:</p> <p>-(i) the siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area; (ii) if on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building; (iii) if proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the (local) planning authority. (iv) If proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites,</p>	This representation has been noted and the delivery of infrastructure will be included as part of the new local plan.

			<p>conservation areas or buildings of architectural or historic interest. When considering applications for telecommunications development, the (local) planning authority will have regard to the operational requirements of telecommunications networks and the technical limitations of the technology. We would consider it appropriate to introduce the policy and we would suggest the following;</p> <p>Mobile communications are now considered an integral part of the success of most business operations and individual lifestyles. With the growth of services such as mobile internet access, demand for new telecommunications infrastructure is continuing to grow. The authority is keen to facilitate this expansion whilst at the same time minimising any environmental impacts. It is our policy to reduce the proliferation of new masts by encouraging mast sharing and siting equipment on existing tall structures and buildings.</p>	
Money Hill Consortium		No	<p>The Money Hill Consortium (comprising Cogent Land, Taylor Wimpey and Bloor Homes) has controlling interest in approximately 118 hectares of land in Ashby-de-la-Zouch, comprising land that is bound by the A511, Nottingham Road and Smisby Road. Money Hill has been identified in previous iterations of the Local Plan (LDF Core Strategy) as the preferred location for the future growth of Ashby-de-la-Zouch.</p> <p>In summary, the Money Hill site offers a unique opportunity to plan for the growth of Ashby-de-la-Zouch in a sustainable and comprehensive way. Furthermore, it offers the following benefits:</p> <ul style="list-style-type: none"> • The site has been identified as a broad location for development identified for at least 605 new dwellings in the Council's draft Local Plan Core Strategy • The site has been considered the most sustainable site in Ashby-de-la-Zouch as part of the NWLC Sustainability Appraisal; • The site would make efficient and effective use of land, in a location which is highly accessible to the town centre and public transport links; • The proposed development would add to the vitality of the Ashby-de-la-Zouch town centre; • The proposed development would provide considerable on-site direct jobs; • Money Hill is not subject to the same infrastructure and market demand constraints • One third of the site would be public open space, and also includes 	As part of the preparation of the local plan, a number of sites will be assessed through the SHLAA and the SA process, to ensure that the most suitable sites are allocated within the plan.

			<p>sustainable urban drainage measures to enhance the protection of the wider residential area;</p> <ul style="list-style-type: none"> • The proposals would make financial contribution to the River Mease DCS • New provision for public transport, with a new bus service and greater local provision for walking and cycling, and • With regard to the L&L SHMA, the following concerns have been identified: • It fails to justify the choice of HMA or assess the potential interaction with neighbouring HMAs • Identified the sources of information for determination of OAN • Apply relevant considerations to the OAN to determine needs of specialist groups • Make adjustment to take account of socio-economic trends and aspirations • Adequately consider the relationship between the HMA and neighbouring HMA to determine the need to accommodate overspill; • Identify a range of potential scenarios for housing need • Undertake rigorous sensitivity testing to determine the most relevant, robust and justified OAN figure. <p>The most straightforward approach in structuring the Local Plan would be to have five principal sections, including: main strategic objectives; economic policies; societal policies; environmental policies, and implementation and review mechanisms.</p> <p>The Local Plan should also make provision for alternative and deliverable options. An example of such would be polices associated with High Speed 2 (HS2) and its associated spatial implications. For those development sites potentially lost through the routing of HS2 provision should be made elsewhere to ensure that NWLDC meets its housing and employment targets within the plan period.</p>	
Moore, Elaine	LP13872	Yes		
Narrainen, Mrs C	LP15011	Yes		
National Trust		No	<p>The 15-20 year timescale for North West Leicestershire's Local Plan is supported.</p> <p>The current list of policies to be included in the Local Plan falls short on environmental policies, and in particular in relation to heritage. We consider that the expansion and strengthening of these policies will be particularly</p>	<p>The District Council agrees that the local plan needs include policies in relation to heritage. The Regulation 18 document was only a guide</p>

			<p>important in light of the likely routing of HS2 through NW Leicestershire. We recommend that the suite of 'environment' policies are re-branded as 'natural environment' policies and that a new section is created for 'historic environment policies'. Built environment policies already appear to be covered by the 'design and development' section and other policy areas. We strongly suggest that a framework of historic environment policies is included in the plan. Without policies relating to the historic environment there is a considerable risk that an Examination Inspector will find the plan unsound.</p> <p>We suggest that a 'strategic' policy and additional lower level policies are included in the plan.</p> <p>We recommend that the policy on 'sites of ecological importance and value' is extended to cover sites, habitats and species and ecosystem services. It is recommended that an additional policy is included to protect geological resources. This may be a distinct policy or may be combined with biodiversity policies as is commonly the case.</p> <p>An additional policy relating to landscapes is required to ensure that development protects and enhances and responds appropriately to the landscapes context. This should not just relate to protected landscapes such as AONBs. It is distinct from the proposed policy on 'landscaping as part of new development' within the Design and Development section and would complement that policy.</p> <p>It is suggested that provisions are out in place to protect existing green infrastructure and to extend, enhance and connect the green infrastructure network. The policy should recognise that green infrastructure networks extend beyond the local authority boundary and should plan accordingly.</p>	<p>to potential topics to be included in the local plan, it is expected that these topics will be expanded; we therefore note your comments in relation to the environment.</p>
Natural England		No	<p>Environment policies should also include landscape character, geodiversity and protection of air, water and soil resources. Natural England's key interests and those which we would expect to see addressed through development include biodiversity; geodiversity; landscape character and quality; green infrastructure; climate change; access to the countryside and other open space; the protection and enhancement of soils; and environmental land management.</p> <p>The plan should include a clear strategy for protecting and enhancing the natural environment and landscape, supported by policies, and based on robust and up to date evidence. You may wish to consider how the local plan can reflect the value of the environment to the local economy, and how it can incorporate the role of the ecosystem services. There are a number of</p>	<p>The District Council welcomes Natural England's representation and agrees that the new Local Plan should include policies on landscape character, geodiversity and protection of air, water and soil resources.</p>

			<p>environmental constraints that should be considered when allocating sites for development.</p> <p>Of particular relevance to NWL is the River Mease, it is advised that any development proposals should aim to avoid damage to existing biodiversity features, particularly designated sites, and to create opportunities for enhancing biodiversity through the delivery of Local Biodiversity Action Plan targets.</p> <p>Of particular relevance to North West Leicestershire is the River Mease which is designated as both a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC). North West Leicestershire District Council will need to carry out a screening assessment under the Conservation of Habitats & Species Regulations 2010 (the Habitat Regulations) to assess the impact of the proposed development on the River Mease.</p> <p>We advise that any development proposals should aim to avoid damage to existing biodiversity features, particularly statutorily designated sites, and to create opportunities for enhancing biodiversity through the delivery of Local Biodiversity Action Plan (LBAP) targets.</p> <p>Planning policies should take a strategic approach to the conservation, enhancement and restoration of geodiversity, and promote opportunities for the incorporation of geodiversity interest as part of development.</p> <p>Early consideration should be given to the quality of soil resource on potential development sites and therefore the Local Plan process provides a useful opportunity to consider soils and to ensure their protection during the plan making process.</p> <p>Where significant development of agricultural land is unavoidable, poorer quality land should be used in preference to that of higher quality, except where this would be inconsistent with other sustainability considerations.</p>	
NFU East Midlands Region		No	<p>The NFU will be looking to see that the new local plan has policies which positively encourage the above and do not deter them because of, for example, restrictive landscape designations and sustainable transport policies which imply that all development needs to be by a bus stop. There can also be issues about new buildings being sited too close to noisy or smelly farm buildings which cause nuisance to new householders and lead to abatement notices being served on longstanding businesses. We would urge the Council to be especially careful before granting permission to residential development near to bad neighbour uses.</p>	Noted.
Nigel and Andrea		No	As long term residents of Agar Nook, with respect to the applications off	As part of the local plan, the

White			<p>Greenhill Road we are disappointed that they are being considered as this land forms a natural buffer to Coalville.</p> <p>The land in question is essential to maintain the beauty of the area and a crucial habitat for local wildlife/ ecology, especially given the magnitude of quarrying works proposed behind this area.</p> <p>Greenhill Road currently suffers from insufficient capacity for current traffic levels, plus excessive speed, this will only be made much worse by further developments. Essential improvements need to be made to Greenhill Road, plus traffic calming added.</p> <p>With regard to flooding there have been four occasions on Romans Crescent in the last 20 years due to insufficient capacity of sewers. New development will make this situation worse even with SUDs drainage measures being in place.</p> <p>In our view the area has ample housing, available plus granted housing permissions in place, so we ask applications now be discouraged from this area.</p>	<p>District Council may have to allocate sites for development. In order to allocate sites for development, sites will be assessed against several pieces of evidence in order to allocate the most sustainable sites.</p>
Oxalis		No	<p>The document should include a specific policy relating to the proposed East Midlands Gateway Strategic Rail Freight Interchange (SFRI), which is a nationally significant scheme which has the potential to deliver significant private sector investment in the local economy and infrastructure.</p> <p>It is important that the Local Plan strikes a balance in the delivery of development throughout the plan area, taking into consideration the improved access to both Nottingham and Derby to the north of the District and the current employment opportunities at East Midlands Airport and the future employment opportunities by East Midlands Gateway Scheme.</p> <p>Proposals for a Strategic Rail Freight Interchange [SRFI] in North West Leicestershire have been submitted to the Planning Inspectorate as an application for a Development Consent Order.</p> <p>The East Midlands Gateway proposal should be embraced by the new Local Plan in a similar way to that taken in the earlier submitted Core Strategy.</p> <p>The scheme represents significant proposed private sector investment in the local economy and infrastructure. It would be a nationally significant development which would directly support inward investment and wider economic activity in the Three Cities area of the East Midlands.</p> <p>There is evidence to suggest that North West Leicestershire has seen a strong and rapid growth in office based employment over recent years. As most methodologies for forecasting start from a position of reflecting past trends, the forecast is for further, similar growth into the future. The PACEC</p>	<p>The District Council welcomes the Oxalis representation and acknowledges that the local plan will need to make a reference to the planned SFRI and the impact this will have on the local economy.</p>

			<p>report forecasts a demand of 31,900 sqm of office space between 2010 and 2031 and equally emphasises the importance of a flexible supply of employment sites.</p> <p>Kegworth has previously been identified as a 'Rural Centre' and, as such, of being capable of accommodating some growth. This will benefit the community by meeting local need and ensuring that the facilities, enjoyed by local residents currently, remain viable.</p> <p>The SHMA indicates that the housing delivery requirement for the District in the Plan Period [2011 – 2031] will be between 5,700 and 7,000 dwellings. Due to the numbers being lower than the Core Strategy requirement, it is important to recognise that these results could be an anomaly following the recent recession which has resulted in the level of net inward migration to the area. Therefore, any current forecast of reductions in demand for housing may simply reflect short term trends and the new Local Plan must ensure that the District is prepared to accommodate a likely increase in dwelling requirements as the economy continues to recover.</p> <p>Even though there is merit placing larger levels of growth around Coalville, a more even distribution should be considered having regard to the recent transport infrastructure to the north of the District. Recent infrastructure developments have improved links to both Nottingham and Derby, this should have considerable benefits to residents in the northern area of the District especially Kegworth.</p> <p>Employment opportunities both now and in the future should also be a consideration when assessing where new residential development should take place.</p> <p>The Local Plan allocates sites for development across the Plan area. However, the allocation of sites for housing needs to not only relate to the qualitative contribution to the housing requirement aspects of the District's need. It also needs to consider the qualitative aspects of not only the scheme itself but also the benefits which that scheme can bring to the wider community through, for example, the delivery of otherwise absent infrastructure and facilities.</p>	
Palmer, S	LP13111	No	<p>Any building on class 1, 2 and 3a agricultural land in line with the statements contained in the NPPF. With an emphasis on firstly utilising brown field sites, which we have plenty of.</p> <p>Protection for village identities and the removal of development sites which cause coalescence.</p> <p>The sale of disused council land at low prices to allow affordable homes to</p>	<p>National Planning Policy supports the use of brownfield sites before the development of Greenfield sites. The latest Strategic Housing Land Availability</p>

			<p>be built.</p> <p>The development of infrastructure first before development.</p> <p>Allowing significant development in rural villages to ensure they have a future. Without some development we will continue to see schools, pubs and community facilities lost.</p>	<p>Assessment identifies a small number of brownfield sites. The new Local Plan will need to set out a policy on affordable housing for the Borough. Rural areas are currently assessed to see how sustainable they are to ensure that they have enough local services and facilities to support new development.</p>
Parry, Bruce	LP14190	Yes		
Pymm, Gareth	LP15009	No	<p>Areas where no development should be permitted, i.e. green field and Charnwood forest. Need for new houses to be of forward thinking, contemporary, green design and built to high standard. Need to improve cycle infrastructure and consider impact of new developments on existing residents and road users.</p>	<p>Noted.</p>
RES UK		No	<p>It is suggested that the Council include a specific Policy to support the delivery of stand-alone renewable and low carbon energy developments.</p>	<p>The District Council agree that a policy will be required for the delivery of renewable energy and low carbon technologies.</p>
Richborough Estates		No	<p>Fisher German LLP has been instructed by Richborough Estates Ltd to submit a representation to the North West Leicestershire Local Plan consultation.</p> <p>The representation focuses on the settlement of Ashby de la Zouch and planning application reference 14/00578/OUTM which is an outline application for up to 275 dwellings on land off Burton Road and Moira Road. The strategic policies possible contents are supported, with the provision of a settlement hierarchy which in turn should see development directed to the Districts main towns, such as Ashby and Coalville.</p> <p>The amount of housing for delivery is crucial in the plan making process and the established housing requirements will need to be a robust figure across the plan period. The SHMA figures put forward by the Council are currently being questioned by a number of developers given the low figures advanced in comparison to the RSS figures despite growing housing need.</p> <p>Once those figures are established it is important to include housing policies</p>	

			<p>which identify sites for housing development. Those sites should be considered on the basis of sustainable locations in areas of directed growth e.g. larger settlements for larger sites which can be assimilated in to the neighbourhood. Affordable housing policies should also be included including the required percentage and threshold values, with flexibility built into the policy for cases where viability of a scheme would be compromised. Other contents such as design and development are also supported to ensure high quality schemes with a high standard of amenity are created. Place-based policies are also supported for inclusion with the plan with a focus on Coalville, Ashby and Castle Donington which should include sites identified for new housing as suggested.</p> <p>The representation seeks to highlight the Ashby site subject to the planning application and should be identified for residential use within the plan, due to:</p> <ul style="list-style-type: none"> • Current shortage of land for housing in the District • Contribution of affordable housing • Creation of a high quality sustainable development • Negligible impact on the natural environment • Offers a logical extension to Ashby de la Zouch <p>Further details have been submitted in relation to the site</p>	
Sport England	LP13608	No	<p>The Local plan should have an overall vision to support the health and well being of the community through sport and active recreation. Playing fields and sports facilities should be protected in accordance with paragraph 73 and 74 of NPPF with relevant policies. In this regard robust and up to date evidence should be available to aid the positive planning of the area with regard to sports facilities and playing fields.</p>	<p>The local plan will have to make reference to the enhancement of existing and the delivery of new sports facilities and playing fields through development. As part for the local plan the existing protected open spaces will need to be reviewed.</p>
Surrey, Jennifer	LP12716	Yes		
Talbot, Neill	LP15026	No	<p>There needs to be more detail on environmental policies, particularly those relating to nature conservation. Given the stated aim of building several thousand new houses, there will need to be strong policies on environmental protection. In particular, we would want to see policies that protect:</p> <ol style="list-style-type: none"> 1. Designated sites such as SSSIs and SPAs and Ancient woodlands. 2. Local Wildlife Sites [LWS] including candidate/potential LWS and RIGS. 3. Charnwood Forest. 	<p>The District Council agrees that the local plan needs include policies in relation to the environment. The Regulation 18 document was only a guide to potential topics to be included in the</p>

			<p>4. The National Forest.</p> <p>5. Habitat networks including the Soar Valley and other river corridors.</p> <p>6. Other species-rich habitats such as ancient hedgerows, mature trees and wetlands</p> <p>7. Protected species including bats, great crested newts, water voles and others</p> <p>Up to date habitat surveys (Phase 1) of the whole of NWL are required, with more detailed surveys of some areas that provide good wildlife habitats - the last phase 1 survey was undertaken in 2007 as far as we are aware.</p> <p>Adaptation to climate change/eco-system services need to be fully integrated into policy e.g. Sustainable Urban Drainage Systems (SUDS); creation of wetland areas; green roofs etc. The need for Green spaces in towns to be managed more sympathetically for wildlife, and areas linked together better.</p>	local plan, it is expected that these topics will be expanded.
Taylor, Tony	LP13007	Yes		
Tebbatt, Jane	LP15060	No	<p>There needs to be a focus on policy and strategy to create sustainable communities and not simply piecemeal development. New development should have adequate transportation and other key amenities in place prior to granting development particularly surface water drainage etc.</p> <p>There needs to be a policy to enforce/encourage sustainable design and renewable energy built into any and all new development i.e. photovoltaic's.</p> <p>Adequate policy protection of open spaces and particularly attractive countryside, through policies which cannot be quickly withdrawn.</p> <p>Modern and innovative design implemented in new buildings.</p> <p>Protection of town centres, by allowing healthy competition for consumers.</p> <p>Adequate sustainable methods of transport policies to enable cycle paths and the reinstatement of the tram/ rail link to neighbouring town locations /away from London and create more traffic on the roads.</p> <p>A better approach to stakeholder engagement is needed, with better methods to submit comments. Many residents feel intimidated by the planning system and do not know how best to communicate their objections support for planning situations.</p> <p>Policies which will limit/restrict the politics of the "elected" planning committee influencing development in certain, less politically favourable locations and the use of party politics to control planning decisions. Planning Committee members must provide better justification - open to challenge - where planning officer recommendation is overruled, to avoid political agendas developing and party whips forming. A Planning Committee which</p>	The Local Plan will cover a 15 year period to 2031, the purpose of the local plan is to allocate site for development for this time period. The District Council agree that there will need to be a policy on renewable energy and good quality design.

			<p>does not comprise of too many members who work/ make profit from development. This will remove the perception of "bias"/influence in favour of development when reviewing controversial planning applications.</p> <p>Better protection of land of particular attractive countries - e.g. maintain the current limit of development for the Greenhill Road area. These are the last few fields, have significant importance to the local area and provide a link to the wildlife at the top, and over, the hills. Remember - the topography of this area means not all open space is readily accessible to all.</p>	
The Coal Authority		No	<p>The emerging Local Plan needs to address the following issues:</p> <ul style="list-style-type: none"> • The inclusion on the Policies Map of the adopted Leicestershire Mineral Safeguarding Areas, and where relevant Mineral Consultation Areas, for surface coal resources as defined in the Leicestershire Minerals Plan; • Appropriate development management policies for the Mineral Safeguarding Areas to ensure that mineral resources are not needlessly sterilised – these should include criteria to encourage the prior/pre-extraction of surface coal resources where it is necessary for non-minerals development to take place within safeguarded areas; and • Ensuring that areas and sites identified/allocated for non-minerals development take account of the presence of surface coal resources in the site assessment methodology process and do not unnecessarily conflict with or sterilise safeguarded areas. • The inclusion of suitable policies to ensure that all development proposals within coalfield areas take adequate account of any coal mining-related land stability or other public safety risks and, where necessary, incorporate suitable mitigation measures to address them; • The identification, where appropriate, of areas that are particularly likely to be subject to land stability and other public safety hazards resulting from former coal mining activities; and • Ensuring that areas and sites identified/allocated for development take account of the presence of mining legacy and other unstable land issues in the site assessment methodology process 	Noted.
The National Forest Company		No	<p>The drafting of a new Local Plan is an opportunity for The National Forest to be fully integrated into the document to ensure that new development aids the creation of The National Forest but also benefits from being sited within the Forest. More of the Forest is within North West Leicestershire than any</p>	The District Council agrees that it is important for the local plan to have a strong reference to the National

			<p>other District which provides justification for strong references to the Forest throughout the document and an expectation that the impact of the development on the Forest and the impact of the Forest on development will be addressed through the plan.</p> <p>The NFC was pleased with the references to The National Forest within the withdrawn Core Strategy and the wording of the proposed National Forest Policy. This will need to be updated in the emerging plan to reflect our new Strategy and changes in national policy but the withdrawn policy will provide a good starting point. A specific National Forest policy should be retained and the District's strong emphasis on urban design should be continued. Consideration should be given to an overarching green infrastructure policy which aims to connect habitats across the District. Connectivity and enhancement of Public Rights of Way, especially around the Heart of the Forest area, may warrant a specific reference within the Plan with an expectation for new developments to contribute to enhancements. This would add Policy support to discussions that have taken place on a number of proposed schemes across the Heart of the Forest recently.</p>	Forest. The Local Plan subject to the viability of development will encourage the enhancement of the National Forest.
TNT Ltd	LP13785	No	The primary purpose of this submission is to request that the area hatched red on the attached plan (east of the A42 at Newbold/Lount) be identified as an extension to the existing employment site, in order to provide for the future growth of the business.	Noted.
Waltho, Chris	LP14350	No	I do agree with the proposed content of the Local Plan. I am concerned, however, that the Council must include a strategy for the provision of affordable homes as the NPPF and NPPG, coupled with the Government's Growth and Infrastructure legislation, have seriously undermined any realistic prospect of meeting the Authority's Affordable Housing SPD targets. It is important to look very closely at the sustainability of housing developments, not just in this respect but also in connection with job opportunities in the District. What strategies will there be for exploiting the National Forest Line, the Ashby Canal and HS2 during the plan period and beyond? Finally, we must not lose sight of the importance of all statutory designations and the need to protect our natural and historic environment. Robust policies must be put in place to protect all Conservation Areas as well as nationally recognised reserves such as Charnwood Forest.	As part of the preparation of the new Local Plan, it will be important to review the delivery of affordable housing based on the most up to date evidence. The District Council agree that there will need to be specific heritage policies included within the local plan.
Whitehouse, Scott	LP12087	No	Major infrastructure upgrades... Roads and junctions to improve traffic flow through NWL	The new local plan will review infrastructure provision within the District.
Whitwick Action		No	Whitwick Action Group would like to support the policy that retains the land	Noted.

group			currently being saved by policy E20 Green Wedge. The policy has recently been tested at appeal and later through the High Court. We ask that the Green Wedge should be protected and enhanced by a robust policy within the Local Plan.	
Whitwick Parish Council		No	Whitwick Parish Council has resolved that in this Council's opinion, the contents of the Local Plan should include specific reference to: <ul style="list-style-type: none"> • Under seeking developer contributions, that parish councils should be fully consulted at the earliest opportunity regarding which local needs should be prioritised for benefit. • Under Environment Policies, the need to protect areas of countryside in addition to sites of ecological importance and value. • Under Housing Policies, the need for housing mix on new developments to include adequate provision of both affordable and market properties for the needs of the ageing population. • Under economic policies, the need for the protection of services and facilities to include assets of community value. 	Noted.
Wilson Bowden Developments Limited		No	Wilson Bowden considers that the forthcoming new Local Plan should include: <ul style="list-style-type: none"> • A pro- growth employment land requirement supported by a robust evidence base. This would be a minimum figure over the plan period. • An economic policy which not only includes that requirement but promotes and support employment development. It is vital that this policy provides for a flexible approach to employment development. This approach will include allowing non-allocated sites to be developed if a particular occupier is needed. It is important that the employment figure is a minimum figure again to provide flexibility. • Identify land to be allocated for employment development. These allocated sites should be included in a specific policy, which would either be a single policy with all allocations or individual place-based policies as part of a wider suite of policies for each settlement. • One of these employment allocations should be Wilson Bowdens Sawley Crossroads site at Castle Donington; it should be allocated for B1, B2 and B8. 	The District Council agrees that local plan includes a policy that promotes and supports economic development.
Wright, Alison	LP12181	Yes	As I live in a village with no bus service then it is important to either <ol style="list-style-type: none"> 1 .Include a provision to ensure that public transport is available 2 .Limit the number of houses being built in the village 	Noted.
Yarwood, A	LP15013	No	The plan needs to include criteria to assess planning applications for Gypsy	Noted, a separate site

			sites as well as possible sites for allocation. This is a requirement of national policy as set out in Planning Policy for Traveller Sites	allocations document will also be prepared for Gypsy, Travellers and Show People.
	LP12563	No	Conservation and heritage are missing	The District Council agrees that these topics will need to be included within the Local Plan.
	LP11908	Yes		
	LP11807	No	Need to take account of the huge amount of 'uncontrolled' development that has taken place since the last plan ran out. We are not starting from zero here since the last local plan was rejected. The quantity of development sites allocated should consider what has happened during the period when no plan was in force. Ashby in particular is creaking at the seams. No school places, overstretched health facilities and roads that cannot cope with the current volumes of traffic. The allocation for the next 15/20 years has already been used up. Residents are fed up.	The sites that already have planning permission or that have been developed since 2011 will be top sliced off the housing requirement for the District. The Local Plan may still have to make allocations for further housing requirements to meet the Districts housing needs. As part of allocating sites for development existing school and highway capacity will be assessed.
		No	The Plan does not respond to the recently published national community energy strategy or NPPF paragraph 97 to support community-led initiatives for renewable and low carbon energy. A letter issued by DCLG to all local authorities dated 27 January 2014 highlighted the importance of local plans in supporting community energy with recommendations for work to develop and implement community energy which could form part of the Local Plan process including: Developing and implementing a community energy strategy at the local level and identifying strategic sites for community energy as part of Local and Neighbourhood plans. We request that the Local Plan better considers this and opportunities and support for community energy is reflected within the Local Plans evidence base and policies.	The District Council recognises the importance of including a standalone renewable energy and low carbon technology policy.
	LP13502	No	So far as Castle Donington is concerned, there should be some policy about parking in the village. Parking is already quite difficult and, with so many houses being built beyond easy walking distance, extra space must be	Noted.

			found - or the centre of the village will not attract the custom needed to preserve it as an active part of village life.	
	LP13174	No	The published possible policy is so high level as to be more or less meaningless. Weasel words. What I particularly would like to see is a little more proactive approach to the problem of rural transport - villages like Appleby Magna are slowly being cut off, and as the population ages this is becoming an increasing problem. Appleby Magna is also about to have a quite significant population growth due to new housing, more stress for an already underwhelming transport system. What is the Local Plan for rural transport (HS2 and the Ashby canal are of zero benefit to the transport problems around Appleby?	The Local Plan will review highway capacity issues as part of new development.
	LP14696	Yes	Not sure how overarching plans will be linked together but biggest concern is the impact on housing growth on town infrastructure. For example, there have been a number of housing developments approved around Ashby and at planning stages but little new investment seen in town facilities, e.g. roads, schools, traffic congestion, car parking. Some provision has been made for extra primary school but none as yet for secondary places. Ashby cannot keep building additional housing without investment in other facilities to support the new and current population.	As part of the preparation of the local plan, when allocating development sites there will be a review of the capacity of the existing infrastructure and infrastructure requirements to support further growth.
	LP14677	Yes		
	LP15090	No	Effect of traffic in planning for rural areas	Noted.
	LP11433	No	The Plan does not respond to the recently published National Community Energy Strategy or NPPF paragraph 97 to support community-led initiatives for renewable and low carbon energy. A letter issued by DCLG to all local authorities dated 27 January 2014 highlighted the importance of local plans in supporting community energy with recommendations for work to develop and implement community energy which could form part of the Local Plan process including: Developing and implementing a community energy strategy at the local level and identifying strategic sites for community energy as part of Local and Neighbourhood plans. We request that the Local Plan better considers this and opportunities and support for community energy is reflected within the Local Plans evidence base and policies.	The District Council recognises the importance of including a standalone renewable energy and low carbon technology policy.