

North West Leicestershire Local Plan

Would you like to help shape how our district grows?

We are preparing a new Local Plan for the district, which sets out where development should take place over the next 15 to 20 years.

We'd like to hear your views on what the plan should include. Read on to find out more...

What is a Local Plan?

A Local Plan sets out how an area will develop and change in the long term. It sets out what the development opportunities are in the area, and what will and will not be permitted and where.

We have started to prepare a new Local Plan for North West Leicestershire which will cover the next 15 to 20 years.

The new Local Plan will guide future development and will look at

- Housing needs
- Economic needs
- Community facilities
- Infrastructure - roads, public transport, flood defences and sewerage
- Measures to protect the environment
- The effects of climate change
- The design of new buildings.

Why is a Local Plan needed?

The current North West Leicestershire Local Plan was adopted in 2002, so it's mostly out of date.

A new, up-to-date plan will guide future planning decisions and bring us in line with national planning guidance.

Will the Local Plan affect me?

Yes.

The Local Plan will make decisions about development in North West Leicestershire: what homes, roads, offices, and shops are built and where, and what open spaces will be created and protected.

These decisions affect everyone. They affect where our children can live when they leave home, how we spend our leisure time, what jobs there are, and how we feel about our surroundings.

What will the Local Plan include?

It will concentrate on the most important issues facing the area - including its development needs - and the ways we can address them.

When we identify land for residential, employment, retail and other uses, in order to meet the demands of the area's population, we will need to make sure development of such land is realistic.

We do not have an entirely free hand when preparing our plan. We have to be consistent with the Government's policies on planning which are set out in the National Planning Policy Framework (NPPF) and take on board national Planning Practice Guidance. There is no need to repeat the NPPF - our plan will be specific to North West Leicestershire.

We also have a legal duty to work with other local planning authorities and public bodies to take account of cross-boundary matters. This 'Duty to Cooperate' doesn't mean we all have to agree, but we have to show that we have worked with other authorities to address common issues across a wider area than just North West Leicestershire.

The Local Plan will include a Policies Map. This will clearly show any land that is allocated for specific developments, and any designation of land that comes from the plan.

Please head to the appendix to this document to see what the new North West Leicestershire Local Plan may contain. The precise contents of the plan will be finalised after this consultation, once we have everyone's views.

How will the Local Plan be prepared?

North West Leicestershire District Council is responsible for preparing the Local Plan.

The plan will go through a set process of preparation, involving a number of key stages. This will include examination by an independent Planning Inspector.

Stage 1

We are at the first stage in preparing the new Local Plan. This document identifies the sort of policies that may be needed in order to guide the future development of the district.

Stage 2

In summer 2015 we will give local people and key stakeholders the chance to comment on a draft plan. This will set out the district's development needs and options for how they could be met.

Stage 3

After taking on board all the feedback we get from our consultation on the draft plan, we will prepare what is known as the publication (pre-submission) plan.

This document will be what we consider ready for independent examination and which we would ultimately like to adopt. Local people and other interested parties will be able to see the Local Plan and express their views.

We expect this to happen in early 2016.

Stage 4 onwards

After we've had feedback on the publication version of the plan, we will submit it to the Planning Inspectorate, hopefully in spring 2016.

They will then arrange an examination, which is likely to be held in autumn 2016.

Our aim is that the new Local Plan will be adopted in December 2016

How many more homes are needed?

Making sure we have enough homes for local people is an important matter for the Local Plan.

We worked with other Leicester and Leicestershire authorities to prepare an up-to-date Strategic Housing Market Assessment (SHMA).

This assessment says what housing will be needed across Leicester and the Leicestershire Housing Market Area (HMA) in the future, including the required mix of housing, and the size and tenure of households.

The SHMA shows that between 3,775 and 4,215 new homes per year will be needed in the HMA from 2011-2031.

The need in North West Leicestershire is between 285 and 350 homes per year- totalling 5,700 - 7,000 dwellings from 2011 - 2031.

These may not be the final housing figures for our Local Plan, as we need to work with the other authorities across the Housing Market Area to agree the new requirements.

The new Local Plan will need to identify the key sites that will be used to meet North West Leicestershire's housing requirement. However, many of the homes needed are already in the pipeline as around 1,000 houses have been built (since 2011) and some 5,600 more homes have got planning permission already.



Ashby-de-la-zouch

How do I have my say on what should be included in the new Local Plan?

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Wide consultation will take place on our Local Plan and you can have your say at different stages in its preparation.

This document is the first chance. You can tell us what sort of policies you think may be needed to guide the future development of the district.

You can have your say by completing the following questions and sending your answers to us by Friday 19 September 2014.

1. Do you agree with our list of the things the new Local Plan should include (see appendix)?

2. If no, what is missing or what should be excluded?

3. Do you want us to keep your details so that we can keep you up-to-date with the Local Plan's progress and give you more opportunity to give your views? Please provide your name and address, and / or email address.



Contact us

Your comments will be used to finalise the scope of the plan and help us identify any further evidence requirements.

Please respond by **Friday 19 September 2014**.

You can answer the consultation questions online at www.nwleics.gov.uk/localplanmysay

You can email your answers to planning.policy@nwleicestershire.gov.uk

Or you can write to
Planning Policy
North West Leicestershire District Council
Council Offices
Coalville
Leicestershire
LE67 3FJ

Alongside this consultation on what the new Local Plan should include, we are also consulting on a 'Statement of Community Involvement' which will set out how we will engage with people in respect of planning matters. Further details are available at www.nwleics.gov.uk/localplanmysay

Appendix: North West Leicestershire Local Plan- possible contents

| Strategic policies | |
|---|---|
| Policy to support sustainable development | General policy favoured by Planning Inspectorate |
| Development Strategy | The settlement hierarchy Amount of housing and employment for district for the plan period Distribution of new housing and employment development across the district Approach to development in the countryside including rural diversification |
| Infrastructure and delivery | General approach to seeking developer contributions as part of new developments Approach to Community Infrastructure Levy How the Council will assist with bringing forward appropriate development Viability issues |
| Housing policies | |
| Sites for new housing | List of sites identified for housing development |
| Housing mix on new developments | |
| Affordable housing | Amount required as part of new housing developments |
| Sites for affordable housing in rural areas | |
| Provision for gypsies, travellers and travelling showpeople | Amount of provision required Criteria to assess possible sites (identification of specific sites left to separate document) |
| Rural workers dwellings | To include existing dwellings where proposals to remove conditions restricting occupancy |
| Economic policies | |
| Approach to development in employment areas | What uses will be suitable |
| Sites for new employment uses | List of sites identified for employment development |
| Protection of services and facilities | |
| Town centres | |

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|---|---|
| Environment policies | |
| Sites of ecological importance and value | |
| Green Infrastructure including open spaces | |
| National Forest | |
| Charnwood Forest | |
| Transport | |
| Protecting potential transport routes from alternative developments | National Forest line Ashby Canal HS2 |
| East Midlands Airport | |
| General approach | |
| Public Safety Zone | |
| Airport safeguarding | |
| Design and development | |
| Achieving high quality design | To include reference to density considerations |
| Achieving a high standard of amenity | To include reference to pollution type issues |
| Landscaping as part of new development | |
| Place-based policies | |
| <i>Coalville Area (including Ibstock)</i> | |
| Sites identified for new housing and requirements | |
| Sites identified for new employment uses and requirements | |
| Town centre policies (including Ibstock and other settlements as appropriate) | Primary and secondary frontages Regeneration initiatives Retail allocations as required |
| Green wedge / area of separation | |

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| <i>Ashby-de- la-Zouch Area (including Measham and Moira)</i> | |
| Sites identified for new new housing and requirements | |
| Sites identified for new employment uses and requirements | |
| Town centre policies (including Measham and other settlements as appropriate) | Primary and secondary frontages Takeaways Retail allocations as required |
| River Mease | |
| <i>Castle Donington area (including Kegworth)</i> | |
| Sites identified for new new housing and requirements | |
| Sites identified for new employment uses and requirements | |
| Town centre policies (including Kegworth and other settlements as appropriate) | Primary and secondary frontages Takeaways Retail allocations as required |
| Donington Park | |



Castle Donington

