

Our District – Our Future

WHAT IS THE 'CORE STRATEGY'?

The Council is required to produce a 'blueprint' for how the district will develop over the next 20 years which is called the Core Strategy.

We have previously consulted with a wide range of people including local residents; interest groups; Parish and Town Councils; service providers; developers and landowners and have been working to take their views into account in producing the following questions. We would welcome your feedback relating to the four questions below as we are now approaching the point of making final decisions on the allocations based on the level of need within the District itself.

The Government has made it clear that it expects Councils to continue to make progress on the preparation of their Core Strategies. If we don't do this as quickly as possible then there is a real danger that new developments could be approved across the District without taking into account the views of communities.

WHAT CHANGES ARE WE NOW PROPOSING?

Amount of new housing development

We previously said - that 10,200 new homes would be built in the period 2006-2026 (510 new homes every year) – this was based on regional targets which we were required to meet.

You said – this was too many new homes and would change the very nature of the District in terms of its character and natural beauty. It was clear that the number should be reduced.

What we are doing – the Coalition Government has changed their National Planning Policy so we

can set our own housing targets, as long as we can back this up with evidence. We have listened to your concerns and looked at the evidence and are proposing to reduce the amount of housing to 8,000 which equals to 400 new homes every year. This is the same as the average number of new homes built per year in the District as from 1991 to 2011.

Question

1 Should we have a target of 8,000 or 10,200 new homes?

Where should the new housing go?

We previously said – most of the new development (9,800 new homes or 490 every year) would take place in the Coalville area, with the remainder in Ashby de la Zouch, Castle Donington, Ibstock, Kegworth and Measham.

You said – this was too much development in Coalville, particularly if it meant building on the Green Wedge between Coalville, Whitwick and Thringstone.

What we are doing – if we reduce the total amount of development in the district to 8,000 we can reduce development in Coalville to 4,400 homes. 700 have already been or are being built. This means we only need to find land for about 3,700 new homes i.e. 185 new homes every year. We are proposing to put most of this on the south-east side of Coalville, between Coalville/Hugglescote and Bardon industrial area. This amount of development will require the provision of new facilities, such as schools and will also be expected to provide for the provision of the Bardon Relief Road. In reducing the number needed overall we will not need to allocate housing to the Green Wedge.

Question

2 Do you support our proposal to not build on the Green Wedge?

The amount of new development elsewhere will indicatively be as follows:

Ashby	430 homes
Castle Donington	740 homes
Ibstock	360 homes
Kegworth	210 homes
Measham	270 homes
Rest of the District	260 homes

This would still leave about 700 new homes (35pa) to be accommodated somewhere within the District.

Question

3 How should we distribute the remaining 35 homes per annum across the rest of the District?

- (a) Equally distribute to each of the settlements listed above? or
- (b) Distribute to each of the settlements above in some other way? or
- (c) Distribute to the various other villages across the District? or
- (d) A combination of (b) and (c) above?

Provision for strategic distribution

We previously said – that of the three potential sites in the District which could be identified as being suitable for rail based strategic distribution (i.e. warehouses), the site north of East Midlands Airport and west of Junction 24 of the M1 should be identified for development.

You said – this development would affect the surrounding villages and countryside and result in more road congestion.

What we are doing – we are now proposing to not allocate any land for strategic distribution in the District.

Question

4 Do you agree that we should not allocate land for strategic distribution?

Further information

The latest report on the Core Strategy was considered by the Council on 1st March 2011. This report provides more details about our proposals than can be covered in this leaflet. This report together with all other Cabinet reports on the Core Strategy can be viewed at http://www.nwleics.gov.uk/pages/core_strategy

To look at the evidence base go to http://www.nwleics.gov.uk/pages/evidence_base

HOW TO COMMENT

Your views are important to us and we are seeking your opinion on a number of the key issues for future development in the District.

The consultation runs from **31st May 2011 to 29th July 2011**. All comments must be received no later than 5pm on **29th July 2011**.

You can send your comments in writing to:

**Planning Policy,
North West Leicestershire District Council,
Council Offices, Coalville, Leics LE67 3FJ**

**Or responses can also be sent by email to:
planning.policy@nwleicestershire.gov.uk**

Please do not send in any previous comments as we still have these on file. Instead please respond to the specific questions in this document.

If you would like to obtain copies in Braille, audio tape, large print, or another language please contact us on 01530 454676 / 454653.

