

# Plans to sell land off Cropston Drive (Waterworks Road)

## Q&A

### **When will this happen?**

A planning application is due to be submitted in November this year. If permission is granted, we will market the site late 2017 / early 2018.

We expect to have sold it by spring 2018. The buyer will then need to submit detailed plans and it will be some time later in 2018 that development starts.

### **What will you do with the money from the sale?**

The money received from the sale of the land will go directly into the project to build a new leisure centre on land off the A511.

### **Why do we need a new leisure centre?**

The existing Hermitage Leisure Centre is already over-subscribed, and there is not enough room on the site to expand it.

We own a flat site, with excellent access onto the A511, which is suitable for a new state of the art facility.

It is more cost-effective for us to build a new leisure centre than to invest in the existing centre to a lower standard. The leisure centre is for everybody in the district, and it makes sense that a new one is located where people can get to it easily.

### **What if you can't sell the land off Waterworks Road?**

We are confident that the site will be attractive to developers.

We have excellent working relationships with a number of firms who build high-quality homes, and we are seeing strong demand for new homes in the wider Coalville area.

The Local Plan for the district encourages the development of new homes in sites within towns, and restricts new housing elsewhere, so this policy approach gives the site every chance of being developed.

### **What if the planning application doesn't go through?**

The plan is to sell the site with outline planning permission, to achieve a higher price for the land.

The site is proposed to be allocated for housing development in the emerging Local Plan, which goes some way to establish the principle of development.

It is very important that the planning application is granted, because that would strengthen the principle of development. It would then be for whoever were to buy the site to secure detailed permission.

**Why do we need the houses?**

As a nation, we have been building only about half of the homes that are needed, for the last few decades. This has pushed housing costs up at a much faster rate than earnings have increased. It has also led to people having to stay with families and friends and many people having no choice but to live in accommodation that does not meet their needs.

By building new homes, new investment in the area is made, and more local people will have the opportunity to buy or rent a high quality new home.

**What about other amenities, like schools, doctors surgeries?**

New housing developments pay what is known as Section 106 contributions, which pay for extensions to schools, extensions to doctors' surgeries, new roads, green spaces, and other infrastructure that is needed because of the development.

That way, existing tax payers do not have to pay for the new or improved infrastructure

**What sort of improvements could be made to the recreation facilities?**

The existing sports pitches and skate park are protected from development.

There may be scope to improve the existing facilities, as a result of the development, and we would like local views about how they can be improved.

**Where is the access going to be?**

The main vehicular access will be via Buckingham Road, and there will be a network of pedestrian and cycle routes across the land and connecting to existing paths and to Waterworks Road

**Why can't access go from Waterworks Road?**

We did look at that, but the only way in would have been across the recreation area, which we did not want to do.

The south west corner of the site has a restriction across it which makes it impossible to use as the main access. We will however make it available for emergency vehicles, pedestrians and cyclists.

**What about the extra traffic?**

The site is well located, because the traffic is likely to be spread across a number of existing roads. A sophisticated computer programme will model the traffic impacts of the development, and this will be used to spot problems that will need to be addressed.

Every new housing development generates additional traffic and before planning permission can be granted, this needs to be fully understood.

Safety is our top priority and road safety audits form a part of the information that accompanies a planning application such as this.