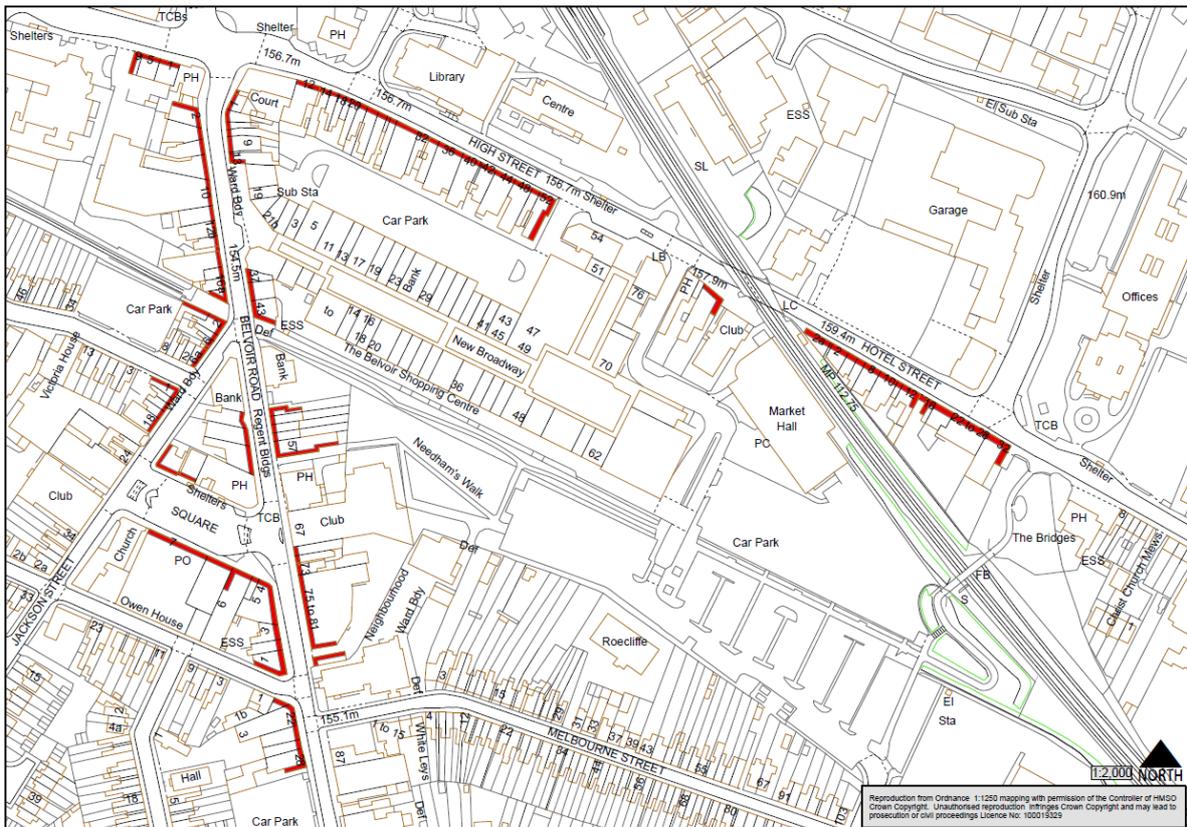


# Coalville Conservation Area Local Development Order

## Statement of Reasons – February 2020

North West Leicestershire District Council has prepared this Local Development Order to help facilitate the Coalville Frontage Improvement Scheme by streamlining the planning process.

### 1. The area covered by the Order



1.1 The Order applies to the frontages and key side elevations of the following properties, as shown by the red line on the map above:

- 10 – 52 High Street (evens only)
- 74 High Street (even only)
- 2a – 32 Hotel Street (evens only)

- 1 – 13 Belvoir Road (odds)
- 37 – 43 Belvoir Road (odds)
- 49 – 59 Belvoir Road (odds)
- 69 – 83 Belvoir Road (odds)
- 2 Belvoir Road – 18 Belvoir Road (evens)
- 22A Belvoir Road – Regent Buildings (evens)
- Lombard House – Stafford House, Belvoir Road
- Exchange Buildings – 28 Belvoir Road (evens)
- 1a Owen Street (odd)
- 1 – 9 Ashby Road (odds)
- 2 – 16 Jackson Street (evens)
- 1 Margaret Street (odd)
- 7– 10 Marlborough Square
- 2 – 3a Marlborough Square

1.2 The properties covered by the Order are all within the Conservation Area.

## **2. Description of development permitted**

- 2.1 The Order is in two parts: ground floor and upper floor/s.
- 2.2 At ground floor, repair, refurbishment or replacement of shop fronts are permitted, subject to conditions and other limitations.
- 2.3 At first floor or above, the refurbishment, repair or replacement of rainwater goods, brickwork, and windows is permitted, again subject to conditions and other limitations.

## **3. Justification for creating the Order**

- 3.1 North West Leicestershire District Council is committed to improving Coalville town centre. The Coalville frontages scheme was launched in July 2015 in order to facilitate the Council's wider programme to 'create confidence in Coalville' as part of the Coalville Project. The scheme's geographical scope was expanded to Phase 2 in December 2016, to accommodate demand following the success of Phase 1.
- 3.2 The aim of the Frontage Improvement Scheme is to ensure that long term sustainable and architecturally sympathetic repair and renovation takes place along parts of Hotel Street, High Street, Belvoir Road, Marlborough Square, Jackson Street and Ashby Road; and to maintain and enhance Coalville's architectural interest in a way that reflects respect for its heritage.
- 3.4 The Order supports that investment by removing red tape: it grants planning permission, for the works that the frontage improvement scheme is targeting, avoiding the need for individual properties to gain planning permission, with the time and expense that is involved with that process.
- 3.5 Property owners, and occupants, need only to ensure their proposals conform to the Order, the Coalville Frontage Improvement Design Guide (and terms of grant if applicable). If a property owner wishes to carry out works that are covered by the Order, but entirely at their own expense, that is allowed. It is intended that the Order will help to maintain this success, following the Council's allocation of £650,000 of funding to the Frontage Improvement Scheme, of which approximately £400,000 remains.
- 3.6 There have been three earlier Coalville Conservation Area Local Development Orders. The first LDO was adopted in July 2015 for an 18 month period, and was instigated to assist the delivery of Phase 1 of the scheme for Hotel Street and High Street. The second LDO, adopted in December 2016 for an 18 month period, was expanded to include the Phase 2 properties as well as providing continued for properties on Hotel Street and High Street (Phase 1). The third LDO included properties from the both phases of the scheme, and expired on 30 November 2019.

- 3.7 It is therefore considered that the LDO has been, and will continue to be an effective and appropriate tool to make the planning process easier, thereby encouraging participation in the Frontage Improvement Scheme.
- 3.8 A limited number of properties that are not eligible under the Coalville Frontage Improvement Scheme have been added to the LDO. These are 1a Owen Street, Lombard House, Stafford House, Exchange Buildings, 28 Belvoir Road, and 83 Belvoir Road. It is considered that these properties in the Conservation Area would not benefit from the same processes set out in the Order and the accompanying design guide.

#### **4 Rationale for the development permitted**

- 4.1 The type and form of development permitted has been carefully considered, to offer sufficient flexibility to property owners, enabling them to deliver the improvements that are sought by the scheme.
- 4.2 In addition, the development permitted by the Order is designed to encourage desirable changes.
- 4.3 The Order applies regardless of whether the improvements are being carried out as part of the Frontage Improvement Scheme, which means that if a property owner decides to improve their shop front independently, they still would not need specific planning permission as long as the works are within the scope of the Order.

#### **5 Environmental Impact Assessment (EIA) screening**

- 5.1 The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 set out the forms and size thresholds of development that require an Environmental Impact Assessment (EIA). These are split into two categories, Schedule 1 and Schedule 2.
- 5.2 Article 38 paragraph 12 part (b) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017) states that a Local Development Order may not be made so as to grant planning permission for development which is Schedule 1 development within the meaning of regulation 2 (1) of the 2017 Regulations. No Schedule 1 development is therefore included in the Local Development Order.
- 5.3 The development permitted by the Local Development Order does not fall within the list of 'Schedule 2' developments.
- 5.4 No EIA is therefore necessary.
- 5.5 Given the nature of the works it is not considered that an appropriate assessment is required in respect of Regulation 80 of the Conservation of Habitats and Species Regulations 2017 as amended by the Conservation of

Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

## **6 Consultation on the LDO**

- 6.1 The council will comply with the consultation requirements, as set out in Article 38 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 6.2 Following the expiry of the consultation period, any and all responses received will be recorded, analysed and assessed to inform the final version of the Order. The Secretary of State will be accordingly notified within 28 days of adoption of the Order (with or without amendment, as the case may be).