

**North West Leicestershire Local Plan Partial Review
Schedule of Proposed Minor Modifications**

November 2020

This document details the Council’s proposed minor modifications to the North West Leicestershire Local Plan Partial Review publication version.

These modifications largely seek to update the document, avoid duplication and improve clarity and presentation. In the Council’s opinion, they do not alter the overall impact of the Local Plan or change its direction, or affect the substance or soundness of the document.

The proposed modifications have not been assessed through the Sustainability Appraisal.

The modifications are proposed in light of representations received during the consultation on the Local Plan Partial Review, together with information arising since the document’s publication.

Changes that the Council are proposing to policies/supporting text are shown as **bold** and underlined, and proposed deleted text is shown as ~~strike through~~.

The page numbers and paragraph numbering below refer to the Adopted Local Plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Minor Modification	Reason for modification
M1	78	8.74	<p>Policy Ec10 – Town and Local Centres: Primary Shopping Areas – Non-Shopping Uses</p> <p>(1) Shops (Use Class A1 <u>E</u>) will be the predominant ground floor use within the defined Primary Shopping Areas of our Town and Local Centres, as identified on the Policies map. Development for other main town centre uses within the Primary Shopping Area will be acceptable where all the following criteria are met at the time that an application is determined;</p> <ul style="list-style-type: none"> (a) They make a positive contribution to the diversity of uses on offer; and (b) The proposal, along with any committed planning permission, does not undermine the shopping element within the immediate area of the site; and (c) It would not result in a cluster or over-concentration of non-shop uses; and (d) It would not lead to a negative impact on the retail character and vitality and viability of the Primary Shopping Area. 	To reflect changes in the Use classes Order

			(2) The residential use of the uppers floors of properties within these defined Primary Shopping Area will be supported subject to parking and amenity considerations.																	
M2	58	8.13	In considering employment land needs we mean those uses falling within Use Classes formerly B1 (now part of Class E) , B2 and B8 of the Use Classes Order 2015.	To reflect changes in the Use classes Order																
M3	60		<p>Policy Ec1 – Employment provision: permissions</p> <p>The following sites have the benefit of planning permission for employment development and where development has yet to commence. In the event that planning permission lapses on these sites it will be renewed subject to the policies of this Local Plan and any other material considerations including any evidence in respect of deliverability of any particular site.</p> <p>Any development provided for within this policy which discharges wastewater into the Mease catchment will be subject to the provisions of policy En2. Any such development which does not meet these provisions will not be permitted.</p> <table border="1"> <thead> <tr> <th></th> <th>Site</th> <th>Site Area (Hectares)</th> <th>Use Class</th> </tr> </thead> <tbody> <tr> <td>EC1a</td> <td>Former Lounge disposal point, Ashby de la Zouch</td> <td>25.5</td> <td>B8</td> </tr> <tr> <td>EC1b</td> <td>Rear of Charnwood Arms, Bardon</td> <td>1.2</td> <td>Former B1 (now part of Class E)</td> </tr> <tr> <td>EC1c</td> <td>Land at Sawley crossroads, Sawley</td> <td>24.88</td> <td>Former B1 (now part of Class E), B8</td> </tr> </tbody> </table> <p>Planning permission has also been granted for a Strategic Rail Freight Interchange on land north of East Midlands Airport/west of Junction 24 of the M1 (site EC1d on the policies map). In the event that the permission lapses the Council will support its renewal through the Nationally Significant Infrastructure Project process (or any equivalent replacement process) subject</p>		Site	Site Area (Hectares)	Use Class	EC1a	Former Lounge disposal point, Ashby de la Zouch	25.5	B8	EC1b	Rear of Charnwood Arms, Bardon	1.2	Former B1 (now part of Class E)	EC1c	Land at Sawley crossroads, Sawley	24.88	Former B1 (now part of Class E), B8	To reflect changes in the Use classes Order
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			to the policies of this Local Plan and any other material considerations including any evidence in respect of deliverability.	
M4	63	8.34	<p>Land at Ashby Business Park was originally allocated for the development of a High Quality Business Park in the 2002 North West Leicestershire Local Plan. The initial permission included a condition which sought to restrict the use of the site to the former B1 (now part of Class E) and B2 uses only, in order to maintain a Business Park environment. Development commenced in the 1990s but in recent years there has been limited progress in developing the remainder of the site. There have been previous planning applications for other uses including retail, hotel and public houses. These have been resisted for various reasons, including non-compatibility with the original aims of the 2002 Local Plan and design issues which conflict with the original aim of creating a business park environment at this important approach to Ashby de la Zouch. A study undertaken in 2010 of existing and proposed employment areas concluded that whilst the site should continue to be protected for employment use that it would be appropriate to consider allowing some B8 development to the rear of the site so as to add value to the site. In recognition of this it is proposed to allow for some B8 uses on the site. In order to maintain the original business park appearance of the overall site it is proposed that B8 uses would be allowed on those parts of the site which do not adjoin the A42 or the A511. In terms of other non-employment uses these will be considered against the provisions of Ec3(2).</p>	To reflect changes in the Use classes Order
M5	64		<p><u>Policy Ec3 – Existing employment areas</u></p> <p>(1) The Primary Employment Areas defined on the Policies map will be retained for employment generating uses within the Use Classes formerly B1 (now part of Class E), B2 and B8.</p> <p>Planning permission will be given for the formerly Class B1 (light industrial and office – now part of Class E), B2 (General industrial) and B8 (Storage and distribution) uses subject to the proposed development not resulting in:</p> <p>(a) Significant harm to the amenity of any nearby residents; and</p>	To reflect changes in the Use classes Order

			<p>(b) Significant harm to the general environment.</p> <p>Regard will also be had to its impact on infrastructure requirements and the merits of the proposal in terms of other Local Plan policies.</p> <p>(2) Other uses will only be permitted within the Primary Employment Areas where they:</p> <p>(a) Are small scale or ancillary to the above uses; or</p> <p>(b) Maximise job outputs and are compatible with the character and function of the area and with other nearby uses and policies in this Local Plan.</p> <p>(3) In other employment areas proposals for non-employment development will be supported subject to it being demonstrated that one of the following criteria is satisfied:</p> <p>(a) The property has been vacant for at least 6 months and has been the subject of genuine marketing for commercial (B class) uses for at least that period of time, at reasonable market values, and which has proved unsuccessful, or, where the use is no longer economically viable;</p> <p>(b) The site is no longer capable of meeting the needs of modern businesses;</p> <p>(c) Continuation in employment use would be inappropriate in terms of adjoining uses or the amenity of the wider area.</p> <p>(4) The Council will, notwithstanding previous permissions for formerly B1 (now part of Class E), and B2 uses commensurate with a high quality Business Park environment, allow some B8 development on land at Ashby Business Park as identified on the Policies map (Policy Ec3(4)), on those parts of the site not adjoining the A42 or A511.</p> <p>Any development provided for within this policy which discharges wastewater into the Mease catchment will be subject to the provisions of policy En2. Any such development</p>	
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			which does not meet these provisions will not be permitted. In addition, new development provided for within this policy (i.e. that which does not already have planning permission) will not be permitted unless a 'development window' for the Developer Contributions Scheme is current, and there is sufficient capacity to accommodate the proposal in full."							
M6	137	Appendix 5	<table border="1"> <tr> <td rowspan="4">Formerly B1 offices, now part of Class E</td> <td>Urban town centre or edge of centre; One space for every 60m²</td> <td rowspan="4">2500m²</td> </tr> <tr> <td>Rural town centre or edge of centre; One space for every 40m²</td> </tr> <tr> <td>Rest of rural town; One space for every 30m²</td> </tr> <tr> <td>Out of any town; One space for every 30m²</td> </tr> </table>	Formerly B1 offices, now part of Class E	Urban town centre or edge of centre; One space for every 60m ²	2500m ²	Rural town centre or edge of centre; One space for every 40m ²	Rest of rural town; One space for every 30m ²	Out of any town; One space for every 30m ²	To reflect changes in the Use classes Order
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