

## Towards a Preferred Options Core Strategy for the North West Leicestershire LDF

NOTES OF STAKEHOLDER EVENT HELD ON 4<sup>th</sup> December 2006, AT IVANHOE COMMUNITY COLLEGE

**Facilitator:** Shilpa Rasaiah, Independent Consultant.

**Presenter:** Ian Nelson, Principal Planning Officer, North West Leicestershire District Council

**Attendees:** Over twenty people ranging from developer interest, local residents and specialist agencies – see list in appendix.

Group 1 – Ian Nelson	Group 2 – Collin Chapman	Group 3 – Shilpa Rasaiah
<b>Vision Statement - exercise 1</b>  Option1 – felt that the bullet point approach was very clear but some debate about whether it was starting to move away from objectives and more into actions.  Option 2 – was felt to be punchier and perhaps a more pure statement.  General comment that little recognition given to NEMA and the issue of deliverability.	<b>Vision Statement - exercise 1</b>  Option 1 – bulleted version was preferred as it usefully separated out issues. Need for plain English.	<b>Vision Statement - exercise 1</b>  Option 1 – preferred, identified issues unique to NWLD, but missing reference to NEMA.  Vision statement needs to capture 'deliverability'.  General comment – Should be mindful of the fact that the RSS is still emerging and not set yet.
<b>Spatial Objectives – exercise 1</b>  EN1 – concern that this focuses straight way upon Coalville. Should instead refer to sustainable patterns of development.  EC9 – should recognise other tourism potential e.g. Ashby Canal, Sawley	<b>Spatial Objectives – exercise 1</b>  <b>Environment comments:</b> <ul style="list-style-type: none"> <li>Strong support for National Forest branding.</li> <li>Mention of light pollution is missing.</li> <li>Relation/ alignment between homes</li> </ul>	<b>Spatial Objectives – exercise 1</b>  EN1 – Do not like the word 'most' (implies 50% or more) prefer to have 'focus' (40% or so).  EC2 - Important to address imbalance between housing and employment,

<p>Marina, Trent and Soar valley.</p> <p>EC6 – recognise importance of waterways</p> <p>SC6 – some concerns about the phrase “reshaping” Green Wedges</p> <p>High quality economy and training – which comes first?</p> <p>Should be mention of rail link to the airport and not just focus on the National forest Line.</p> <p>No mention is made in the objectives of housing and also of balancing housing and employment.</p> <p>How will green belt issue be dealt with – reshaping green wedges?</p> <p><b>Top 3 spatial objectives:</b> The group did not feel able to do this.</p>	<p>and jobs needed.</p> <ul style="list-style-type: none"> <li>• Sustainable transportation.</li> </ul> <p><b>Economy comments:</b></p> <ul style="list-style-type: none"> <li>• District attractive to big sheds and not providing the range of jobs.</li> <li>• Regeneration of Coalville centre – but should not ignore other centres.</li> </ul> <p><b>Social / community comments:</b> Local distinctiveness important. Jobs to be closer to homes. Crime prevention supported</p> <p><b>Top 3 spatial objectives:</b></p> <ul style="list-style-type: none"> <li>• Sustainable transport.</li> <li>• Local distinctiveness around NF.</li> <li>• Community safety.</li> </ul>	<p>especially near Castle Donnington and Bardon by looking to address imbalances and promote mix use.</p> <p>Env issues about noise and light pollution in the north of the District – nema, racetrack, and power station development.</p> <p><b>Top 3 spatial objectives:</b></p> <p>Transport and infrastructure – esp public transport/rail.</p> <p>High quality design and ‘Place Making’ based on the National Forest identity.</p>
<p><b>Growth Options - exercise 2</b></p> <p>For background papers – see appendix 2. Supported option 4</p> <p>There was no support for Option 6.</p> <p>Similarly little support for Option 5 as it was felt that this would be unsustainable in terms of transport. Also would not deliver</p>	<p><b>Growth Options - exercise 2</b></p> <p>For background papers – see appendix 2.</p> <p>Supported a combination of options 3/4/5</p> <p>There was no support for Option 6.</p> <p>Some support for option 5 in that it would help with local identity and facilities but</p>	<p><b>Growth Options - exercise 2</b></p> <p>For background papers – see appendix 2.</p> <p>Supported option 4.</p> <p>There was no support for Option 6 – not deliverable, threshold too high to provide secondary school, location- Will it address our wider concerns?</p>

<p>balanced development.</p> <p>Option 1 – felt that that the pros for this option were that it would help to preserve rural areas and be more sustainable in terms of securing infrastructure. In respect of the cons concerns as to whether this option could be delivered in view of the large concentration of development in one area – could the necessary build rate be achieved? – and that it may be difficult to create identity. Also felt that would result in stagnation of many villages.</p> <p>Option 2/3/4 – felt that these were similar but that Option 4 was the best as it allowed for some development in Castle Donington. It was felt that this was necessary in order to provide some balance with jobs at NEMA.</p> <p>A further option was suggested which involved the majority of development split between Coalville, Ashby and Castle Donington with some development in the other rural towns and local needs development in the larger villages.</p>	<p>would lead to a ‘mis mash’ and infrastructure problems.</p> <p>Option 4 - pros was the job opportunities at NEMA, infrastructure improvement – western perimeter road and scope to balance jobs and homes. But has to be balanced against noise issue and constrained town centre growth.</p> <p>Option 3 was a compromise between 1 &amp; 2, but could compromise C/v policy and pressures on services.</p> <p>Option 2 would place pressure on infra There was no support for Option 6. Infrastructure and affect character of Ashby.</p> <p>Option 1 would help to improve infrastructure, should be matched to employment areas, but issue of choice and deliverability and lack of public transport infrastructure.</p>	<p>Similarly little support for option 5 – not seen as sustainable.</p> <p>Felt options 2 and 3 were similar – the RSS identifies a sustainable urban extension to Coalville, but questions whether there would there be market deliverability on one site alone? It would help with the regeneration of Coalville and balance with Bardon employment area.</p> <p>Option 4 would enable the Coalville focus and regeneration, but still assist in providing the much needed infrastructure in Castle Donnington and Ashby.</p> <p><b>There was discussion on three general points:</b></p> <ol style="list-style-type: none"> <li>1. With regard to the larger village – the need to specify at a local level what is meant by local need.</li> <li>2. The need to develop community cohesion between new and adjoining communities and perhaps use the place making concept to aid this – came out strongly for CD.</li> <li>3. Need to inform and keep the community at large ‘with you’ in explaining why so much development is needed, the links to the RSS.</li> </ol>
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Directions for growth - exercise 3	Directions for growth - exercise 3	Directions for growth - exercise 3
Only considered in very general terms. However in respect of Castle Donington concern about the proximity of development to NEMA in respect of noise issues. In terms of Coalville it was felt that development going west of the A447 would be inappropriate. It was considered that some development of the green wedge could be more sustainable, particularly if it was able to deliver benefits such as public access to the remainder of the green wedge.	Ran out of time.	Ran out of time.

### Individual Feedback Opportunity

The delegates were given an opportunity to respond individually to the discussion and papers circulated at the workshop by sending written comments through to Ian Nelson at NWLDC by 15<sup>th</sup> January.

### Next Steps

Ian Nelson outlined that further work will be undertaken based on feedback received to the workshop today to refine the thinking and undertake a series of consultation events and move towards the more formal Preferred Options Stage consultation of the core strategy by autumn next year.



<b>INVITEES – 4<sup>th</sup> December 2005 – Towards Preferred Options Strategy</b>
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PEGASUS PLANNING GROUP LLP.(For Radleigh Homes).
PEGASUS PLANNING GROUP LLP. (For Miller Development and CWC Group).
PEGASUS PLANNING GROUP LLP.(For Leicestershire County Council).
THE NATIONAL TRUST.
RPS.(For Peveril Homes Ltd and Redbank Manufacturing Company).
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GOVERNMENT OFFICE FOR THE EAST MIDLANDS.
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THE NATIONAL FOREST.
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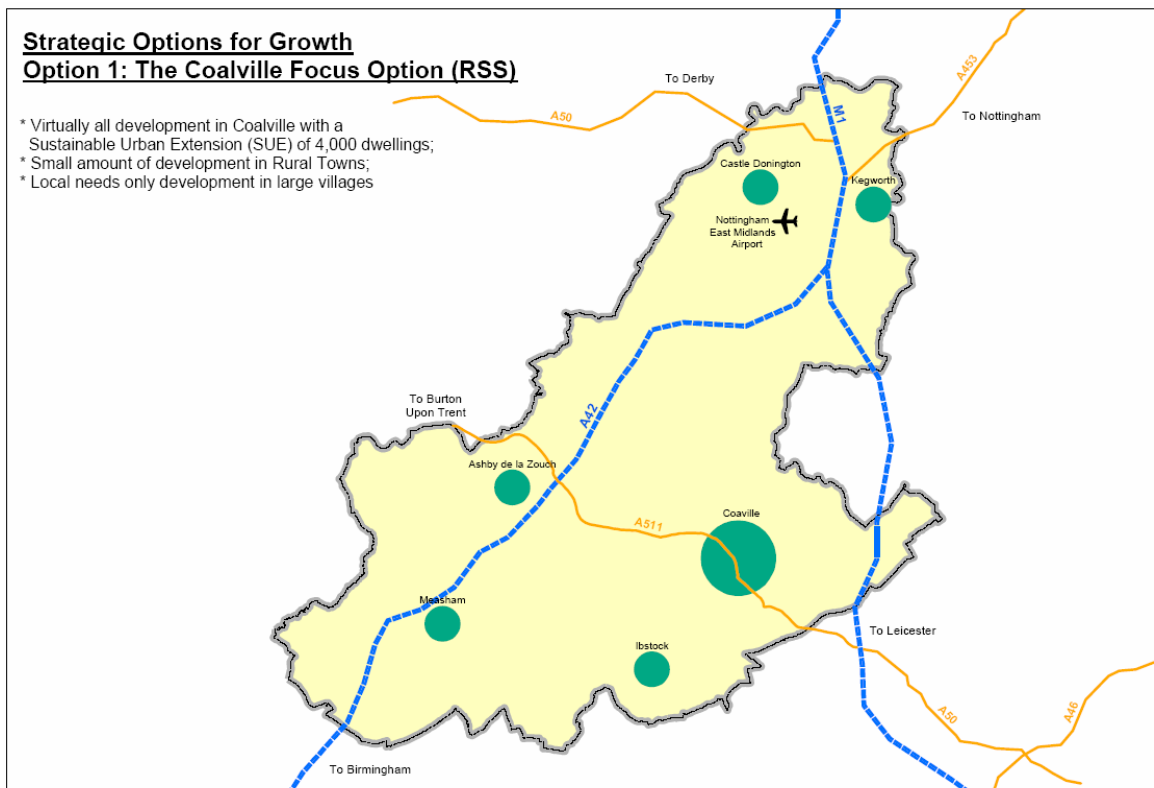
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HALLAM LAND MANAGEMENT.
MR A.GIMSON.
C G M S CONSULTING.(For Moto Hospitality Ltd).
TIM NORTH & ASSOCIATES LTD.(For Airports Services Ltd).

**Strategic Options for Growth****Option 1: The Coalville Focus Option (RSS)**

- \* Virtually all development in Coalville with a Sustainable Urban Extension (SUE) of 4,000 dwellings;
- \* Small amount of development in Rural Towns;
- \* Local needs only development in large villages



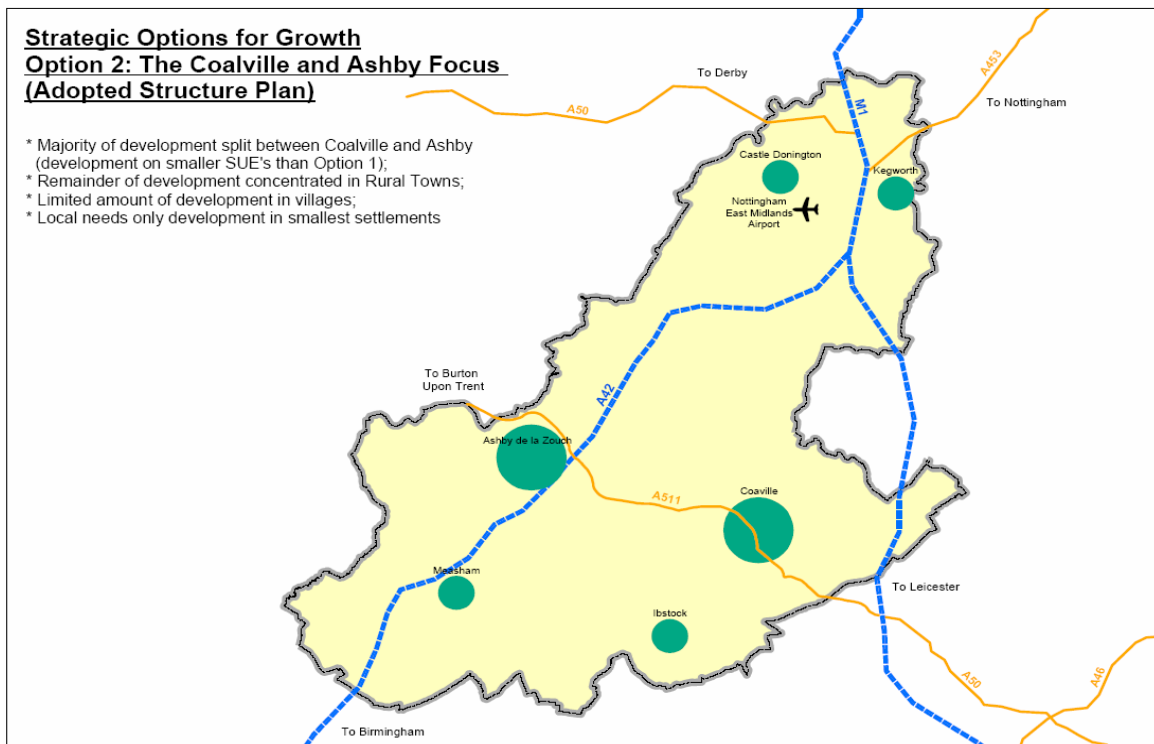
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**Strategic Options for Growth****Option 2: The Coalville and Ashby Focus  
(Adopted Structure Plan)**

- \* Majority of development split between Coalville and Ashby (development on smaller SUE's than Option 1);
- \* Remainder of development concentrated in Rural Towns;
- \* Limited amount of development in villages;
- \* Local needs only development in smallest settlements



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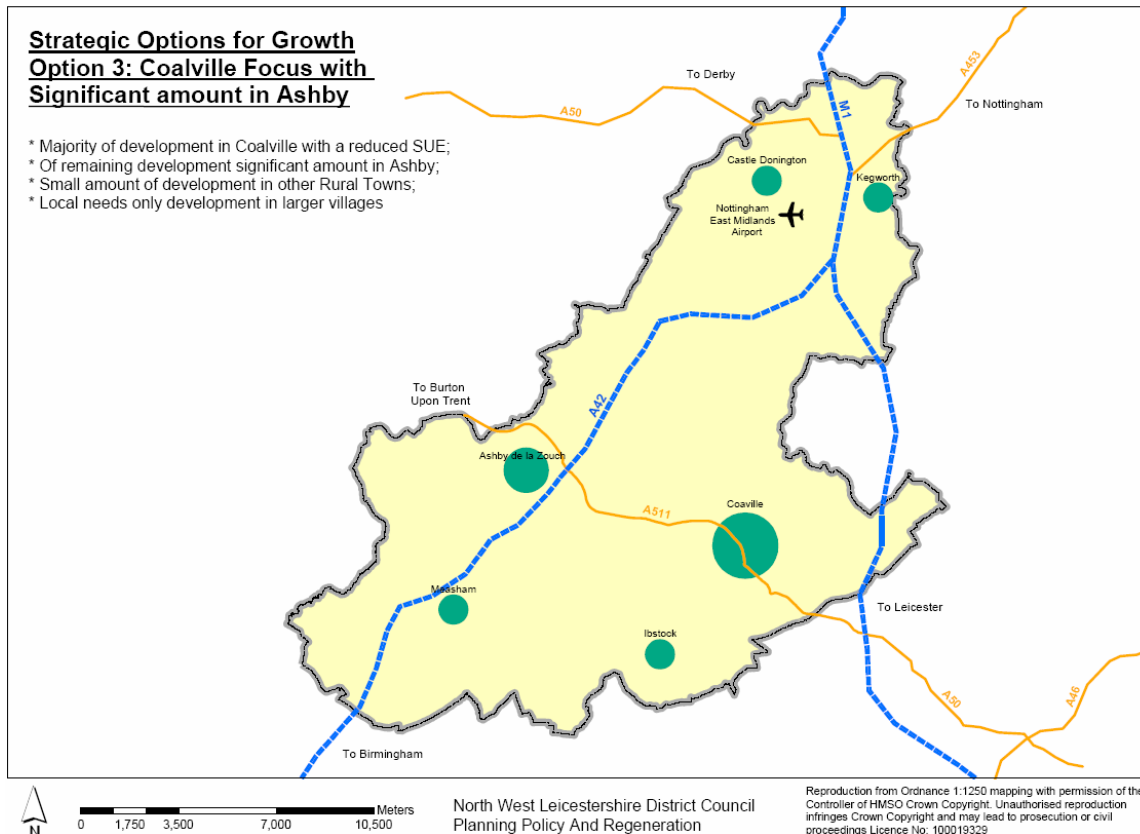
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### **Strategic Options for Growth** **Option 3: Coalville Focus with** **Significant amount in Ashby**

- \* Majority of development in Coalville with a reduced SUE;
- \* Of remaining development significant amount in Ashby;
- \* Small amount of development in other Rural Towns;
- \* Local needs only development in larger villages



### **Strategic Options for Growth** **Option 4: Coalville Focus with** **Significant amount in Ashby and** **Castle Donington**

- \* Majority of development in Coalville with a reduced SUE;
- \* Of remaining development significant amount in Ashby and Castle Donington;
- \* Small amount of development in other Rural Towns;
- \* Local needs only development in larger villages

