

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK:

CORE STRATEGY

(ISSUES AND OPTIONS CONSULTATION)

SUMMARY OF THE MAIN COMMENTS RECEIVED

FOLLOWING THE INITIAL CONSULTATION

EXERCISE.

CONTENTS

- 1. BACKGROUND**
- 2. INTRODUCTION**
- 3. GENERAL POLICY OBSERVATIONS**
- 4. SPATIAL VISION**
- 5. SPATIAL OBJECTIVES**
- 6. OVERALL SPATIAL STRATEGY**
- 7. HOUSING**
- 8. EMPLOYMENT**
- 9. ENVIRONMENT**
- 10. RETAIL DEVELOPMENT**
- 11. LEISURE**
- 12. TRANSPORT**
- 13. SOCIAL INCLUSION**
- 14. DEVELOPER CONTRIBUTIONS**
- 15. CONCLUSIONS**
- 16. LIST OF APPENDICES**

1. BACKGROUND

- 1.1 The Planning and Compulsory Purchase Act 2004 established a new national system for forward planning, including the replacement of local plans with the folder of documents collectively becoming the Local Development Framework (LDF). How this new system relates to North West Leicestershire will be explained in greater depth within the next section of the report. Part 2 of the aforementioned Act which provides for Local Development Frameworks commenced on 28th September 2004. The Regulations to implement this part of the Act were published on 7th September 2004, together with a Planning Policy Statement: PPS 12, Local Development Framework.
- 1.2 The Regulations require that consultation is undertaken by the council as part of the production of any Development Plan Document and that this is carried out before the publication for public participation of preferred options and proposals. Both of these stages have to be carried out before the submission of any Document to the Secretary of State. The purpose of this is to determine community concerns and issues early on, so that these matters can be taken into account by the Council before it makes any decisions leading to the preparation of draft proposals.

2. INTRODUCTION.

- 2.1 The Issues and Options document identified main themes and posed questions on the Core Strategy. Accordingly the main purpose of the consultation was to seek views on the questions raised from a wide range of interests, including the general public, in order to register the levels of support/opposition and also identify any additional issues at an early stage in the LDF process. This would subsequently allow the Council to consider whether they should include any of the newly identified issues within the LDF.
- 2.2 To date, the consultation has resulted in a substantial response, particularly from the development industry, public bodies and statutory organisations. Responses from the general public and local bodies/action groups have essentially responded to particular proposals of local concern. Unfortunately, certain responses have failed to relate to the specific questions asked and accordingly are more applicable to issues concerning the development of individual sites.
- 2.3 The main purpose of this report is to provide a general summary of the main comments (in relation to each question asked) received from the aforementioned consultation exercise. This will then provide a platform from which the Council can prepare and hold a range of workshop sessions/road-shows throughout the District, which will be based on the responses received from the consultation on the Core Strategy Issues and Options and the Issues arising from them. The purpose of the workshops/road-shows will be to seek initial views on policy issues arising from the consultation, which will then assist in the preparation of draft documents for submission to the Secretary of State.
- 2.4 This report is set out in a format which relates to the specific questions raised within the consultation document and accordingly is subdivided on a section by section basis to reflect this. The most representative responses to emerge from the initial consultation exercise are specifically detailed on an individual question basis in the form of Appendix 2 of this report.

2.5 The New Plan-Making System

The Planning and Compulsory Purchase Act 2004 has brought in a radical change to the plan-making system affecting North West Leicestershire.

The old system of County Structure Plans and District Local Plans, which together made up the Development Plan for the District, has now been abolished.

In future the Development Plan for North West Leicestershire will consist of:

- The Regional Spatial Strategy (RSS) – produced by the East Midlands Regional Assembly but issued by the First Secretary of State;
- Development Plan Documents (DPDs) - produced by the District Council and brought together as the Local Development Framework (LDF) for North West Leicestershire; and
- Minerals and Waste DPDs – produced by Leicestershire County Council.

The District Council's programme of work for the production of its LDF is set out in its approved Local Development Scheme (LDS). This can be viewed at the District Council offices or on its website (www.nwleics.gov.uk).

2.6 Community Involvement

The District Council's approach to community involvement in planning is set out in its Statement of Community Involvement (SCI). The SCI covers:

- Principles for community involvement in planning;
- Proposed standards for community involvement;
- Communities and stakeholder groups that will be involved; and
- Methods of community engagements.

The SCI can be viewed at the Council Offices or on the District Council website (www.nwleics.gov.uk).

2.7 Core Strategy

A key component of the District Council's LDF programme is the Core Strategy DPD.

The Core Strategy DPD will set out the spatial vision and strategy for North West Leicestershire. It will include strategic objectives for development and the key policies that the District Council will take forward to achieve these objectives.

The Core Strategy DPD will cover the following headings;

- District profile;
- Spatial vision for North West Leicestershire;
- Objectives for the future development of the District;
- Overall spatial structure;
- Housing;
- Employment;
- Environment;
- Retail development;

- Leisure;
- Transport;
- Social Inclusion; and
- Developer contributions.

The Core Strategy DPD must conform with the policies and priorities of the RSS, but must also have regard to the County Structure Plan (where policies continue in force), the Community Strategy and other relevant strategies.

2.8 Other Development Plan Documents

The Core Strategy DPD will form the basis for subsequent DPDs produced by the District Council. The District Council's 3 year programme (as set out in its LDS) includes the following DPDs:

- Development control policies;
- Housing land allocations;
- Employment land allocations; and
- Green Wedge, limits to development, and areas of separation ("Limits")

The DPD covering development control policies will be prepared in parallel with the Core Strategy DPD. These will be followed by the Housing Land and Employment Land Allocations and Limits DPDs.

The need for additional DPDs will be reviewed on an annual basis.

2.9 Supplementary Planning Documents

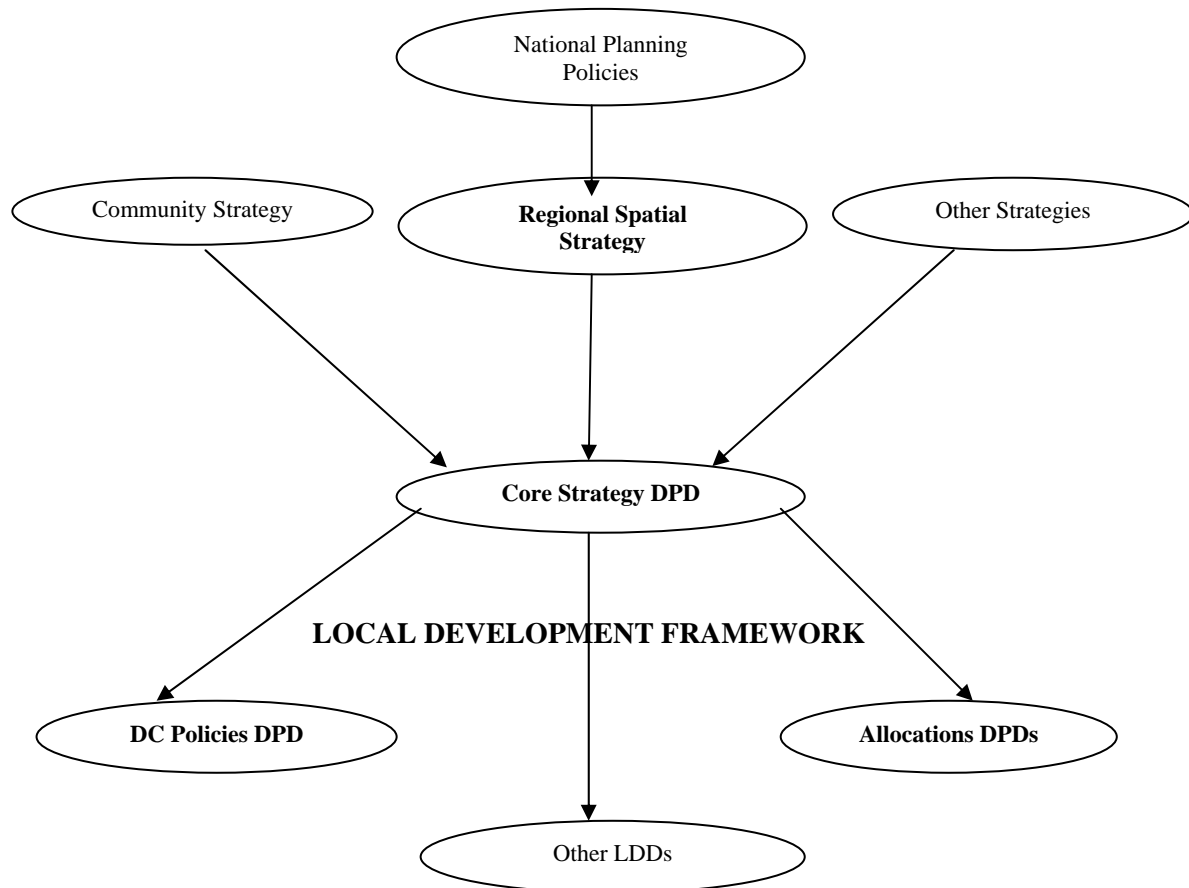
In addition to the various DPDs, the District Council is currently producing the following Supplementary Planning Documents (SPD):

- Affordable housing; and
- Housing land release.

SPD's are Local Development Documents that will be part of the LDF but will not form part of the Development Plan for North West Leicestershire.

2.10 Relationship Between Planning Documents

The following diagram outlines the relationship between the various components of the new plan-making system (those forming part of the Development Plan for North West Leicestershire being shown in bold):



2.11 District Profile

North West Leicestershire is a mainly rural district with significant urban centres at Coalville (population 32,000) and Ashby-de-la-Zouch (population 11,000), together with a number of large villages and other smaller settlements. The total population of the District is 86,800 and the area 279 sq km, representing a population density of 322 persons per sq km.

Few traces of the former deep mining industry now remain. There is now very little dereliction. Unemployment is low, although pockets of relative deprivation remain. Major employment areas have been provided at strategic locations as part of the area's regeneration strategy.

The District is crossed by the A42, with the M1 passing on the eastern side. The A511 links the District's main urban areas to these trunk routes and to Leicester and Burton. East Midlands Airport is situated in the northern part of the District and provides a major source of local employment. There is no passenger rail service within the District, but the Leicestershire-Burton railway (the "National Forest Line") remains open for freight traffic, although with aspirations for the re-introduction of a passenger train service.

North West Leicestershire is at the heart of the National Forest and contains some areas of very attractive countryside, including Stauton Harold and the Charnwood Forest. There are nationally recognised conservation areas in the centres of Ashby-de-la-Zouch and Castle Donington.

Much has been achieved in the regeneration of the District, but a key priority for the District Council remains the revitalisation of Coalville and Ashby-de-la-Zouch Town Centres.

2.12 Policy Context

In producing its new Development Framework the District Council will not be starting out afresh with a blank sheet of paper. In many ways the LDF, despite its different format, will be a review of the existing policies and proposals contained in the adopted Local Plan. However, this review will not take place in isolation. It will also need to take account of changed circumstances, including changes to national, regional and Structure Plan policies, proposals and priorities, whilst also having regard to the Community Strategy and other relevant strategies.

2.12.1 North West Leicestershire Local Plan

The North West Leicestershire Local Plan was adopted in 2002 and covers the period 1996-2006. Alterations dealing with housing design, density, parking and land release and airport safety have recently been adopted.

The Written Statement of the Local Plan can be viewed at www.nwleics.gov.uk.

References to the “Local Plan” in this document are always to the adopted North West Leicestershire Local Plan.

2.12.2 National Planning Policies and Guidance

National planning policies and guidance are set out in a series of planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs) and also in various Government Circulars. These can be viewed at www.odpm.gov.uk.

The District Council must have regard to the content of PPGs, PPSs and Circulars when preparing its LDF.

2.12.3 Regional Spatial Strategy for the East Midlands

Regional Planning Policy Guidance for the East Midlands Region was prepared between 2002 and 2004 and issued in the form of a Regional Spatial Strategy (RSS8) in March 2005. RSS8 covers the period up to 2021.

RSS8 can be viewed at www.go-em.gov.uk.

The LDF for North West Leicestershire must conform with the policies and proposals contained in RSS8.

The East Midlands Regional Assembly is currently undertaking a review of RSS8, with particular emphasis being placed on future housing needs for the East Midlands Region and its various sub-regions. This will result in a new housing requirement for North West Leicestershire through to 2021.

2.12.4 Leicestershire, Leicester and Rutland Structure Plan

The Leicestershire, Leicester and Rutland Structure Plan was adopted on 7th March 2005. The adopted Structure Plan provides strategic guidance to 2016, but its policies are only saved for 3 years from the date of its adoption (unless the First Secretary of State agrees otherwise). Where Structure Plan policies have been superseded by those of RSS8, the latter will apply.

The Written Statement of the Structure Plan can be viewed at www.leics.gov.uk.

The District Council must have regard to the saved policies and proposals of the Structure Plan in preparing its LDF.

References to the “Structure Plan” in this document are always to the adopted Leicestershire, Leicester and Rutland Structure Plan.

2.12.5 Community Strategy for North West Leicestershire

The Community Strategy for North West Leicestershire – Working together for a Better Future – covers the period up to 2010. It sets out a framework for services providers, local authorities and local communities to work together to improve quality of life for local people.

The Community Strategy has been prepared by the Partnership for Improving North West Leicestershire to reflect the needs and aspiration of local people. It can be viewed at **www.nwleics.gov.uk/nwlppartnership**.

The District Council must have regard to the Community Strategy in preparing its LDF.

The Community Strategy for North West Leicestershire is currently being reviewed.

2.12.6 Other Strategies

Other relevant strategies include:

- North West Leicestershire Cultural Strategy (Draft) 2002;
- North West Leicestershire Housing Strategy (Draft) 2004-2007;
- North West Leicestershire Social Inclusion Strategy 2005;
- Destination 2010 – The Regional Economic Strategy for the East Midlands;
- National Forest Strategy 2004-2014;
- Leicestershire Local Transport plan 2001-2006;
- Leicester, Leicestershire and Rutland landscape and Woodland Strategy 2001;
- National Forest Biodiversity Action Plan 2004; and
- Leicestershire, Leicester and Rutland Biodiversity Action Plan 1998.

The District Council is also preparing a Regeneration Strategy for North West Leicestershire. There will be close links between this strategy and the LDF.

3. GENERAL POLICY OBSERVATIONS.

- 3.1 Paragraph 3.1 of the Core Strategy (Issues and Options) document acknowledges that the review is largely of existing policies and proposals contained in the Adopted Local Plan. This covers the period 1996-2006 and accordingly, it is unlikely that the LDF will be in place by the time the Adopted Local Plan period ends. The Adopted Local Plan currently has a saved status only until 2007.
- 3.2 The RPG which was approved in 2002 was subsequently updated to RSS status to cover a period until 2021.
- 3.3 The current adopted Leicestershire Structure Plan is saved to March 2008. It provides Strategic guidance to 2016 and will be superseded by the new RSS which will provide a district level housing requirement for N.W. Leicestershire through to 2021.
- 3.4 The Community Strategy for N.W. Leicestershire covers the period up to 2010. A range of additional strategies of varying time periods have also been identified within paragraph 3.19 of the Core Strategy (Issues and Options) document, all with the potential to have a degree of impact upon the form of the LDF.

4. **SPATIAL VISION (Q1-Q3)**

- 4.1 It is essential that the Core Strategy Development Plan Document for North West Leicestershire is based on a clear and well-articulated spatial vision for the future of the District. Additionally, this spatial vision should relate to a strong sense of local identity.
- 4.2 Most respondents were of the opinion that the Core Strategy DPD should assist the delivery of the wider Corporate Strategy Vision, especially by ensuring that development is delivered where it is needed and where it is sustainable.
- 4.3 The concept of sustainability was recognised as a principal component within the Spatial Vision for the District. Accordingly it was considered, that inter-alia, the Spatial Vision should aim to achieve sustainable patterns of development; economic growth; vibrant town centres; and the provision of sufficient land to deliver the District's housing and employment land requirements.
- 4.4 Opinion was divided on the proposed timescale for the core Strategy. A 10 year plan period was considered to reflect the recommendations detailed within PPS 12. It could also be argued, that a shorter plan time period would allow for easier responses to any changes in local circumstances. On the other hand, a plan period extending to 2021 was seen to accord with the RSS time scale and also the suggestions within PPS 3 (Housing Consultation Paper) which requires LDF's to identify sufficient land to meet housing requirements over a 15 year time period.
- 4.5 The Spatial Vision for the District was thought likely to be more effective if it provides a clear direction, rather than trying to be all things to all people.

SPATIAL VISION – SUMMARY

It was generally considered, that the Core Strategy DPD should assist the delivery of the wider Corporate Strategy Vision of achieving sustainable patterns development which will be based on the principle of ensuring that development is delivered where it is needed and where it is sustainable.

Opinion was divided on the proposed timescale for the Core Strategy. A 10 year plan period was considered to reflect the recommendations within PPS12. On the other hand, a plan period extending to 2021 was seen to correspond to the RSS time-scale and also the PPS3 (Housing Consultation Paper) recommendation of identifying sufficient land to meet housing requirements over a 15 year time period.

5. SPATIAL OBJECTIVES (Q4-Q5)

- 5.1 The Core Strategy Development Plan Document must set out spatial objectives that will underpin the Strategic policies of the Local Development Framework and provide the basis for subsequent DPD'S. It will be necessary to relate these local objectives to these at national and regional levels and to those of the Community Strategy.
- 5.2 Although many of the aims of the Community Strategy are often aspirational in nature and accordingly can be difficult to define in qualitative and quantitative terms, the strategic policies within the LDF should provide opportunities for all, especially by allocating suitable sites for housing and land development.
- 5.3 Additionally, sustainable patterns of development will still need to be achieved throughout the District. Accordingly, the predominantly Urban Focus (proposed development within the existing urban centres of Coalville, Ashby-de-la-Zouch and Castle Donington) advocated should not be at the expense of the needs and the sustainable development of smaller settlements. In order to achieve sustainable patterns of development, the provision of homes and jobs should be interlinked. It is essential to ensure that the levels of social housing proposed are delivered by ensuring that the numbers/locations proposed still allow sites to remain economically viable.

SPATIAL OBJECTIVES – SUMMARY.

The strategic policies within the LDF should provide opportunities for all by promoting sustainable patterns of development throughout the District. Accordingly, the predominantly urban focus, evident within certain policies should not be at the expense of the needs and the sustainable development of smaller settlements.

6. OVERALL SPATIAL STRATEGY (Q6 – Q17)

- 6.1 The Core Strategy Development Plan Document must establish the overall spatial Strategy which will then be reflected in subsequent DPD's.
- 6.2 It was considered, that RSS8 Policy 2 does provide a sufficient basis for the sequence of choosing sites for new development, subject to the need to first define the term "Urban Areas". Additionally, the approach advocated within Policy 2 of RSS8 has been tested at EIP for the original RSS8 and its subsequent review.
- 6.3 An acceptable sequential approach to choosing sites for new development should also consider sites in or adjoining rural centres, especially as N.W. Leicestershire is predominantly a rural district and selected levels of growth in small and medium sized settlements could have the potential to meet local housing needs, support local services or even enable the creation of vital community facilities (i.e. public transport). This in turn would have the effect of making these areas more sustainable.
- 6.4 RSS8 Policy 3 sets out a range of criteria to be considered in determining the suitability of locations for development, though it fails to indicate how the relative criteria within the assessment process should be weighted against each other. Additionally, there is the need to consider the differing and often competing attributes of sites when undertaking a comparative assessment.
- 6.5 It was suggested, that the sustainability criteria of RSS8 Policy 3 should be expanded to include, "the potential to reduce the need to travel, particularly when helping to deliver a locational balance between jobs and housing".
- 6.6 In addition to Ashby-de-la Zouch, Castle Donington was considered to meet the criteria set out for the definition of a "smaller market town" as outlined in table 7.1 of the ODPM published document, "Our Countryside" – the future".
- 6.7 Castle Donington, Ibstock, Kegworth and Measham were also thought to be suitable to be designated as Rural Centres" in N.W. Leicestershire.
- 6.8 Structure Plan Strategy Policy 5 was considered to provide a sufficient basis for the control of development within the Green Wedge, provided that the existing boundary is first redrawn in order to facilitate proposed future development.
- 6.9 A fundamental review of the extant Green Wedges was not thought necessary as by nature it has always been accepted that over time changes or new designations may be required to accommodate development pressures as they emerge.
- 6.10 With respect to the Coalville/Whitwick/Swannington Green Wedge, it was considered, that a review process which would be closely linked to the sequential procedure to identify suitable sites for new development should be adhered to, and accordingly form the underlying rationale against which such a review would be undertaken.

- 6.11 Support was given to the view that areas of separation fulfil a valuable function in maintaining the identity and integrity of settlements and accordingly, there should not be any change to the existing situation or requirement to review such boundaries as part of the LDF Core Strategy.
- 6.12 In addition to the control of development in the countryside of NWL provided by Structure Plan Strategy Policy 8, it was considered that there is the need to generally restrict development in the open countryside and therefore adopt a policy of restraint. Relevant extant Adopted Local Plan policies should also provide support where necessary.
- 6.13 If however, there is a need to provide housing to meet existing or revised Structure Plan targets, then some development of the open countryside may be necessary. Additionally, proven housing need (not just affordable housing) could be an acceptable reason for development in the countryside, having first had regard to the sequential test.
- 6.14 It was considered that by adopting an approach which would set limits to the development of settlements, that this could result in a loss of flexibility and the ability of a plan to respond dynamically to a change in circumstances. Accordingly, it was suggested, that a criteria-based policy which would seek to review development within all settlements in North West Leicestershire on the basis of a careful balance between economic growth and sustainable development should be adopted.

OVERALL SPATIAL STRATEGY – SUMMARY

National Planning policies together with those of the RSS and the Structure Plan provide the strategic framework for the preparation of the spatial strategy for NWL through the Core Strategy DPD of its LDF. Accordingly, the public consultation exercise invited comments on the suggested key features of the strategic framework.

It was considered the RSS8 Policy 2 provides an acceptable sequential approach for choosing sites for new development, though whilst RSS8 Policy 3 sets out a range of criteria to be considered in determining the suitability of locations for development it fails to indicate how the relative criteria within the assessment process should be weighted against each other.

In the interests of sustainability, a sequential approach should ideally also consider sites in or adjoining rural centres, especially as NWL is predominantly a rural district.

Whilst the proposal to concentrate future development within the main urban areas of Coalville and Ashby-de-la-Zouch was recognised as meeting established criteria guidelines, it was nevertheless stressed as previously stated, that the merits of the rural area will still need to be considered due to the rural characteristics of much of the District. Additionally, Castle Donington, Ibstock, Kegworth and Measham were recognised as significant rural centres.

The importance of Green Wedges in controlling the extent of development was acknowledged, though it was considered their boundaries should be redrawn in order to make them relevant to future development proposals. A future review of Green Wedges could be closely linked to the sequential procedure to identify suitable sites for new development.

Areas of separation also fulfil a valuable function in maintaining the identity and integrity of settlements and accordingly, this policy should continue. However, proven housing need could arguably be an acceptable reason for development in the countryside having first had regard to the aforementioned sequential test.

7. HOUSING (Q18-Q28)

- 7.1 The Core Strategy Development Plan Document will need to address certain key issues in relation to the quantity and distribution of new housing development in North West Leicestershire. In doing so it will provide the basis for its own strategic policies and proposals and for the selection of appropriate sites for development in the Housing Land Allocations DPD.
- 7.2 Both the Structure Plan and RSS8 identify a need for 3,150 dwellings to be built per annum in Leicestershire. However, the Structure Plan covers the period 1996-2006 whereas RSS8 refers to 2001-2021.
- 7.3 It was considered that the residual housing requirement identified for NWL (i.e.1250 dwellings) does represent an appropriate target for the provision of new housing on greenfield sites in the District between 2005 and 2016 if based on the contents of Table 2 of the N.W. Leicestershire Housing Background Paper (November 2005). However, there is a possibility that the requirement may need to be amended as a consequence of the current revisions to RSS8. On the basis of the present RSS8, the residual housing requirement is 3264 dwellings (2005-2021).
- 7.4 It was also thought, that the target figure is contrary to PPS 12, RRS8 and Draft PPS3 advise. In particular, PPS 12 requires LDF's to be formulated in accordance with the Regional Spatial Strategy.
- 7.5 If the residual requirement of 1250 dwellings is accepted as the appropriate housing target for NWL for the period 2005-2016, then the general view was that 30-40 hectares of greenfield land would be sufficient to accommodate this number. However, if there is a requirement to provide at least 3264 dwellings (see paragraph 7.3) on potentially greenfield sites, then at least 82 hectares of greenfield land will be required, assuming an average density of 40 dwellings per hectare.
- 7.6 It is accepted, that the current Regional and Strategic Policies envisage the bulk of new housing development within the District taking place on land within and adjoining Coalville and Ashby-de-la-Zouch, as these locations are clearly more sustainable and provide ease of access to higher order facilities than land adjoining or located within smaller settlements. The sequential approach outlined in Alteration 3 to the current Adopted Local Plan, namely Policy H4/1 was seen to reinforce this opinion. Additionally, certain comments also expressed the need to provide sufficient housing for smaller settlements to meet their own needs and ensure that the centres of smaller settlements remain viable.

- 7.7 Generally, it was not thought possible to simply state that a particular proportional split of house building numbers between Coalville and Ashby-de-la-Zouch is appropriate. Accordingly, this should emerge as a direct consequence of an appraisal of the potential opportunities around the two settlements, allied to the potential to enhance the existing service base to accommodate this growth. In addition to new house building, the provision of additional employment opportunities will also need to be factored into the equation.
- 7.8 In order to justify any future house building numbers, the Core Strategy will need to provide a spatial framework together with criteria against which all proposals for new housing development and allocations will need to be considered.
- 7.9 The future distribution of new housing building should therefore have regard to various factors, including RSS8, the need for affordable and market housing and the impact of future development on both existing and planned infrastructure.
- 7.10 Following the sequential approach within Policy 2 of RSS8, the main determinant of the extent of new housing directed to Ashby-de-la-Zouch and Coalville should be the detailed assessment of the urban capacity of these urban areas and the other rural centres. Consequently it is suggested, that before determining how the balance of housing requirements should be met through urban extensions, that the Core Strategy must seek to utilise the aforementioned urban capacity in a sustainable manner, with specific regard being paid to the criteria in Policy 3 of RSS8. This will inter-alia allow the merits of competing urban extensions to be determined through the Sustainability Appraisal process.
- 7.11 With respect to the siting of new housing within and adjoining the urban areas of Coalville and Ashby-de-la-Zouch, it is contended, that new housing could be accommodated through a number of appropriate urban extensions at Coalville and Ashby-de-la-Zouch, plus Castle Donington. Other smaller greenfield site extensions should be able to supplement these larger urban extensions.
- 7.12 Urban extensions are identified in PPG 3 Housing as the next most sustainable form of housing development to that of developing on brownfield sites in urban areas. The size, extent and location of urban extensions will naturally depend on the characteristics of the settlement and also of the urban extension in question and its relationship to jobs, services, shops, community facilities and public transport.
- 7.13 Whilst a larger Strategic Site may be viewed as the most sustainable location which will deliver a range of supporting facilities to be delivered on site and provide a consistent long-term supply of housing, it is arguably too prescriptive to determine that there should only be a single Greenfield Strategic Site. A comparative assessment of alternative sites would be more appropriate.

- 7.14 It was considered that it is difficult to prescribe an appropriate scale of housing development for Rural Centres in NWL within the Core Strategy DPD without first having detailed knowledge of the sites available, plus a detailed assessment of the sustainable development advantages of such sites in relationship to the particular Rural Centre.
- 7.15 It was suggested therefore, that the Core Strategy DPD should include a policy that is permissive of new housing development both in and adjacent to the identified Rural Centres, where it can be demonstrated that it delivers a sustainable pattern of development – also requiring compliance with a number of the sustainability criteria.
- 7.16 In order to achieve a sustainable pattern of development within the District it will be necessary to provide limited levels of housing land to be released within Rural Centres. This should reflect an assessment of need, incorporating both affordable and open-market housing need for those settlements.
- 7.17 Housing allocations should then ideally be limited to that which is necessary to meet local need. However it should not be at the expense of preventing medium or smaller settlements from becoming more sustainable or being able to regenerate.
- 7.18 The approach towards the provision of affordable housing should consequently follow the national guidelines as set out by Government. However, the wide disparity between the affordable housing need that has been assessed to exist within the District relative to the overall level of new housing provision, would imply that the proportion of affordable housing that will be required in order to offset the identified deficit may be so great that this would seriously compromise the viability and subsequent release by land owners of potential housing sites. Affordable housing provision should therefore be considered on a site by site basis and reflect the individual characteristics of each site.
- 7.19 However, it is important that the Core Strategy DPD is able to deliver the District's affordable housing needs over the plan period.
- 7.20 It was considered, that within the Core Strategy DPD there needs to be recognition that larger urban extensions not only provide sustainable development advantages, but are also able to provide certainty on the delivery of significant proportions of affordable housing and in locations where they are most needed.
- 7.21 It was expected, that the current approach towards the provision of affordable housing is likely to continue for the foreseeable future, with Rural Exception Sites released under the auspices of Policy H8 of the Adopted Local Plan still forming a very substantive level of the totality of affordable housing which is sourced within the District.

- 7.22 The allocation of specific rural sites for affordable housing in NWL was not thought to be necessary. Instead, the Core Strategy DPD should contain a Rural Exceptions Policy, as is now being prescribed within Draft PPS 3 Housing (paragraph 33).
- 7.23 If however, it is intended to allocate sites solely for affordable housing in rural areas, then there also needs to be in place the appropriate mechanism for the delivery of such housing.
- 7.24 Alternatively, the LDF could incorporate a policy that acknowledges in some circumstances the need to permit the development of small sites within and adjoining existing villages in order to meet an identified local housing need.
- 7.25 The sequential approach set out in PPG3 and embodied within the policy framework of both the RSS and the current Structure Plan is viewed as an acceptable pragmatic means of securing the re-use of previously developed land and buildings. Consequently, such an approach would alleviate the need to impose specific targets for the re-use of previously developed land and buildings for new housing.
- 7.26 If, however, a specific target for the development of brownfield sites is to be set, then it should take account of not only the general rural character of the District, but also the possibility that such sites could be increasingly difficult to find in the future, bearing in mind the fact that the regional target for 2004/05 was met in NWL.

HOUSING – SUMMARY

It was thought, that the residual housing requirement identified for NWL of 1250 dwellings (requiring 30-40 hectares of Greenfield land) represents an appropriate target for the Period 2005-2016. If however, the time period were to be extended to correspond with the time scale of RSS8, the namely 2005-2021, then it was suggested, that the estimated residual housing need would increase to 3264 dwellings, requiring at least 82 hectares of greenfield land, assuming an average density to 40 dwellings per hectare.

Whilst it was accepted that the existing major urban areas within the District represent the most sustainable locations for future housing development it was nevertheless considered, that in order to achieve a sustainable pattern of development throughout the District it will also be necessary to provide limited levels of housing land to be released within Rural Centres. This should reflect an assessment of need incorporating both affordable and open-market housing need for those settlements.

The provision of new housing development per-se should follow the identified sequential procedure. Where necessary this would allow specific small Greenfield sites to supplement larger levels of housing development on brownfield sites in the urban areas, followed by identified urban extension sites.

Ideally, the approach towards the provision of affordable housing should follow the national guidelines as set out by the Government. Accordingly, the allocation of specific rural sites for affordable housing in NWL was not thought to be necessary. Instead, the Core Strategy DPD should contain a Rural Exceptions Policy, as is now being prescribed within Draft PPS 3 Housing (paragraph 33).

The sequential approach set out in PPG 3 and embodied within the policy framework of both the RSS and the current Structure Plan is viewed as an acceptable pragmatic means of securing the re-use of previously development land and buildings. Consequently, such an approach should alleviate the need to impose specific targets for the re-use of previously developed land and buildings for new housing.

8. EMPLOYMENT (Q29-Q40)

- 8.1 The Core Strategy DPD must address certain key issues concerning employment land provision in NWL. This will then form the basis for its own strategic policies and proposals and also for the choice of Sites for development in the Employment Land Allocations DPD.
- 8.2 It was considered, that an “adequate supply” of employment land must include enough land to ensure that the employment needs of the District will be met and more particularly ensure that land is made available in the right places. Accordingly, designated employment land should be located in areas where they are deliverable, market facing and sustainable.
- 8.3 Additionally, RSS8 Policy 22 provides a generalised approach to the identification of employment land, but fails to provide a quantum target for the District. It is suggested therefore, that the amount of employment land required needs to be expressed in terms of a level of provision spread over the entire LDF period which will enable the local economy to continue to develop rather than stagnate.
- 8.4 It was thought, that the right balance between local employment needs and the contribution NWL makes to regional and sub-regional needs and objectives is an issue that should be determined at the RSS level, since its content requires it to be considered within the regional dimension.
- 8.5 Whilst there are obvious distinctions between local employment needs and regional needs, there should still be consistency between the two. Ideally, objectives at the regional level should compliment local employment needs and result in improved local employment. There is a careful balance to be struck, but if the policies contained within the regional guidance are sound, then they should encourage local employment growth.
- 8.6 When deciding upon the right balance for the provision of new employment land between the urban areas of Coalville and Ashby-de-la-Zouch and the rest NWL, it was suggested, that a sequential approach could be adopted which would differentiate between the two main urban areas on the basis of population size and the range of facilities and services provided.
- 8.7 However, the regeneration and continued economic development of both Coalville and Ashby-de-la-Zouch should not be at the expense of other areas within NWL that are also in need of inward investment, potentially more readily able to be developed and are capable of making a significant contribution to the continued District-wide economic growth which in turn will help fund further regeneration initiatives throughout the District.

- 8.8 Should it be decided to centre most new employment development on the aforementioned two main urban areas than an approach which will effectively balance both market requirements and other policy aims (i.e the PPS 6 preference for offices, to be located in town centre with B1 development on larger employment parks) within these areas may be the most appropriate way forward.
- 8.9 Additionally, it was thought that the District should decide on the right approach to these issues through on-going consultation with Key Stakeholders from both the private and public sectors, together with wider community involvement as outlined in the SCI. If this is done, then hopefully the information obtained should be able to establish where employment land should be located with the evidence presented based on sound market assumptions together with their deliverable and sustainable elements.
- 8.10 The merits of the right approach could be assessed by ascertaining whether the employment allocation would contribute towards:
- The merits of a mixed use proposal.
 - Its ease of accessibility to the strategic highway network.
 - Reinforcing an existing employment area.
 - The sustainability merits of the location in terms of ease of access to a range of facilities and services, including residential, retail, leisure and community facilities, etc.
 - Its desirability as a location for footloose employment uses.
- 8.11 When viewed from a district-wide perspective the general view was that new employment development should provide for a range of potential options and accordingly, a mix of large strategic sites, extensions to existing concentrations and smaller local needs provision would be preferable. Additionally, a range of sites should be allocated for development to support the growth of large and small firms in both urban and rural areas.
- 8.12 Ideally, the District Council should try to secure employment land to meet the needs of local enterprise and expansion in NWL. In order to help achieve this objective it was advised, that the District Council should consult widely with the relevant market and private sector bodies in order to gain an understanding of the type of land which will be deliverable within the plan period and subsequently use the land use planning system to help and encourage its development.
- 8.13 In areas of extreme deprivation, where there is little prospect of the private sector being able to deliver the development needs, then possibly the District Council could consider funding certain development itself or using its various funding mechanisms to offer incentives such as grants to stimulate local development.

- 8.14 It was considered that the existing land protection policies should be reviewed and where necessary, permit the release of employment sites for alternative uses when it can be demonstrated that they are no longer needed, or are viable for employment reuse or redevelopment. Guidance should be gained from the sequential approach as set out in PPG 3 (Housing) and the recently introduced (2005) paragraph 42a (of PPG 3) which specifically provides an appropriate framework to determine whether land should be retained within employment usage.
- 8.15 If employment land is lost to alternative uses, then the District Council will need to ensure that sufficient land remains available for employment purposes. This may well require the release of additional greenfield land, although suitable brownfield sites should be considered first.
- 8.16 If it is accepted that the LDF has the potential to promote greater skills development in NWL, then this could possibly be achieved, by helping to generate the level of inward investment necessary to deliver the economic growth and local employment needed to deliver higher skilled jobs and the associated workforce.
- 8.17 It was considered, that the existing Local Plan Policy for rural employment should be amended to reflect a more positive approach for the provision of employment land in rural areas within NWL. Consequently, an approach based on sustainable compact development in rural areas, which fully considers both the market and deliverability issues could be considered. Additionally, a more positive approach to employment development in rural areas should be in accordance with the guidance outlined in PPS7 (Sustainable Development in Rural Areas – paragraphs 5 and 9).
- 8.18 A more positive approach would particularly assist the regeneration of villages that previously relied on the mining industry as the main provider of employment. By directing growth to such areas, there would hopefully be an increase in the level of services and jobs available, both being crucial elements within the overall regeneration process.
- 8.19 With respect to tourism-related development, the general consensus of opinion supported the retention of the existing related Local Plan Policy. It was suggested however, that the Core Strategy DPD should highlight the importance of the existing and proposed waterway network and especially the National Forest as having particular potential for tourism growth.

EMPLOYMENT – SUMMARY.

It will be necessary to ensure that enough employment land, is made available and in the right places in order to meet the District's employment needs. However, RSS8 Policy 22 only provides a generalised approach to the identification of employment land and consequently fails to provide a quantum target for the District.

It is suggested, that the amount of employment land required needs to be expressed in terms of a level of provision spread over the entire LDF period. Additionally, regional objectives should compliment local employment needs in order to achieve an improvement in levels of local employment.

The adoption of a sequential approach considering inter-alia, population size and the range of facilities and services available should help in achieving the right balance for the provision of new development land between Coalville and Ashby-de-la-Zouch, and the rest of NWL. Therefore, any subsequent decisions will still need to fully consider the needs of all areas within NWL.

When viewed from a district-wide perspective, the general view was that new employment development should provide for a range of potential options which would include a mix of large strategic sites, extensions to existing concentrations, plus smaller local need provision.

It was considered, that the existing land protection policies should be reviewed and where necessary, permit the release of employment sites for alternative uses, when it can be demonstrated that they are no longer needed, or are viable for employment re-use or redevelopment. Guidance should be gained from the sequential approach detailed in PPG3 (Housing) and the recently introduced (2005) paragraph 42a of the same guidance. However, it will be necessary to ensure that sufficient land remains available to meet employment needs, even if this requires the release of greenfield land.

It is recognised that the LDF has the potential to promote greater skills development in NWL, particularly by encouraging higher levels of inward investment.

A more positive approach to employment development in rural areas is suggested and this should be in accordance with the guidance outlined in PPS7 (Sustainable Development in Rural Areas – paragraphs 5 and 9).

There is a specific need for future policies to assist the regeneration of villages that previously relied on the mining industry as the main provider of employment.

The general consensus of opinion supported the retention of the existing Adopted Local Plan Policies concerning tourism-related development.

It should be noted however, that with respect to Question 29 (what is an “adequate supply” of employment land for NWL?) Pegasus Planning Group LLP actually forwarded considered numerical amounts, based on the following facts:

- Government Planning Policy as set out in PPS1 is to achieve sustainable development where one of the fundamental objectives is to maintain high and stable levels of economic growth.
- The Regional Economic Strategy (RES) seeks to create high quality employment opportunities and to create a climate for investment through improving the quality of the regions physical infrastructure. RSS8 identifies that there is a need for sites to be brought forward in response to the strategic priorities identified in the Regional Employment Land Priority Study (RELPS) and to provide a suitable accommodation for the growth of local undertakings. Paragraph 4.2.10 goes on to note, that Local Planning Authorities should take into account the findings of QUELS and RELPS when drawing up policies for their Development Plans and Local Development Frameworks.
- RSS8 Policy 22 requires Local Authorities to provide an adequate supply of good quality land for office and industrial uses in sustainable locations.
- With regard to the Nottingham East Midlands Airport (NEMA), Policy 15 says, that development associated with the airport should be focused where possible in surrounding Urban Areas. This Policy does not preclude development associated with the airport in other, sustainable locations.
- The Structure Plan is a material consideration in determining the quantity of employment land to be allocated for new development. Of 326 hectare requirement in the Structure Plan for the period 1996-2016, there is a residual requirement for 64 hectares of new employment land to be identified in 2016. However, the Core Strategy DPD needs to plan to at least 2021. Appended to the Council’s Employment Land Study of May 2005 is information on take up rates, and in the thirteen years between 1991 and 2004 total employment land take up in NWL was 201.6 hectares, equating to over 15 hectares per annum. In order to maintain this level of take up (in order to comply with PPS1 sustainable development criteria of maintaining high and stable levels of economic growth) it can be expected that there would be a need to provide for 225 hectares of employment land over the fifteen year period 2006-2021.
- Accordingly, it is understood that 114 hectares of land has the benefit of planning permission for employment use, leaving a residual requirement of 111 hectares of employment land to be built over the period to 2021. However, given the need to provide for a portfolio of sites to meet differing requirements, it is thought advisable to allocate a healthy additional amount of land; a 20% buffer would total 133 hectares. This, it is considered, would constitute an adequate supply over the period to 2021.

9. ENVIRONMENT (Q41-Q47)

- 9.1 The Core Strategy DPD will impact on certain key aspects of the environment of NWL. Its strategic policies and proposals will provide the basis for more detailed measures in future DPD's.
- 9.2 Approximately 47% of NWL lies within the boundary of the National Forest and consequently this will be a major consideration when formulating future strategic environmental policies and proposals for the District.
- 9.3 Much of the detail within the current Structure Plan Strategy Policy 13 is still able to provide a sufficient basis for the promotion of the National Forest in NWL. It should be remembered however, that SPS Policy 13 pre-dates the review of the National Forest Strategy and consequently, relevant points emerging from the review should be incorporated within the Core Strategy DPD.
- 9.4 Accordingly, the inclusion within the Core Strategy DPD of a policy supporting the development of a major Forest Park adjoining Conkers at Moira (referred to as the Heart of the National Forest Park) is advisable. Appropriate uses within this area could include the creation of new trails, cycle routes and visitor accommodation in the form of a youth hostel and a caravan and camping site.
- 9.5 Within the Core Strategy DPD Landscape Character Assessment is viewed as an important tool in assessing the variety and characteristics of the District's landscape. It could be used to develop a policy base that recognises local landscape character and ensures that it is protected and enhanced as appropriate in the consideration of development proposals. More specifically, it could be used to inform the suitability and scale of development suited to particular landscapes and also, the type and scale of landscaping to accompany development, therefore making it an integral part of the overall design process.
- 9.6 Additionally, Landscape Character Assessment could form an important part of the review of all areas of special landscape designation in the current Local Plan (including areas of green-wedge, separation or areas of particularly attractive countryside). However, such assessment should still aim wherever possible, to allow for the integration of the most sustainable patterns of development.
- 9.7 Generally, Structure Plan Strategy Policy 14 was seen to provide an adequate basis for the control of development in the Charmwood Forest, though more specifically it was thought that it failed to fully understand that as the historic environment is irreplaceable then it is not acceptable to refer to "compensation" for harm to such environments. It was also suggested, that the DPD should be more encouraging of appropriate rural diversification related to forestry, tourism, recreation and woodland related economy uses in the National Forest.

- 9.8 It was considered that the boundaries of the Charmwood Forest should be reviewed as part of the LDF process and subsequently extended into the northern parishes, this review could form part of the future National Forest Policies DPD. Ideally, such a review should be informed by evidence gained through Landscape Character Assessments and also his Historic Landscape Characterisation.
- 9.9 Whilst it is generally agreed that RSS8 Policy 34 provides a sufficient basis in relation to the strategic river corridors of the Trent and the Soar within NWL, it was nevertheless considered that it will be necessary consider how such policy is interpreted and developed at the District level.
- 9.10 Additionally, future policy will need to reflect the guidance within PPG 25 (Development and Flood Risk) and the emerging PPS 25.
- 9.11 It is not just the floodplains which lie within the District, but usually half of the parent rivers. Consequently, policy needs to guide the actions of others, including developers in relation to maintaining and enhancing the multi-functional importance of strategic river corridors for wildlife, landscape and townscape, regeneration and economic diversification, educational purposes, recreation, historic environments and archaeology and most importantly for managing potential flood-risk in identified vulnerable areas.
- 9.12 The multi-functional importance of the Ashby Canal also needs to be appreciated within the relevant policy.
- 9.13 Views were divided as to whether RSS8 Policy 3 and Structure Plan Strategy Policy 10 provide a sufficient basis for the promotion of good design in NWL. On the one hand it was thought that the aforementioned policies provide a good framework for improving the standards of design and construction, although the need to take account of wider networks of green infrastructure, as well as the provision of open space within new development was still considered necessary. Conversely however, it was stated that the relevant policies fail their required intention, especially as little regard appears to be paid to the quality of the built environment. Additionally, it was suggested that future policies need to pay more attention to the impact that development proposals can have upon the settings of the District's historical and cultural assets.

All designs however, whether built or landscape should first still be considered/assessed on their individual merit.

ENVIRONMENT – SUMMARY.

As 47% of NWL lies within the boundary of The National Forest, this will be a major consideration when formulating future strategic environmental policies and proposals for the District. Structure Plan Strategy Policy 13 pre-dates the review of the National Forest Strategy and consequently relevant points emerging from the review should be incorporated within the Core Strategy DPD. Accordingly, it is suggested that the Core Strategy DPD includes a policy supporting the development of a major Forest Park and related infrastructure.

Within the Core Strategy DPD, Landscape Character Assessment is viewed as an important tool in assessing the variety and characteristics of the District's landscape. Specifically it will be able to advise on the suitability and scale of development suited to a particular landscape and also, the type and scale of landscaping to accompany development, therefore making it an integral part of the overall design process.

Structure Plan Strategy Policy 14 was seen to provide an adequate basis for the control of development in Charnwood Forest. However, it fails to fully understand that historic environments are irreplaceable and as such any harm cannot be compensated for.

The Core Strategy DPD should aim to encourage appropriate rural diversification related to tourism, recreation and the woodland economy.

It was considered that the boundaries of the Charnwood Forest should be reviewed as part of the LDF process and subsequently extended into the northern parishes.

Whilst it is generally agreed that RSS8 Policy 34 provides a sufficient basis in relation to the strategic river corridors of the Trent and the Soar within NWL, it will still be necessary to consider how such policy is interpreted and developed at the District level. Additionally, further policy will need to reflect the guidance within Government policy (namely PPG 25 – Development and Flood Risk and the emerging PPS 25) and consequently guide the actions of others, including developers in relation to maintaining and enhancing the multi-functional importance of the strategic river corridors.

The multi-functional importance of the Ashby Canal should also be recognised.

Opinion suggested that RSS8 Policy 3 and Structure Plan Strategy Policy 10 provide a limited basis for the promotion of good design in NWL. In essence these policies provide a good framework for improving the standards of design and construction, although they need to exhibit a greater awareness of the wider networks of green infrastructure, the provision of open space within new developments and the overall quality of the built environment.

10. RETAIL DEVELOPMENT (Q48-Q50)

- 10.1 The Core Strategy DPD will have a key role to play in establishing the local perspective on retail development and in giving effect to the District Council's key aim of revitalising its town centres.
- 10.2 General opinion favoured the revitalisation of the major town centres within the District though this would be subject to the provision of a clear policy to encourage growth and expansion to be achieved in a comprehensive way.
- 10.3 Whilst RRS 8 Policy 24 and Structure Plan Central Areas and Shopping Policies 1, 2, 4 and 5 reflect the sequential approach to retail development within PPS 6, it was suggested, that they do not fully mirror the weight that PPS 6 indicates may be given to qualitative factors and to the wider benefits of retail development in helping to promote economic and physical regeneration, as well as social inclusion.
- 10.4 It was suggested, that the most appropriate means of revitalising the town centres of Coalville and Ashby-de-la-Zouch would be via an Area Action Plan. Accordingly, the Core Strategy DPD should set out the broad requirements for what form this proposed revitalisation should take.
- 10.5 Further, in order to be consistent with PPS 6 (Planning for Town Centres), the Core Strategy DPD should provide a positive planning framework in order to encourage development and direct it towards suitable sites. In doing so, it will be more important to identify clear objectives and the site characteristics necessary to achieve them, than it will be to identify specific sites, though this procedure could change as the Core Strategy develops.
- 10.6 When considering the need for additional retail floor space, the Council's published retail capacity study identifies only limited quantitative need in new convenience floorspace within the District as a whole, but still indicates a wide range of potential for comparison floorspace, depending upon the character of the development that is proposed. Accordingly, it is considered, that the retail capacity study understates the potential for convenience shopping floorspace, particularly within Coalville town centre, as it assumes no impact upon existing out of centre retail facilities, whereas the thrust of national, regional and structure plan policy is "town centres first". Consequently, the Council should look more closely at the retail development that is needed in order to achieve its stated objectives. In doing so, a range of factors will need to be taken into account, including not only quantitative consideration but also the Council's wider regeneration and social objectives.
- 10.7 The commercial market itself however, will be influenced more by a combination of critical mass, accessibility, quality of the environment and tenant mix, rather than the outcome of academic studies.

- 10.8 As previously mentioned within paragraph 10.5 of this report, the specific designation of land for retail development in the Core Strategy should be avoided. The provision of broader policy outlining the need for future retail development and where this could be located would seem more appropriate. This should be criteria based, with each proposal considered on its merit.
- 10.9 There is however, a counter view which suggests that by identifying specific sites for retail development, then this will allow new development to be properly integrated into the existing town centres without damaging their character or the viability of the existing shops. This procedure should also be supported by relevant criteria detailing the key design/sustainability principles for development on the chosen sites.

RETAIL DEVELOPMENT – SUMMARY.

General opinion favoured the revitalisation of the major town centre within the District, with the suggested appropriate means of achieving this objective being via specific Area Action Plans. Whilst RSS8 Policy 24 and Structure Plan Central Areas and Shopping Policies 1, 2, 4 and 5 reflect the sequential approach to retail development proposed within PPS6 (Planning for Town Centres), it was considered that they do not fully mirror the weight that PPS6 indicates may be given to qualitative factors and to the wider regeneration benefits attributed to retail development.

In order to be consistent with PPS6, the Core Strategy DPD needs to provide a positive planning framework in order to encourage development and direct it towards suitable sites.

The Council's published retail capacity study was seen to be of limited value as it understates the potential for convenience shopping floorspace. It was suggested, that the Council should look more closely at the retail development that is needed in order to achieve its stated objectives. In doing so, a range of factors will need to be taken into account, including not only quantitative considerations, but also the Council's wider regeneration and social objectives.

The provision of broader policy outlining the need for future retail development and where this could be located would accordingly seem appropriate. Ideally, this should be criteria based, with each proposal considered on its merit.

11. LEISURE (Q51-Q52)

- 11.1 The Core Strategy DPD will need to address certain key leisure related issues via its strategic policies and proposals, these will then provide the basis for a more detailed approach, including a future Recreation and Open Space Provision DPD.
- 11.2 It was suggested, that RSS 8 Policy 32 (which specifically relates to sport and recreation facilities) should be taken into account when establishing a policy basis for future leisure provision in NWL.
- 11.3 The Core Strategy DPD should also consider opportunities to develop new sport and recreation facilities in addition to the protection existing facilities.
- 11.4 The contribution made by inland waterways to leisure and recreation needs to be recognised within strategic policies. Accordingly, if inland waterways are to remain open and accessible for navigation then there will be the need to ensure that essential boat services and facilities (including the protection of commercially viable boatyards) continue to be available throughout the network.
- 11.5 It was considered, that Structure Plan Leisure Policy 5 should be supported by the relevant advice within PPG25 and the emerging guidance with PPS25, when being considered as a basis for the control of development of water recreation areas and associated facilities in NWL.
- 11.6 Attention should be given to the fact that water based recreation will often be proposed in areas of flood risk. Although the location may be appropriate for the activity itself, the same cannot be said for the provision of non-essential related activities such as a social club or accommodation facilities.
- 11.7 Further, planning policies and approaches should be sufficiently flexible in order to utilise the waterways as a protected delivery mechanism for rural regeneration. This needs to be reflected in the locational requirements for development related to the support infrastructure for the waterways and their development in the open countryside.
- 11.8 Other factors worthy of consideration should include the potential impacts upon the natural and built environment and accessibility by non-car modes of travel.

LEISURE - SUMMARY.

It was suggested that RSS8 Policy 32 should be taken into account when establishing a policy basis for future leisure provision in NWL.

The Core Strategy DPD should also consider opportunities to develop new sport and recreation facilities in addition to providing protection for what already exists.

The contribution made by inland waterways to leisure and recreation and also rural regeneration, should be recognised within strategic policies.

It was considered, that Structure Plan Leisure Policy 5 should be supported by the relevant advice within PPG25 and the emerging PPS25, when being considered as a basis for the control of development of water recreation areas and associated facilities in NWL.

12. TRANSPORT (Q53-Q59)

- 12.1 Improvements to transport infrastructure and services are addressed in the Local Transport Plan (LTP) produced by Leicestershire Country Council.
- 12.2 However, the LPD and its Core Strategy DPD will have a role to play in reducing the need to travel, through the location of new development and its relationship with the transport network, and in dealing with the spatial aspects of transport proposals.
- 12.3 The transport objectives outlined in RSS 8 Policy 43 are considered to be a sufficient basis for transport policy, though detail still needs to be provided outlining how these objectives are going to be achieved. Account also needs to be taken of the NEMA and the need to improve transport linkages to the airport, particularly by public transport. This is a crucial factor over the plan period 2021 (RSS), bearing in mind the expansion plans of the airport.
- 12.4 A need was identified at Parish Council level for further policies to address the lack of east/west public transport provision within the District.
- 12.5 RSS 8 Policy 44 was seen to promote a number of measures to achieve sustainable transport in NWL, but it was thought that their effectiveness can only be assessed when implemented at the local level. Additionally, the criterion regarding the need to travel could be enhanced by referencing the need to plan for a balance between jobs and housing in certain areas and consequently increase the potential to reduce the need to travel.
- 12.6 In general terms, the Airport Authority was seen to support the sentiments of both RSS8 Policy 55 (and not Policy 17 as stated) and Structure Plan Accessibility and Transport Policy 13. In particular, RSS8 Policy 55 concurs with the findings of the Government White Paper on Air Transport. It is important therefore, that planning policy is consistent across the local, regional and national framework. It should be noted however, that the aforementioned RSS 8 and Structure Plan Policies give an incomplete policy framework which will soon be out of date.
- 12.7 It was further suggested, that RSS8 Policy 55 and Structure Plan Accessibility and Transport Policy 13 should not be considered in isolation, as locally important factors will also require full consideration.
- 12.8 With respect to development at or adjoining the NEMA, the Airport Authority supported the view that such development should continue to be restricted to that which is necessary for the operation of the Airport. However, the private sector forwarded the view, that RSS 8 requires the economic benefits of airport development to be optimised consistent with sustainable patterns of development and movement (RSS8 Policy 16). Accordingly, airport related development should be considered favourably provided it can be demonstrated that it will be consistent with a sustainable pattern of development (including housing) and movement.

- 12.9 It was also suggested, that any future development associated with the Airport should be assessed against the needs of the wider area, with respect to an improvement in the quality of the environment and the provision of sustainable patterns of development and movement.
- 12.10 Generally, opinion supported the view that the Core Strategy DPD should provide the opportunity for the reopening of the National Forest Line for passenger use, safeguard the future of the route and also seek developer contributions towards the associated infrastructure.
- 12.11 Parish Council's additionally requested that stations should be provided near to Lount and Castle Gresley, with park and ride services operating from them to Conkers. Accordingly, potential station sites should be protected and facilities which would promote accessibility to public transport encouraged.
- 12.12 It was acknowledged, that road infrastructure will remain an important consideration throughout the plan period and therefore suitable provision will be a necessary requirement. Consequently, the plan should include a policy that is permissive of new road infrastructure where it can be demonstrated that this is appropriate in transportation and environmental impact terms.
- 12.13 Specially, it was thought that the Core Strategy should promote inter-alia road improvements to junctions 23a/24/24a of the M1, together with the duelling of the A453 north of M1 J24. Parish Councils identified the need for a Kegworth Bypass, as well as the existing road between New Albion and Swains Park being extended to link with the A444.
- 12.14 It was considered, that Local Plan Policies T16 and T17 are still appropriate in relation to the opening of the Ashby Canal, though should be strengthened in order to protect the canal corridor from inappropriate development which could adversely impact on the amenity, recreation and tourism benefits associated with the project.

TRANSPORT - SUMMARY.

The transport objectives outlined in RSS8 Policy 43 were considered to provide a sufficient basis for transport policy in NWL in the Core Strategy DPD. However, detail still needs to be provided outlining how these objectives will be achieved.

RSS8 Policy 44 was seen promote a number of measures to achieve sustainable transport in NWL, but it was thought that their effectiveness can only be assessed when implemented at the local level.

In general terms, the Airport Authority was supportive of both RSS8 Policy 55 and Structure Plan Accessibility and Transport Policy 13. However, general opinion suggested that these policies should not be considered in isolation, as locally important factors will also require full consideration.

With respect to development at or adjoining the NEMA, the Airport Authority supported the view that such development should continue to be restricted to that which is necessary for the operation of the airport.

However, the private sector noted, that RSS8 requires the economic benefits of airport development to be optimised consistent with sustainable patterns of development and movement (RSS8 Policy 16).

Opinion supported the view that the Core Strategy DPD should provide the opportunity for the reopening of the National Forest Line for passenger use. Accordingly, potential station sites should be protected and facilities which would promote accessibility to public transport encouraged.

As the road infrastructure is likely to remain an important consideration throughout the plan period, the Core Strategy DPD should include a policy that is permissive of new road infrastructure were it can be demonstrated that this is appropriate in transportation and environmental impact terms.

Parish Council's identified a number of potential future highway and transport projects, including a need for improved east/west public transport provision within the District and the construction of a Kegworth Bypass.

It was considered that Local Plan Policies T16 and T17 are still appropriate in relation to the opening of the Ashby Canal, though should be strengthened in order to protect the canal corridor from inappropriate development.

13. SOCIAL INCLUSION (Q60).

- 13.1 The District Council has adopted a Social Inclusion Strategy for North West Leicestershire. This seeks to address issues of social exclusion in the District. Social exclusion is a short-hand term for what can happen when people or areas suffer from a combination of linked problems such as unemployment, poor skills, low incomes and poor housing.
- 13.2 The Planning system can have a general impact on a number of these issues and also has a specific impact in terms of such things as affordable housing and access to facilities.
- 13.3 The consultation responses indicated that this was an issue which warranted action via the LDF. The LDF was viewed as a mechanism which could help promote social inclusion through the allocation and careful delivery of large urban extensions and in providing for enhanced community and social facilities that will be of benefit to the existing surrounding community, as well as new residents.
- 13.4 Unemployment is not seen as the major problem in NWL, instead it is the skills gap which presents the major challenge. Accordingly, the LDF can aid social inclusion by promoting inward investment in the area. This could be done by promoting NWL's key assets and local employment growth generators.
- 13.5 Further to the above, targets should be set for local affordable housing provision, relevant local employment and improved public transport. Services need to be accessible and evenly spread throughout the District.
- 13.6 In order to effectively promote social inclusion, the LDF will need to have a strong spatial vision covering the breadth of issues which lead to the development of sustainable communities.

SOCIAL INCLUSION – SUMMARY

Opinion suggested that in order to effectively promote social inclusion, the LDF will need to have a strong spatial vision covering the breadth of issues which lead to the development of sustainable communities.

Accordingly, specific initiatives could include the allocation and delivery of larger urban extensions (with the supporting infrastructure), the narrowing of the skills gap via the promotion of appropriate inward investment, the establishment of achievable targets for local affordable housing provision, relevant local employment and improved public transport. Additionally, services should be accessible and evenly spread throughout the District.

14. DEVELOPER CONTRIBUTION (Q61-Q62).

- 14.1 Developer contributions (also known as “planning obligation” or “Section 106 Agreements”) may be sought in relation to new development where appropriate. It will be necessary for the Core Strategy DPD to spell out general policies about the principle and use of such obligations.
- 14.2 It was considered, that Structure Plan Strategy Policy 11 should be enlarged upon in the Core Strategy DPD to reflect the content of ODPM Circular 05/2005, which sets out the approach that the Government currently takes towards the issue of planning obligations. Since this forms the basis of national policy it should not be necessary to fully reiterate its content within the Core Strategy DPD. However, Annex B of the Circular sets out the issues to be considered in determining the need for planning obligations (the Government’s “necessity test”) and in this regard, the Core Strategy DPD will need to address this issue.
- 14.3 Developer opinion suggested that planning obligations should only be sought where it can be demonstrated that they are necessary in order to make a development proposal acceptable. Therefore, it is appropriate for any Core Strategy DPD policy on planning obligations to have regard to the viability of development proposals in order to ensure that otherwise appropriate development is not prevented from proceeding due to onerous planning obligation requirements. Ideally, obligations should be directly related to the proposed development and fairly reasonably related in scale and kind to the proposed development, as well as being reasonable in all other respects.
- 14.4 Other views suggested the need for a specific developer contributions policies relevant to the National Forest area and also in relation to flood risk (N.B. Paragraph 61 of PPG25). It should be noted, that the emerging guidance in PPS25 (G4) advises that LDD’s should include general policies concerning the principles and use of planning obligations for flood risk management.
- 14.5 The general (non-developer) view considered that planning obligations should be sought when additional use will be made of the existing infrastructure. Accordingly, any resultant infrastructure improvements should benefit the community around the development, rather than just the development itself.

DEVELOPER CONTRIBUTIONS – SUMMARY.

It was considered, that Structure Plan Policy 11 should be enlarged upon in the Core Strategy DPD to reflect the content of ODPM Circular 05/2005 which outlines the approach that the Government currently takes towards the issue of planning obligations. Specifically, the Core Strategy DPD should address the issue of the Government's "necessity tests" as detailed within Annex B of the aforementioned Circular.

Developer opinion suggested that planning obligations should only be sought where it can be demonstrated that they are necessary in order to make a development proposal acceptable.

The general (non-developer) view suggested inter-alia, that any infrastructure improvement achieved via the imposition of planning obligations should benefit the community around the development, rather than just the development itself.

15. CONCLUSIONS.

- 15.1 The consultation exercise has resulted in a substantial response; the current total being 67 respondents, embracing the development industry, planning consultants, the Airport Authority, public bodies, statutory organisations, local bodies/action groups and the general public.
- 15.2 Generally responses have tended to be subjective relating to specific areas of interest and involvement. In particular, the general public and local bodies/action groups have tended to respond to individual proposals of local concern. Unfortunately certain respondents have not fully understood the requirements of the consultation exercise and consequently, certain responses have failed to relate to the specific questions asked and accordingly would be more applicable to issues concerning the development of individual sites. Additionally, respondents have failed to support their views with appropriate supporting figures when required, preferring instead to provide an often subjective critical response/assessment to the Districts numerical proposals. (N.B An exception has been the Pegasus Planning Group LLP response to questions 18 and 29).
- 15.3 Nevertheless, the consultation exercise has provided an interesting, informative, often challenging, yet often supportive range of responses.
- 15.4 There tended to be a general consensus of opinion concerning certain identified themes/topics and accordingly, policies relating to the issue of sustainable development were generally fully supported. However, RSS8 and Structure Plan Policies whilst being able to provide a basis for future Core Strategy DPD policies will still need to be updated where necessary in order to accommodate changing circumstances and also need to be made applicable to the local situation. The differing timescale of RSS8 and Structure Plan Policies will also need to be taken into account.
- 15.5 Providing for the needs of the urban areas within the District should not be at the expense of the identified needs of the rural areas, bearing in mind the predominantly rural nature of the District.
- 15.6 There is a need for both an improved and more diverse level of skills within the local labour force, together with the need to encourage inward investment in order to provide for a more diverse industrial employment base for the District and accordingly, a more sustainable local economy.
- 15.7 Additionally, it would be advisable to capitalise on the Districts individual assets i.e the NEMA and the National Forest, when promoting the District for potential inward investment and/or visitor attraction.
- 15.8 Further to the above statement, the following observations could potentially form the basis for the preparation the Core Strategy DPD (Preferred Issues and Options).

Spatial Vision:

The Core Strategy DPD should assist the delivery of the wider Corporate Strategy of achieving sustainable patterns of development. The Spatial Vision is likely to be more effective if it provides a clear direction, rather than trying to be all things to all people.

Spatial Objectives:

Strategic Policies within the LDF should provide opportunities for all.

Overall Spatial Strategy:

Policies within the Regional Spatial Strategy (RSS8) provide acceptable levels of guidance, through this needs to be interpreted in such a way as to relate to and be appropriate to the needs of North West Leicestershire (NWL).

Housing:

The suitability of the documented sequential approach as a means of identifying sites for development is accepted, though once again, this should wherever possible be interpreted to address the local situation and accordingly also consider the needs of rural areas. The approach towards the provision of affordable housing should ideally also follow national guidelines as set out by the Government.

The provision of sufficient levels of associated infrastructure should be a pre-requisite of any future development.

Areas of separation and Green Wedge are important, though should have a degree of flexibility to accommodate future change.

Employment:

Existing RSS policies only provide a generalised approach to the identification of employment land within the District. Accordingly, relevant policies within the Core Strategy DPD will need to be more specific and also take account of existing and emerging Government guidance.

Extant Adopted Local Plan policies should also be reviewed in order to assess their future suitability.

The LDF should have the potential to promote greater skills development in NWL, particularly by encouraging higher levels of inward investment. Additionally, a more positive approach to employment in rural areas could be adopted, together with the provision of specific policies to assist the regeneration of former mining settlements.

Environment:

Although existing RSS and Structure Plan Environment policies provide an adequate policy basis for the formulation of local policy, they should however be reviewed, with subsequent Core Strategy DPD policy consequently reflecting the emerging local situation and future vision for the District.

The Core Strategy DPD needs to contain specific policies which clearly take account of the importance and unique qualities of the National Forest area within the District. Landscape Character Assessment should be viewed as an important tool in assessing the variety and characteristics of the District's landscape. The multi-functional importance of the District's strategic river corridors should be recognised, as should the dangers associated with inappropriate development within such areas. Core Strategy DPD policies should reflect the importance of natural and built environments and accordingly aim to promote both good practice and high standards of design and construction.

Retail Development:

Revitalisation of the major town centres in the District is necessary. Relevant policies within RSS8 and the Structure Plan (Central Areas and Shopping) do not fully mirror the weight that PPS6 indicates may be given to qualitative factors and to the wider regeneration benefits attributed to retail development. Consequently, the Core Strategy DPD should aim to be fully consistent with the recommendations within PPS6.

The provision of broader criteria based policy outlining the need for future retail development and where this could be located could be a more appropriate measure (than the current reliance on the existing Council produced retail capacity study) when determining future need.

Leisure:

Policy 32 within RSS8 provides a policy basis for the provision of future leisure provision in NWL. The Core Strategy DPD should aim to provide the necessary level of direction to develop new sport and recreation facilities in NWL and also provide protection for what already exists. The impact of the inland waterways and development issues associated with water recreation areas should be recognised within the Core Strategy DPD,

Transport:

The full effectiveness of relevant transport objectives within the RSS can only, be assessed when translated through the Core Strategy DPD and subsequently implemented at the local level.

Development at or adjoining the NEMA should continue to be restricted to that which is necessary for the operation of the airport.

The Core Strategy DPD should provide the opportunity for the re-opening of the National Forest Line for passenger use, as well as identifying and retaining potential sites for new passenger stations.

The Core Strategy DPD should provide for the provision of identified appropriate road infrastructure within the District.

Specifically identified local needs (i.e improved east/west public transport provision within the District and the construction of a Kegworth Bypass) should be accounted for within future policy.

Social Inclusion:

In order to effectively promote social inclusion, the LDF will need to have a strong spatial vision covering the breadth of issues which lead to the development of sustainable communities.

Developer Contributions:

The Core Strategy DPD should reflect the content of the ODPM Circular 05/2005, with specific reference being made to Annex B (“necessity tests”). Planning Obligations ideally, should only be sought where it can be demonstrated that they are necessary.

Any infrastructure improvement achieved via the imposition of planning obligations should also benefit areas adjacent to the proposed development.

- 15.9 As previously indicated, one should note that developer submissions are mostly related to housing and employment issues, whilst public responses have been generally confined to local (often site related)matters of concern.
- 15.10 Finally it must be remembered, that unlike the previous planning system, the LDF consultation process relates to documents that set out the intended strategy, policies and proposals (which will ultimately be subjected to a sustainability appraisal as part of the process), but does not necessarily include any proposed policy wording. The intention being to concentrate on the principles involved at this stage.

16. LIST OF APPENDICES.

16.1 Appendix 1.

List of respondents to the Core Strategy Issues and Options Public Consultation Exercise (Listings according to the reference index) and questions responded to.

16.2 Appendix 2.

The main comments received (for each question asked) following the initial Core Strategy Issues and Options Public Consultation Exercise.

16.3 Appendix 3.

All responses/respondents (to each question asked) following the initial Core Strategy Issues and Options Public Consultation Exercise.

REFERENCE INDEX NO.	RESPONDENT	QUESTIONS RESPONDED TO.
CS/1	PERSIMMON HOMES (North Midlands) LTD.	18, 19, 29, 21, 23, 61.
CS/2	PEGASUS PLANNING GROUP LLP. (For Radleigh Homes).	1, 2, 3, 4, 5, 6, 7, 8, 9,10, 11, 13, 14,15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 36, 37, 61, 62.
CS/3	PEGASUS PLANNING GROUP LLP. (For Miller Development and CWC Group).	As for CS/2 + 53, 54, 55, 56, 58, 60.
CS/4	PEGASUS PLANNING GROUP LLP. (For Leicestershire County Council).	As for CS/2 (Excluding Nos. 61 & 62).
CS/5	THE NATIONAL TRUST.	2, 3, 4, 5, 6, 7, 9, 10, 16, 17, 20, 25, 28, 30, 31, 34, 35, 36, 37, 39, 40, 43, 44, 45, 46, 47, 51, 52, 55, 56, 58, 59, 62.
CS/6	RPS. (For Peveril Homes Ltd and Redbank Manufacturing Company).	3, 5, 6, 7, 9, 17, 19, 20, 24, 27, 31, 34, 37, 39.
CS/7	ENVIRONMENT AGENCY.	28, 46, 52, 62.
CS/8	FRIENDS OF THE EARTH.	2, 3, 4, 5, 9, 10, 16, 20, 28, 29, 30, 31, 36, 37, 39, 41, 42, 48, 53, 55, 56, 57, 58.
CS/9	MORRIS HOMES LTD.	2, 3, 4, 5, 6, 7, 8, 9,10, 11, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 36, 37, 61, 62.
CS/10	SPORT ENGLAND.	2, 3, 5, 51, 54, 60, 61, 62.

REFERENCE INDEX NO.	RESPONDENT	QUESTIONS RESPONDED TO.
CS/11	MR. N. ROBINSON.	GENERAL OBSERVATIONS.
CS/12	STANSGATE PLANNING CONSULTANTS. (For Mr. J. Mellors).	6, 7, 8, 9, 17, 20, 24, 25.
CS/13	TURLEY ASSOCIATES. (For Gazeley UK Ltd, and UK Coal Ltd).	2, 5, 6, 7, 8, 16, 17, 29, 31, 32, 34, 35, 36, 37, 53.
CS/14	GOVERNMENT OFFICE FOR THE EAST MIDLANDS.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17.
CS/15	FREETH CARTWRIGHT LLP. (For Westbury Homes).	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 36, 37, 61, 62.
CS/16	THE NATIONAL FOREST.	2, 4, 5, 6, 10, 11, 13, 16, 23, 34, 37, 39, 40, 41, 42, 43, 44, 47, 49, 51, 57, 59, 62.
CS/17	THE WILDLIFE TRUST.	GENERAL OBSERVATIONS.
CS/18	CGMS CONSULTING. (For The Royal Bank of Scotland Group).	5, 6, 7, 9, 17, 20, 24, 25, 26, 28, 31, 32, 34, 36.
CS/19	SOUTH WEST INDUSTRIAL PROPERTIES.	29, 30, 34, 36, 37, 41, 60.
CS/20	PEACOCK AND SMITH. (For W.M. Morrison Supermarkets Plc).	4, 5, 6, 8, 48, 49, 50.
CS/21	NOTTINGHAM EAST MIDLANDS AIRPORT.	3, 55, 56, 61. ALSO GENERAL OBSERVATIONS.
CS/22	ADVANTAGE WEST MIDLANDS	GENERAL OBSERVATIONS.
CS/23	PEGASUS PLANNING GROUP LLP. (For David Wilson Estates and Wilson Bowden Developments).	As for CS/2 + 29, 30, 31, 32, 33, 34, 53, 54, 55, 56, 57, 58, 60.
CS/24	MR M. SPECHT.	SPECIFIC SITE OBSERVATION.
CS/25	E.J. GRAY ASSOCIATES.	SPECIFIC SITE OBSERVATION.
CS/26	WILLIAM DAVIS LTD.	2, 5, 6, 7, 9, 18, 19, 20, 21, 22, 23, 24.
CS/27	MR D. REED.	SPECIFIC SITE OBSERVATION.
CS/28	SAVILLS	18, 19, 20, 21, 22.

REFERENCE INDEX NO.	RESPONDENT	QUESTIONS RESPONDED TO.
CS/29	P. BEDDOE.	1, 2, 13, 14, 15, 16, 18, 24, 34, 55, 56.
CS/30	HEPHER DIXON.	2, 5, 36, 48, 49, 50.
CS/31	ASHBY WOULD'S TOWN COUNCIL.	13, 14, 15, 16, 17, 25, 26, 27, 39, 40, 42, 57, 58, 59.
CS/32	BELLWAY HOMES.	13, 18, 20, 22, 24.
CS/33	GVA GRIMLEY. (For Jelson Ltd).	1, 2, 3, 5, 6, 7, 12, 16, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 43, 61, 62.
CS/34	JOHN CHURCH PLANNING CONSULTANCY. (For Williamson Design and Implementation Ltd and Mr Ian Dalliman).	SPECIFIC SITE OBSERVATION.
CS/35	BARBARA TUBB AND MARTIN PROSSER.	SPECIFIC SITE OBSERVATION.
CS/36	KEGWORTH PARISH COUNCIL.	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 16, 17, 20, 21, 23, 27, 28, 34, 35, 36, 37, 38, 39, 40, 41, 44, 45, 47, 53, 56, 58, 60, 61, 62.
CS/37	ASHBY CANAL RESTORATION PROJECT.	57, 59.
CS/38	PEGASUS PLANNING GROUP LLP. (For Miller Birch Developments).	1, 2, 3, 4, 5, 6, 7, 8, 9, 29, 30, 31, 33, 34, 36, 37, 53, 54, 55, 56, 58, 61, 62.
CS/39	ENGLISH HERITAGE.	2, 4, 6, 7, 11, 12, 13, 14, 15, 34, 41, 43, 44, 45, 46, 47, 49, 50, 55, 56, 57, 59, 61, 62.
CS/40	HOMES ANTILL, CHARTERED TOWN PLANNERS.	2, 4, 5, 6, 7, 18, 20, 21, 23, 25, 29, 30, 34, 48, 49, 50, 55, 56.
CS/41	FISHER GERMAN.	SPECIFIC SITE OBSERVATION.
CS/42	FISHER GERMAN.	SPECIFIC SITE OBSERVATION.
CS/43	FISHER GERMAN.	SPECIFIC SITE OBSERVATION.
CS/44	D P D S. (For Taylor Woodrow and Bloor Homes).	2, 3, 4, 5, 6, 7, 8, 17, 18, 19, 20, 21, 22, 23, 31, 32, 33, 34, 37.
CS/45	Mc DYRE AND CO. (For St. Modwen Developments Ltd).	2, 3, 5, 17, 18, 19, 23, 28, 34, 37.

REFERENCE INDEX NO.	RESPONDENT	QUESTIONS RESPONDED TO.
CS/46	MILLER HOMES LTD.	SPECIFIC SITE OBSERVATION.
CS/47	BRITISH WATERWAYS.	2, 5, 6, 7, 16, 40, 43, 46, 47, 51, 52, 59, 61, 62.
CS/48	PEGASUS PLANNING GROUP LLP. (For Langham Park Developments).	1, 2, 3, 4, 5, 6, 7, 8, 9, 20, 21, 29, 30, 31, 33, 34, 36, 37, 53, 54, 55, 56, 58, 61, 62.
CS/49	ARLINGTON DEVELOPMENT SERVICES LTD.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 41, 53, 54, 55, 56, 57, 58, 60, 61, 62.
CS/50	THOMAS W. REDFERN.	6, 9, 17, 20.
CS/51	COLIN BUCHANAN. (For U.K. Coal Mining Ltd).	2, 3, 5, 6, 9, 13, 17, 18, 19, 20, 21, 22, 23, 25, 28, 29, 34, 39.
CS/52	PAMELA BRADSHAW.	1, 4, 9, 11, 13, 14, 24, 25, 27, 35, 37, 45, 46, 51, 52, 56.
CS/53	ENGLISH NATURE.	GENERAL OBSERVATIONS.
CS/54	HOUSE BUILDERS FEDERATION.	GENERAL OBSERVATIONS.
CS/55	EAST MIDLANDS DEVELOPMENT AGENCY.	30, 55, 56 & GENERAL OBSERVATIONS.
CS/56	SAVILLS.	5, 6, 7, 18, 25, 29, 30, 34, 55, 56.
CS/57	MR & MRS J.R. BARNETT.	SPECIFIC SITE OBSERVATION.
CS/58	MRS G. TSENG.	9, 17, 24, 25, 27, 34, 37, 46, 56, 61, 62.
CS/59	IBSTOCK PARISH COUNCIL.	8, 14, 25.
CS/60	COLIN BUCHANAN. (As for CS/51).	AS FOR CS/51
CS/61	ASHBY-DE-LA-ZOUCH TOWN COUNCIL.	2, 3, 5, 6, 11, 12, 13, 14, 17, 18, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 41, 42, 47, 49, 50, 57, 60, 61, 62.
CS/62	BARBARA TUBB AND MARTIN PROSSER.	AS FOR CS/35

REFERENCE INDEX NO.	RESPONDENT	QUESTIONS RESPONDED TO.
CS/63	MRS D. FRANSMAN AND MR K. CLIFFORD.	SPECIFIC SITE OBSERVATION.
CS/64	HALLAM LAND MANAGEMENT.	SPECIFIC SITE OBSERVATION.
CS/65	MR A.GIMSON.	SPECIFIC SITE OBSERVATION.
CS/66	C G M S CONSULTING. (For Moto Hospitality Ltd).	SPECIFIC SITE OBSERVATION.
CS/67	TIM NORTH & ASSOCIATES LTD. (For Airports Services Ltd).	SPECIFIC SITE OBSERVATION.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q1)

How should the Core Strategy DPD contribute to the achievement of the vision of the Community Strategy for North West Leicestershire?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q2)

What should be the spatial vision for North West Leicestershire?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES
QUESTION (Q3)

Should the Core Strategy DPD look forward to 2016 or 2021?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q4)

Do the aims of the Community Strategy and District Council, when read with current national and regional planning policy objectives, provide an appropriate basis on which to develop the spatial objectives of the core strategy and policies of the LDF for North West Leicestershire;

Is there a good fit between the local aims and priorities and the national and regional planning objectives that need to be addressed; and

How should the various aims and objectives be brought together to provide a clear set of spatial objectives for the LDF?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q5)

What should be the spatial objectives for North West Leicestershire?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q6)

Does RSS8 Policy 2 provide a sufficient basis for the sequence of choosing sites for new development in North West Leicestershire; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q7)

Does RSS8 Policy 3 provide a sufficient basis for assessing the suitability of land for development in North West Leicestershire; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q8)

Apart from Ashby-de-la-Zouch should any other settlements in North West Leicestershire be designated as “Market Towns”?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q9)

Which settlements should be designated as “Rural Centres” in North West Leicestershire?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES
QUESTION (Q10)

Does Structure Plan Strategy Policy 5 provide a sufficient basis for the control of development within the Coalville/Whitwick/Swannington Green Wedge; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q11)

Should any other Green Wedges associated with planned urban extensions be designated in North West Leicestershire?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q12)

Should the review of the boundary of the Coalville/Whitwick/Swannington Green Wedge involve:

- A limited review of the established boundary;
- A more radical approach, where, say, the western part of the Green Wedge (ie the area between Thringstone and Swannington) could be re-designated as “Countryside”, or
- A review process which would be closely linked in with the sequential approach to the search for appropriate sites for new development?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES
QUESTION (Q13)

Should Areas of Separation identified in the Local Plan remain in force?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES
QUESTION (Q14)

Are there any other areas in North West Leicestershire that should be designated as Areas of Separation?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES
QUESTION (Q15)

Is there a need for any amendments to be made to the boundaries of Areas of Separation in North West Leicestershire; and

If so on what basis should such amendments be considered?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q16)

Does Structure Plan Strategy Policy 8 provide a sufficient basis for the control of development in the countryside of North West Leicestershire; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q17)

Should the District Council:

- Continue to define limits to development for all settlements in North West Leicestershire;
- Restrict such limits to the larger settlements only, with other smaller settlements covered by “countryside” policies; OR
- Replace the limits to development approach with a criteria-based policy?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q18)

Does the residual housing requirement identified for North West Leicestershire (ie 1,250 dwellings) represent an appropriate target for the provision of new housing on greenfield sites in the District between 2005 and 2016?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q19)

If the residual requirement of 1,250 dwellings is accepted as the appropriate housing target for North West Leicestershire for the period 2005-2016 is 30-40ha of greenfield land sufficient to accommodate this number of dwellings?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q20)

What is the right balance for new house building between the urban areas of Coalville and Ashby-de-la-Zouch and the rest of North West Leicestershire?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q21)

If most new house building takes place within or adjoining the urban areas of Coalville and Ashby-de-la-Zouch what is the right balance between these two towns?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES
QUESTION (Q22)

How should the District Council decide on the right approach of these issues: and

What evidence should be brought to bear?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q23)

How should new housing be accommodated within and adjoining the urban areas of Coalville and Ashby-de-la-Zouch:

- Should there be a range of smaller greenfield sites;
- Should there be a major strategic site on greenfield land adjoining Coalville, together with other smaller sites if necessary; or
- Should there be a major strategic site on greenfield land adjoining Ashby-de-la-Zouch, together with other smaller sites if necessary?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q24)

What is the appropriate scale of housing development for Rural Centres in North West Leicestershire, both individually and taken together; and

How should the District Council decide this question?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q25)

Should the District Council continue to restrict the amount of housing development in other villages in North West Leicestershire; and

What, if any, exceptions should there be?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q26)

How should the District Council seek to ensure the provision of affordable housing as part of new developments in North West Leicestershire;

Should the existing approach to the provision of affordable housing be continued; or

Should the District Council set affordable housing targets both for individual sites and for the whole of North West Leicestershire?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q27)

Should sites be allocated for affordable housing in rural areas of North West Leicestershire?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q28)

Should the Core Strategy DPD include a District-wide target for the re-use of previously developed land and buildings for new housing; and

If so what should the target be?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q29)

What is an “adequate supply” of employment land for North West Leicestershire?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q30)

What is the right balance between local employment needs and the contribution North West Leicestershire makes to regional and sub-regional needs and objectives?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q31)

What is the right balance for the provision of new employment land between the urban areas of Coalville and Ashby-de-la-Zouch and the rest of North West Leicestershire?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q32)

If most new employment related development is focussed on the urban areas of Coalville and Ashby-de-la-Zouch what is the right balance between these two towns?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES
QUESTION (Q33)

How should the District Council decide on the right approach to these issues; and

What evidence should be brought to bear?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q34)

What form should new employment development areas in North West Leicestershire take;

Should they be:

- Large strategic sites;
- Extensions to existing employment areas;
- Smaller sites aimed at meeting mainly local needs; or
- A mix of the above?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q35)

Should the District Council try to secure employment land to meet the needs of local enterprise and expansion in North West Leicestershire; and

If so how should it go about this?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES
QUESTION (Q36)

Should the existing Local Plan Policies J10 and J11 be retained; or

Should the District Council take a stronger line over the loss of employment land to other uses (such as housing) in North West Leicestershire; and

If so how can it do this successfully?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q37)

Should the District Council release additional greenfield land for employment purposes in North West Leicestershire in order to compensate for employment land that has been redeveloped for other purposes (such as housing)?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES
QUESTION (Q38)

How can the LDF help in promoting greater skills development in North West Leicestershire?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q39)

Should the existing Local Plan policy for rural employment be retained; or

Should a more positive approach be adopted for the provision of employment land in rural areas in North West Leicestershire?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q40)

Should the existing Local Plan policy for tourism-related development be retained; or

Should the Core Strategy DPD identify specific areas with potential for tourism growth in North West Leicestershire?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q41)

Does Structure Plan Strategy Policy 13 provide a sufficient basis for the promotion of the National Forest in North West Leicestershire; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q42)

Should the Core Strategy DPD include a policy supporting the development of a major Forest Park adjoining Conkers at Moira; and

If so what uses would be appropriate within such a Forest Park and what safeguards should be applied?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q43)

What role should landscape character assessments play in the Core Strategy DPD for North West Leicestershire?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q44)

Does Structure Plan Strategy Policy 14 provide a sufficient basis for the control of development in the Charnwood Forest; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q45)

Should the boundaries of the Charnwood Forest be reviewed as part of the LDF process;
and

If so what form should such a review take?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q46)

Does RSS8 Policy 34 provide a sufficient basis in relation to the strategic river corridors of the Trent and the Soar within North West Leicestershire; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q47)

Do RSS8 Policy 3 and Structure Plan Strategy Policy 10 provide a sufficient basis for the promotion of good design in North West Leicestershire; and

If not are there any other factors that should be taken into account in the Core Strategy
DPD?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q48)

Do RSS8 Policy 24 and Structure Plan Central Areas and Shopping Policies 1, 2, 4 and 5 provide a sufficient basis for the promotion of retail development in Coalville and Ashby-de-la-Zouch Town Centres and for the control of out of centre retail development in North West Leicestershire.

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q49)

How should the Core Strategy DPD assist in the revitalisation of Coalville and Ashby-de-la-Zouch Town Centres?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q50)

Should the Core Strategy DPD promote the development of specific areas of land to accommodate the identified need for additional retail floorspace in town centres in North West Leicestershire; or

Should it restrict itself to a criteria-based policy and respond to developments as they emerge?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q51)

Do RSS8 Policy 33 and Structure Plan Leisure Policy 3 provide a sufficient basis for future leisure provision in North West Leicestershire; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES
QUESTION (Q52)

Does Structure Plan Leisure Policy 5 provide a sufficient basis for the control of development of water recreation areas and associated facilities in North West Leicestershire; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q53)

Does RSS8 Policy 43 provide a sufficient basis for transport policy in North West Leicestershire in the Core Strategy DPD; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q54)

Are the measures identified in RSS8 Policy 44 sufficient to secure sustainable transport in North West Leicestershire; and

If not are there any other measures that should be included in the Core Strategy DPD?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q55)

Do RSS8 Policy 17 and Structure Plan Accessibility and Transport Policy 13 provide a sufficient basis for future development at East Midlands Airport; and
(N.B Relevant RSS8 Policy should be 55 and not 17 as stated)

If not are there any other factors that should be taken into account in the Core Strategy DPD?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q56)

Should development at and adjoining East Midlands Airport continue to be restricted to that which is necessary for the operation of the Airport?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q57)

Should the Core Strategy DPD address the reopening to passengers of the National Forest Line; and

If so how should the Core Strategy DPD further this objective?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q58)

Should the Core Strategy DPD seek the provision of any new road infrastructure in North West Leicestershire; and

If so what should be sought?

[illegible]

NORTH WEST LEICESTERSIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q59)

Are Local Plan Policies T16 and T17 still appropriate in relation to the reopening of the remaining portions of the Ashby Canal?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q60)

How can the LDF help in promoting social inclusion?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q61)

Should Structure Plan Strategy Policy 11 be enlarge upon in the Core Strategy DPD to take in the three categories of need for planning obligations identified in ODPM Circular 05/2005; and

Should the Government's "necessity tests" be given greater prominence in the policy?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES
QUESTION (Q62)

In what circumstances should planning obligations be sought;

What matters should be covered by such obligations; and

What factors should be taken into account?

[illegible]

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q1)

How should the Core Strategy DPD contribute to the achievement of the vision of the Community Strategy for North West Leicestershire?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	Ensure that development is delivered where it is needed and where it is sustainable. New housing and employment development focused on settlements that would benefit from additional development in terms of helping to achieve sustainable development and avoid reliance on private cars. Enabling people to live close to where they work and to access services the plan can reduce reliance on the car, encourage people to walk and cycle and so engender a greater sense of place.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/14 Government Office for the East Midlands	The Core Strategy should support the aspirations of the Community Plan Vision and the Leicestershire Community Plan.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	The LDF should be able to contribute to achieving the overall vision by ensuring that planning policies are conducive to enabling the delivery of sufficient employment and housing land.
CS/23 David Wilson Estates and Wilson Bowden Developments	As for CS/2 above.

(prepared by Pegasus Planning Group LLP)	
CS/29 P. Beddoe	The increase in night flights each year at NEMA seriously endanger the vision committed to making NWL an attractive place to work and live.
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	The Community Strategy should take its lead from the desires of the community. The provision of good quality homes through a range of accommodation where people desire to live should be delivered through policies in the DPD.
CS/36 Kegworth Parish Council	The vision should be for all residents of NWL.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/47 British Waterways	Put in place policies to guide development and achieve aims. The inclusion of policies that encourage the use and development of the inland waterways in NWL can assist in delivering the vision of the community strategy. The use and development of inland waterways also promotes urban and rural regeneration, which can assist in making NWL a more attractive place to work, live and visit.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/49 Arlington Securities	The Core Strategy must be an integral component in the achievement of the vision contained within the Community Strategy for NWL. The Core Strategy should set out the means to achieve the vision of the Community Strategy and embrace a balance between measures to improve economic prosperity on the one hand and the need to protect and enhance environmental quality on the other.
CS/52 Mrs Bradshaw	The Core Strategy should advocate the protection of the natural environment

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q2)

What should be the spatial vision for North West Leicestershire

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	<ul style="list-style-type: none"> • To facilitate economic growth in order to accord with the objectives of the Regional Economic Strategy. • To achieve sustainable patterns of development in all towns and villages throughout the District. • To help create thriving and vibrant town centres in Coalville, Ashby and Castle Donington. • To seek to provide a balance between housing and jobs within the larger settlements in order to reduce commuting • To achieve a high quality of design in new development • To identify sufficient land to deliver the District's housing and employment land requirements to 2021.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/5 The National Trust	The vision needs to be consistent with the UK Sustainable development Strategy (2005) and needs to ensure that an integrated approach to sustainable development is pursued. In addition more explicit consideration of a response to climate change should be sought.
CS/8 Friends of the Earth	The vision should specifically address the re-use of derelict or otherwise unused property and land, and commit to providing public transport services that meet the needs of all communities.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/13 Gazeley UK Ltd and UK Coal Ltd (prepared by Turley Associates)	There is a clear need to ensure that an adequate supply of employment sites are available to achieve. The most sustainable options should be encouraged so that jobs can be delivered with minimal environmental harm.

Ltd)	
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	This needs to respond to the current Adopted Structure Plan and the emerging RSS. The policy framework that seeks to minimise the use of Greenfield land must be balanced against the potential reality of the entire urban housing potential resource being developed. Additional Greenfield land will be required to meet the overall current structure plan requirement, including land for the period beyond 2016.
CS/16 The National Forest	Paragraph 4.7, bullet point 7 should refer to supporting and achieving the objectives of The National Forest as set out on the National Forest Strategy, 2004-14. Specific mention should be made of diversifying the rural economy, particularly related to The National Forest's creation.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/26 William Davis Ltd	The "minimum use of Greenfield land" should not be expressed as part of the vision until all options and issues have been explored and tested .It would be more appropriate to express the vision to optimise the use of previously developed land.
CS/29 P. Beddoe	The spatial vision should ensure no housing development is allowed without concurrent investment services.
CS/30 Hepher Dixon Ltd	The Spatial Strategy should treat the District's two town centres as the principle focus for investment and new development for all of the main town centre uses whilst recognising that vitality and viability depends largely upon their retail function
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	The suggestions made in paragraph 4.7 are all considered to be appropriate. In addition, the provision of housing opportunity and choice should form part of the spatial vision.
CS/36 Kegworth Parish Council	4.7 point 3 should include identified large villages (rural Centres) such as Castle Donington and Kegworth.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/39 English Heritage	The spatial vision should include reference to the protection and enhancement of the natural and built environment, in line with policies 27 and 31 of RSS8.
CS/40 Holmes Antill	Coalville should be given particular emphasis with regard to the improvement of its town centre. There should be a positive encouragement to increase the size of the town centre substantially, in order to attract a wider range of retailers.

CS/41 Fisher German	The overall vision for the Core strategy should incorporate the Objectives in paragraph 4.7.of the document. The release of new land for development will be essential to achieve this spatial vision.
CS/42 Mr Pickering (prepared by Fisher German)	As for CS/41 above.
CS/43 Mr Barney and Miss Fairbrother (prepared by Fisher German)	As for CS/41 above.
CS/44 Taylor Woodrow Ltd and Bloor Homes (prepared by DPDS)	The spatial vision should not include any requirement to involve a minimum use of Greenfield land that is contrary to PPG3.
CS/45 St Modwen Developments Ltd (prepared by M ^c Dyre and Co. Ltd)	Concentration of new development in and on the edges of Coalville and Ashby de la Zouch.
CS/47 British Waterways	Access to leisure/tourism opportunities should be included.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/49 Arlington Securities	The spatial vision must focus upon the attraction of inward investment, as this is key to an improved economy, including the NEMA. The spatial vision should recognise the unique strategic qualities of the J23A/J24 area as the strength of this strategic location could attract investment that would otherwise be lost to the District.
CS/51 and CS/60 UK Coal Ltd (prepared by Colin Buchanan)	It is important that the vision fully recognises the Community Strategy Vision, which aims to make communities more sustainable and also incorporate national and regional planning objectives. The Council must allow for growth that is socially and economically sustainable, where all settlements have access to community services and facilities. The needs of small and medium sized settlements also need to be understood. Supporting text needs to be provided to ensure that its meaning is understood and can be easily translated into development objectives.
CS/61 Ashby de la Zouch Town Council	Improved economic and cultural vitality and prosperity across the District. Creation of thriving and vibrant town centres in Coalville and Ashby de la Zouch. Provision of high quality public transport.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q3)

Should the Core Strategy DPD look forward to 2016 or 2021?

Respondent	Comment
CS/2 Raleigh Homes (prepared by Pegasus Planning Group LLP)	The Core Strategy DPD will need to set out a spatial framework to meet the District's housing needs to at least 2022.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/5 The National Trust	2016.
CS/6 Peveril Homes Limited and Redbank Manufacturing Company Ltd (prepared by RPS Planning, Transport and Environment Ltd)	The DPD should apply the same timeframe and the RSS and look forward to 2021.
CS/8 Friends of the Earth	The Strategy can have a broader scope and introduce more innovative and radical approaches if it looks forward further, to 2021.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/15 Westbury Homes Nottingham (prepared by	By the time a plan is adopted, several years of the period would have already elapsed. In order to be an effective planning tool, it is required that the LDF should have a time horizon to 2021.

Freeth Cartwright LLP)	
CS/21 NEMA	An end date of 2021 makes sense given this will mirror the RSS although the forthcoming review of the RSS will roll forward the period covered by the Strategy to 2026.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/26 William Davis Ltd	Emerging government guidance suggests that LPA's should provide 15 years housing and land supplying their LDFs. The review of RSS8 is to extend forward to 2026. The Core Strategy DPD should look forward over a similar timescale.
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	Looking only to 2016 does not accord to with the provisions of the RSS, which at present covers the period to 2021, but will eventually look forward to 2026. It should therefore look forward to 2026
CS/36 Kegworth Parish Council	2021.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/41 Fisher German	The Core Strategy should look forward to 2021 in line with RRS8 and the emerging national guidance
CS/42 Mr Pickering (prepared by Fisher German)	As for CS/41 above.
CS/43 Mr Barney and Miss Fairbrother (prepared by Fisher German)	As for CS/41 above.
CS/44 Taylor Woodrow Ltd and Bloor Homes (prepared by DPDS)	The Core Strategy DPD should look forward to 2026 to be consistent with the Review of the Regional Plan and the emerging guidance in draft PPS3.
CS/45 St Modwen Developments Ltd (prepared by	Timescale should be to 2021 based on RSS8 and also the emerging advice of a 15-year housing trajectory.

M ^c Dyre and Co. Ltd)	
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/49 Arlington Securities	In order to ensure best land use planning at the local and more detailed level Arlington would prefer to see a shorter timescale agreed namely to 2016 as opposed to 2021.
CS/51 UK Coal Ltd (prepared by Colin Buchanan)	The timescale for the Core Strategy should look forward to 2016 in line with current national planning policy for a 10-year plan as stated by PPS12 (2005).
CS/61 Ashby de la Zouch Town Council	The Core Strategy DPD should look forward to 2016.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q4)

Do the aims of the Community Strategy and District Council, when read with current national and regional planning objectives, provide an appropriate basis on which to develop the spatial objectives of the Core Strategy and policies of the LDF for North West Leicestershire;

Is there a good fit between the local aims and priorities and the national and regional planning objectives that need to be addressed; and

How should the various aims and objectives be brought together to provide a clear set of spatial objectives for the LDF?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	<ul style="list-style-type: none">• Provide sufficient opportunities, including the identification and development of new and expanding businesses.• Allocate sufficient land for housing and employment land development to meet established regional and strategic requirements.• Focus new residential, employment and retail development within and adjoining the urban areas of Coalville, Ashby de la Zouch and Castle Donington.• Provide an appropriate level of development in the Rural Centres (Ibstock, Measham and Kegworth) to help meet the objective of achieving sustainable patterns of development.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/5 The National Trust	<p>The aims do not provide an appropriate basis on which to develop the spatial objectives.</p> <p>National policy refers to the protection and enhancement of the built environment, not just the natural environment. The District's Key Strategy aims are lacking in environmental considerations. No reference is made to the need for prudent use of natural resources.</p> <p>More thought needs to be given at the local level to the efficient use of land and reducing the need to travel, especially by car.</p>
CS/8 Friends of the Earth	<p>Local objectives should include specifics about protecting certain sites, controlling development in the countryside and taking steps to limit industrial and agricultural pollution.</p> <p>Specific objectives to promote the use of renewable energy and</p>

	increase energy efficiency should be added.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	Many of the aims of the Community Strategy are difficult to define in qualitative and quantities terms. The provision of the LDP in many respects merely directs physical development in the manner in which it responds to the Community Strategy.
CS/20 Wm. Morrison Supermarkets plc (prepared by Peacock and Smith)	Conformity with national guidance is important, and spatial objectives should include the need for sufficient access to a range of retailing opportunities across the District.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/36 Kegworth Parish Council	The aims do not provide an appropriate basis on which to develop the spatial objectives.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/39 English Heritage	It is of concern that there is no reference to the historic environment . The spatial policy relating to the design of new development should also include reference to sustainable design and construction.
CS/40 Holmes Antill	The revitalisation of Coalville Town Centre should be effectively linked to a substantial expansion of its retail floorspace. The policy approach between Ashby and Coalville should be markedly different with an emphasis on improvement through growth at Coalville.
CS/41 Fisher German	The national, regional and District aims on sustainable development are noted. It is important to provide for some growth in other settlements outside Ashby and Coalville.
CS/42 Mr Pickering (prepared by Fisher German)	As for CS/41 above.
CS/43 Mr Barney and Miss Fairbrother (prepared by Fisher German)	As for CS/41 above.
CS/44 Taylor Woodrow Ltd and Bloor Homes (prepared by DPDS)	These aims should be clarified and include the explicit requirement contained in PPG3 paragraph 65 that local planning authorities should 'utilise the most sustainable option'.
CS/48	As for CS/2 above.

Langham Park Developments (prepared by Pegasus Planning Group LLP)	
CS/49 Arlington Securities	<p>The aims of both the Community Strategy and District Council do provide an appropriate basis on which to develop the spatial objectives of the Core Strategy. Existing policy needs to address how District is going to attract and develop new businesses that provide long-term and higher paid jobs.</p> <p>Specific Policy support should be made at both the local and regional levels to accommodate inward investment and promote economic growth through the expansion of NEMA.</p> <p>Current Policy RSS8 directs airport related development to the three principle areas of Nottingham, Derby and Leicester and the Sub-Regional Centre of Loughborough. This will result in an unsustainable pattern of development, generating an increase in road traffic within NWL without the economic and environmental benefits to be gained from a more compact form of development closely related to the airport. In this respect, there is not a good fit between local aims for regeneration in NWL and regional planning objectives.</p>
CS/52 Mrs Bradshaw	<p>In Castle Donington there has not been a good fit between local priorities and regional planning. Planning departments should protect what local people want.</p>

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q5)

What should be the spatial objectives for North West Leicestershire?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	See response to Q4.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	See response to Q4.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	See response to Q4.
CS/5 The National Trust	The approach to spatial objectives should concentrate on the bullet points at positions 1, 4, 5, 6, 8, 10, 11, 12 and 13 in paragraph 5.9, and actively promote an increase in biodiversity levels in the District.
CS/6 Peveril Homes Limited and Redbank Manufacturing Company Ltd (prepared by RPS Planning, Transport and Environment Ltd)	The spatial objectives should recognise the need, through new development, to support Coalville, Ashby de la Zouch as well as smaller urban areas, with priority given to previously developed land.
CS/8 Friends of the Earth	See response to Q4.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	See response to Q4.
CS/13 Gazeley UK Ltd and UK Coal Ltd (prepared by Turley Associates Ltd)	The spatial objectives relating to economic development and the focus of new employment development within and adjoining the urban areas of Coalville and Ashby de la Zouch are supported. Flexibility in land supply should be maintained to ensure that opportunities can be maximised within the general framework of the objectives.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	A mechanism needs to be built into the Strategy to facilitate alternative sites to be brought forward to ensure that the rate of supply is sufficient to meet the strategic target in terms of number of homes completed by the end of the plan period. It is necessary to ensure that the focus solely upon two urban centres has sufficient flexibility to respond to changing circumstances during the plan period.

	The seventh objective should consider the findings of the latest housing needs survey. The proportion of affordable housing must remain viable and deliverable.
CS/16 The National Forest Company	<p>Paragraph 5.9 should include a specific spatial objective that supports and contributes to the creation of The National Forest. Other additions that should be included are:</p> <ul style="list-style-type: none"> • biodiversity enhancement; • development of tourism, to maximise the tourism potential of the Forest and other attractions; • protecting, managing and making more accessible the areas' cultural/historic heritage; • and developing cycling, walking, horse riding and disabled access.
CS/18 Royal Bank of Scotland (RBS) (prepared by CgMs Consulting Limited)	<p>RBS supports the core spatial objectives listed although in order to meet local needs the focus of new residential development should not be limited to Coalville and Ashby de la Zouch at the expense of other smaller centres.</p> <p>To provide appropriate sites for high quality employment land, existing employment land sites must be reviewed with a view to change the use of sites more appropriately suited for alternative uses.</p>
CS/20 Wm. Morrison Supermarkets plc (prepared by Peacock and Smith)	See response to Q4.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	See response to Q4.
CS/26 William Davis Ltd	<p>The suggested spatial objectives at paragraph 5.9 are too location specific and may thus constrain the overall Core Strategy. It is important that an appropriate balance of future housing, employment and retail development is made at all levels within the settlement hierarchy.</p> <p>The overall Core Strategy may provide for the majority of new development to be within or adjacent to the main towns of Coalville and Ashby de la Zouch but it is not necessary to express this as a strategic objective.</p> <p>The emphasis on 'urban focus' may constrain other sustainable development objectives and ignore the development needs of other settlements.</p>
CS/30 Hepher Dixon Ltd	The Core Strategy should recognise that in order to revitalise the town centres it may be necessary to look to sites on the edge of the town centre in order to accommodate the requirement of certain modern forms of retail development for which no suitable sites are available within the town centre.
CS/33 Jelson Ltd (prepared by GVA)	The provision of housing should be included as a key spatial objective, including the delivery of a range of accommodation and

Grimley LLP)	sustainable locations.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	See response to Q4.
CS/39 English Heritage	See response to Q4.
CS/40 Holmes Antill	<p>The spatial objectives for the District should acknowledge the relationship between floorspace growth and overall quality of provision in Coalville Town Centre.</p> <p>The spatial objectives should recognise the importance of linking homes and jobs at NEMA through the provision of additional housing at or adjacent to Castle Donington and Kegworth.</p> <p>Consideration should be given to the creation of a policy that provides positive discrimination in favour of householders living close to their place of work.</p>
CS/44 Taylor Woodrow Ltd and Bloor Homes (prepared by DPDS)	There should be a requirement that ensures an adequate supply for all sectors of housing including market housing. The need to minimise the length of journeys particularly by the private car is not quoted as a spatial objective in paragraph 5.9. A requirement for energy efficient housing development, particularly by locating development in area that will minimise the need to commute, should be a stated spatial objective.
CS/45 St Modwen Developments Ltd (prepared by M ^c Dyre and Co. Ltd)	Support the spatial objective that seeks to focus new residential, employment and retail development within and adjoining the urban areas of Coalville and Ashby de la Zouch.
CS/47 British Waterways	See response to Q2.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/49 Arlington Securities	Include spatial objectives to promote economic growth by allowing for the expansion of key District assets such as NEMA and to promote significant inward investment, which can be accommodated through the continued expansion of NEMA.
CS/51 UK Coal Ltd (prepared by Colin Buchanan)	<p>The spatial objectives should deliver the vision and thereby allow small and medium sized settlements to grow to be able to support a range of services. The objectives must seek to deliver a more sustainable pattern of development.</p> <p>The spatial objectives focus growth to Coalville and Ashby de la Zouch, ignoring the potential need to secure regeneration and sustainable development of smaller settlements. Increasing prosperity at smaller settlements and enabling better transport accessibly from them to the main centre will secure the future of the main towns.</p>
CS/56	The spatial objectives should recognise the importance of linking homes and jobs at NEMA through the provision of additional

	housing at or adjacent to Castle Donington and Kegworth.
CS/61 Ashby de la Zouch Town Council	Development should not be solely focused upon Ashby and Coalville. Developments should be distributed according to existing levels of population taking into account availability of Brownfield sites.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q6)

Does RSS8 Policy 2 provide a sufficient basis for the sequence of choosing sites for new development in NWL; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	It is considered that RSS8 Policy 2 does provide a good basis for site selection in the LDF. Urban Areas need to be defined in the RSS8 review or LDF Core Strategy. and the sequential approach needs to include an additional tier relating to development in, or adjoining, Rural Centres, particularly where this involves the uses of previously developed land.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/5 The National Trust	RSS8 Policy 2 does provide a sufficient basis for the sequence of sites for new development.
CS/6 Peveril Homes Limited and Redbank Manufacturing Company Ltd (prepared by RPS Planning, Transport and Environment Ltd)	The sequential approach should prioritise previously developed land over Greenfield sites. The sequential approach should be amended to reflect guidance contained at paragraph 32 on PPG3 and in the draft PPS3 at paragraph 15.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/13 Gazeley UK Ltd and UK Coal Ltd (prepared by Turley Associates Ltd)	For larger scale employment uses a more flexible context needs to be set. Whilst the general framework of policy does not require modification, it should be qualified by referring to potential exceptions, or to a simple qualification that there are exceptions to this approach. Recognition of the role that alternative modes of freight movement could play in justifying a departure from this general approach are welcomed.
CS/15 Westbury Homes Nottingham	Only when the potential of Coalville has been exhausted, should allocations be made to lower order settlements in line with the

(prepared by Freeth Cartwright LLP)	policy search sequence.
CS/16 The National Forest Company	The sequential approach to development will not be appropriate for tourism, recreational and woodland-related economy uses linked to the Forest's creation, all of which can be suited to countryside settings.
CS/18 Royal Bank of Scotland (RBS) (prepared by CgMs Consulting Limited)	Previously developed land outside of the Coalville and Ashby de la Zouch urban areas should be given a higher priority with regard to the selection of land for redevelopment. The LPA should recognise that there are sites in the smaller settlements that are still suitable for development. Kegworth should be considered a sustainable settlement as it provides all the facilities and services required to be defined as a Rural Centre.
CS/20 Wm. Morrison Supermarkets plc (prepared by Peacock and Smith)	Identify a clear hierarchy of settlements and centres to ensure the continued vitality and viability of towns and villages. Adopting the sequential approach to development protects town centres, but also allows an element of flexibility.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/26 William Davis Ltd	Policy 2 of RRS8 provides a robust basis for choosing sites for new development. It provides for optimum use to be made of urban capacity sites within urban areas before looking at sites on the edge of urban areas.
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	The RSS policy relating to the sequential approach is very general and does not reflect priorities within the sub-categories that have been established though the Structure Plan. More localised priorities need to be identified. The sequential approach suggested in Policy 2A of the structure Plan appears to provide a sound basis for such a policy.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/39 English Heritage	Sometimes Brownfield land may have features of natural and historic interest that should be considered when assessing the development potential of such land. As part of the process of identifying land for development, the presence of historic assets should be identified in order to avoid adverse impacts on designated and other sites as advised by the Leicestershire Historic Environmental Record (Sites and Monuments Record). It may be appropriate to undertake a 'sensitivity assessment' including biodiversity, landscape, and cultural heritage.
CS/40 Holmes Antill	The Core Strategy should recognise the unique importance of NEMA to the local economy. At the very least the District must

	ensure that the prospective juxtaposition of homes and jobs at the Airport is investigated and exhaustively appraised.
CS/41 Fisher German	The Regional sequential approach to development is considered appropriate for the LDF. The structure plan criteria for Rural Centres is acceptable although there should be a degree of flexibility as some settlements may have a considerable number of services and yet lack just one element of the criteria
CS/42 Mr Pickering (prepared by Fisher German)	As for CS/41 above.
CS/43 Mr Barney and Miss Fairbrother (prepared by Fisher German)	As for CS/41 above.
CS/44 Taylor Woodrow Ltd and Bloor Homes (prepared by DPDS)	RSS8 Policy 2 provides a reasonable sequential approach although the caveats contained in PPG3 paragraph 32 should be contained.
CS/47 British Waterways	Planning policies need to be sufficiently flexible in order to utilise the waterways as a delivery mechanism for rural regeneration and this needs to be reflected in the locational requirements for development. There is a national shortage of the provision of offline moorings ,without which, the growth of waterways related tourism will be stifled. Long-term moorings generate significant benefits to the local communities, generating jobs and income within the local community with a relatively small impact on road traffic.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/49 Arlington Securities	Developments sites outside urban areas still have a significant role to play in the District and that exceptional circumstance should overcome this approach. The sequential approach must allow for economic and market interests to be met . Congestion on the M1 is already reaching unsustainable/ levels and has the potential to case real health and safety concerns. By encouraging development and inward investment to the J2/airport area, there is an opportunity to fund public transport and infrastructure projects from the private sector. The area around the airport is rapidly developing into a large urbanised area with a very high concentration of jobs. Within this context, future development on land adjoining the airport would consolidate an exiting urbanised area.
CS/50 Mr Redfern	No objection is raised in principle to this approach but in NWL it should be supplemented by local considerations, settlement needs and site-specific characteristics and considerations.
CS/51 UK Coal Ltd (prepared by	NWL is predominately a rural District, with a large number of small and medium sized settlements. Limiting the growth within

Colin Buchanan)	rural centres ignores the potential of small and medium sized settlements. In order to make these more sustainable and to support community cohesion, some growth could be beneficial, meeting housing needs and enabling the creation of vital community facilities including public transport.
CS/56	As for CS/40 above.
CS/61 Ashby de la Zouch Town Council	Do not agree that sites should be considered for development on the basis of existing level of public transport. Consider that existing natural boundaries of communities should be protected to avoid urban sprawl and urban development. Development in Ashby should be permitted to reflect and enhance the characteristics of a designated Market Town.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q7)

Does RSS8 Policy 3 provide sufficient basis for assessing the suitability of land for development in North West Leicestershire; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	The sustainability criteria of RRS8 Policy 3 are endorsed, but subject to an additional criterion being added to the list as follows: ‘The potential to reduce the need to travel, particularly when helping to deliver a locational balance between jobs and housing’
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/5 The National Trust	The active promotion of an increase in biodiversity levels in the District.
CS/6 Peveril Homes Limited and Redbank Manufacturing Company Ltd (prepared by RPS Planning, Transport and Environment Ltd)	The policy should be simplified and reordered in accordance with paragraph 13 in draft PPS3 and full explanations provided to clarify how the developments of new development will be appraised against each criterion.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/13 Gazeley UK Ltd and UK Coal Ltd (prepared by Turley Associates Ltd)	Some clarity is needed that specific uses do require key characteristics if they are to be attractive to the market and that it may be appropriate to release sites for this type of development based on other local criteria, regardless of their Brownfield status. Other over-riding sustainability factors may justify the release of certain sites in their own right.
CS/15 Westbury Homes Nottingham (prepared by Freeth	It does not indicate how the relative criteria should be weighted against each other Such level of detailed analysis is appropriate at the LDF stage and the Strategy should establish a clear methodology and weighting for the

Cartwright LLP)	comparison of different sites which need to be brought forward, particularly in the context of potential peripheral Greenfield sites around Coalville and Ashby.
CS/18 Royal Bank of Scotland (RBS) (prepared by CgMs Consulting Limited)	RBS supports the criteria set out in RRS8's Policy 3. However, there should be an emphasis on not only Town Centres but also on Rural Centres capable of sustaining appropriate new development.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/26 William Davis Ltd	Policy 3 of RRS8 is useful as it expands upon the criteria of paragraph 31 of PPG3. These criteria have been tested at EIP for the original RSS8 and its subsequent review.
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	RSS8 Policy 3 considered to be sufficient as it reflects the advice in PPG3 and the Structure Plan.
CS/36 Kegworth Parish Council	Safety issues such as NEMA proximity.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/39 English Heritage	See response to Q6.
CS/40 Holmes Antill	Assessing the suitability of a site for development should also take into account the wider benefits that might occur.
CS/47 British Waterways	See response to Q6.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/49 Arlington Securities	A mixed development, including a business park of regional significance, which would attract inward investment that would not otherwise locate in the region, would justify overriding RSS Policy 3.
CS/56	As for CS/40 above.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q8)

Apart from Ashby de la Zouch should any other settlements in NWL be designated as “Market Towns”?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	Policy 5 does not prescribe what constitutes an urban area and it is considered that the towns of Coalville, Ashby and Castle Donington should be identified as urban areas within the Core Strategy DPD. The introduction of an additional tier of settlement is potentially helpful particularly in recognising the function of Ashby and Castle Donington as higher order settlements.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/13 Gazeley UK Ltd and UK Coal Ltd (prepared by Turley Associates Ltd)	The recognition of Ashby de la Zouch as a market town is welcomed. Specific reference that development should be focused around both Coalville and Ashby de la Zouch should be included in the LDF.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	Ashby should be designated as a market town.
CS/20 Wm. Morrison Supermarkets plc (prepared by Peacock and Smith)	The need for setting out a clear hierarchy of settlements and centres is important for ensuring the vitality and viability of towns and villages. The designation of the settlements should be made on the basis of the range of services, facilities and amenities on offer.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/38 Miller Birch Developments	As for CS/2 above.

(prepared by Pegasus Planning Group LLP)	
CS/36 Kegworth Parish Council	There are no other settlements that should be designated as Market Towns.
CS/44 Taylor Woodrow Ltd and Bloor Homes (prepared by DPDS)	The Core Strategy should clarify that urban extensions to Ashby will be considered on an equal sequential footing to any urban extension to Coalville.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/49 Arlington Securities	There are no other settlements that should be designated as Market Towns.
CS/59 Ibstock Parish Council	Ibstock should receive Market Town status as it is already receiving assistance under the Market Town initiative.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q9)

Which settlements should be designated a “Rural Centres” in North West Leicestershire?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	The settlements of Ibstock, Kegworth and Measham should all be identified as Rural Centres, but Castle Donington should be identified as least as a Market Town.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/5 The National Trust	As set out at 6.13.
CS/6 Peveril Homes Limited and Redbank Manufacturing Company Ltd (prepared by RPS Planning, Transport and Environment Ltd)	Measham is a sustainable settlement where further devolvement is appropriate and should be included as a Rural Centre.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	It is considered that Castle Donington, Ibstock, Kegworth and Measham are the only settlements that should be accorded this settlement designation.
CS/18 Royal Bank of Scotland (RBS) (prepared by CgMs Consulting Limited)	Kegworth provides all the services and facilities required to be designated a Rural Centre.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/26 William Davis Ltd	Those determined in the Urban Capacity Study, namely Castle Donington, Ibstock, Kegworth and Measham.
CS/36 Kegworth Parish Council	Agree 6.13

CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/51 UK Coal Ltd (prepared by Colin Buchanan)	<p>The definition of rural centres is too narrow and should be expanded to include other settlements. A number of other rural settlements have been identified for growth, including Newbold and Ravenstone.</p> <p>The settlements of Ashby de la Zouch, Coalville, Castle Donington, Ibstock, Kegworth and Measham were identified representing sustainable settlements.</p>
CS/52 Mrs Bradshaw	Castle Donington should be designated as a Rural Centre but it has had enough growth in recent years.
CS/58 Mrs Tseng	The organisations listed in 6.12 should be consulted directly before it is decided whether or not they are capable of accommodating limited growth.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q10)

Does Structure Plan Strategy Policy 5 provide a sufficient basis for the control of development within the Coalville/Whitwick/Swannington Green Wedge; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

Respondent	Comment
CS/2 Raleigh Homes (prepared by Pegasus Planning Group LLP)	Structure Plan Strategy Policy 5 provides a sufficient basis for the control of development within the Coalville/Whitwick/Swannington Green Wedge.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/5 The National Trust	Reference should be made to landscape character, including where appropriate, its historic dimension.
CS/8 Friends of the Earth	The wording in paragraph 6.18 does not provide sufficient protection for the Wedges.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	Strategy Policy 5 from the current Structure Plan provides a sufficient basis for the control of development within the Green Wedge, provided that the boundary is redrawn to facilitate future longer-term development.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q11)

Should any other Green Wedges associated with planned urban extensions be designated in NWL?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	It is not considered that there is any requirement for a fundamental review of the Coalville/Whitwick/Swannington green wedge.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	It is not considered that there is an overriding rationale for the identification of additional Green Wedges.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/36 Kegworth Parish Council	The Greenfield areas around NEMA.
CS/39 English Heritage	These should be seen as part of the wider network of green infrastructure.
CS/52 Mrs Bradshaw	Those areas described on Q9 should be designated as a Green Wedge.
CS/61 Ashby de la Zouch Town Council	Existing limits of expansion should be protected viz Money Hill, Southern approaches to Ashby, Ashby/Moira, Ashby/New Packington, Ashby/Packington, Ashby/Lount, Ashby/Boundary, Ashby/Smisby, Ashby/Shellbrook/Ashby Wolds. The area adjacent to the Ivanhoe Way should be protected from inappropriate development.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q12)

Should the review of the boundary of Coalville/Whitwick/Swannington Green Wedge involve:

- A limited review of the established boundary;
- A more radical approach, where, say, the western part of the Green Wedge (i.e. the area between Thringstone and Swannington) could be re-designated as “Countryside”, or
- A review process which would be closely linked in with the sequential approach to search for appropriate sites for new development?

Respondent	Comment
CS/14 Government Office for the East Midlands	See response to Q10.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	A Green Wedge review process, which is closely linked with the sequential approach, adhered to and form the underlining rationale against which such a review is undertaken. The boundaries should be firmly defined to accommodate the level of additional growth that is currently identified as being required. A further designation should be placed upon additional areas of Green Wedge to be known as interim Green Wedges, which could be superseded by residential and employment land designation as appropriate.
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	The review of Green Wedges should follow the Structure Plan approach. The Green Wedge at Coalville is a substantial area of land that lies within what is sequentially a priority area for development. Development of Green Wedges may represent a more sustainable option than the development of open countryside elsewhere. The relative merits of each should be assessed before the boundaries of Green Wedges are reviewed.
CS/39 English Heritage	See response to Q11.
CS/49 Arlington Securities	Adopt a review process closely linked in with the sequential approach to the search for appropriate sites for new development.
CS/61 Ashby de la Zouch Town Council	See response to Q11.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q13)

Should Areas of Separation identified in the Local Plan remain in force?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	Areas of Separation fulfil a valuable function in maintaining the identity and integrity of settlements and that there is no requirement to review such boundaries as part of the LDF Core Strategy.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	The Areas of Separation should not be extended beyond that already designated within the Adopted Local Plan Proposals Map.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/29 P. Beddoe	The Areas of Separation identified within the Local Plan should certainly remain in force.
CS/31 Ashby Woulds Town Council	Areas of separation identified in the Local Plan should remain in force. The areas between Ashby de la Zouch and Shellbrook, and between Shellbrook and Moira should be designated as Areas of Separation. No amendments need to made to boundaries of the existing Areas of Separation.
CS/32 Bellway Homes	The classification of the Areas of Separation should be reconsidered in light of current national, regional and local planning policy in order to assess whether it still fulfils the purpose for which it was originally designated.
CS/36 Kegworth Parish Council	The Areas of Separation should remain in force.
CS/39 English Heritage	See response to Q11.
CS/49	The Areas of Separation should remain in force.

Arlington Securities	
CS/51 UK Coal Ltd (prepared by Colin Buchanan)	Areas of separation should remain in force, as they are a means of maintaining distinct boundaries between settlements.
CS/52 Mrs Bradshaw	The Areas of Separation should remain in force.
CS/61 Ashby de la Zouch Town Council	See response to Q11.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q14)

Are there any other areas in North West Leicestershire that should be designated as Areas of Separation?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	See response to Q13.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	See response to Q13.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/29 P. Beddoe	There should be an Areas of Separation between Lockington and Kegworth, Kegworth and Diseworth, Diseworth and Breedon, Castle Donington and Breedon, Castle Donington and Diseworth.
CS/31 Ashby Woulds Town Council	See response to Q13.
CS/39 English Heritage	See response to Q11.
CS/49 Arlington Securities	There are no other areas that should be designated as Areas of Separation?
CS/52 Mrs Bradshaw	New areas to be designated in Castle Donington: <ul style="list-style-type: none"> • Between “Broad [Bushes]” and A50 • End of houses strip development on Park Lane in Castle

	Donington to King Mills and from racetrack to river Trent on the other direction.
CS/59 Ibstock Parish Council	The area between Ibstock and Ellistown should be an Area of Separation.
CS/61 Ashby de la Zouch Town Council	See response to Q11.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q15)

Is there any need for any amendment to be made to the boundaries of Areas of Separation in North West Leicestershire; and

If so on what basis should such amendments be considered?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	See response to Q13.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/14 Government Office for the East Midlands	See response to Q10.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	See response to Q13.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/29 P. Beddoe	It is preferable to have the areas separating Lockington and Kegworth, Kegworth and Diseworth, Diseworth and Breedon, Castle Donington and Breedon, Castle Donington and Diseworth designated as Green Wedges as the current growth around M1 J24 cannot be sustained.
CS/31 Ashby Woulds Town Council	See response to Q13.
CS/39 English Heritage	See response to Q11.
CS/49	There is no need for any amendment to be made.

Arlington Securities	
----------------------	--

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q16)

Does Structure Plan Strategy Policy 8 provide a sufficient basis for the control of development in the countryside of North West Leicestershire; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

Respondent	Comment
CS/5 The National Trust	The active promotion of an increase in biodiversity levels in the District should also be incorporated.
CS/8 Friends of the Earth	A specific and stringent set of criteria is needed in order to protect the countryside from development.
CS/13 Gazeley UK Ltd and UK Coal Ltd (prepared by Turley Associates Ltd)	This policy may remove the flexibility necessary to accommodate strategic development proposals which may not come forward early in the process. Some control over development in the countryside is necessary but other material considerations need to be reflected in the balance. Sustainable development principles may indicate a need for development in an area of countryside so that wider regional objectives can be met.
CS/14 Government Office for the East Midlands	See response to Q10.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	Policy S3 of the Adopted North West Leicestershire Local Plan contains reference to forest-related development in accordance with the Nation Forest Policies of the Local Plan. It also contains a number of other exceptions such as farm diversification, which should also be incorporated into the countryside policy within the Core Strategy DPD.
CS/16 The National Forest Company	Other appropriate purposes include tourism and woodland-related economy uses.
CS/29 P. Beddoe	Airport development should only be allowed within its own boundaries and the surrounding countryside needs urgent and strong protection.
CS/31 Ashby Woulds Town Council	Structure Plan Strategy Policy 8 provides a sufficient basis for development control in the countryside but the National Forest should be included as one of the rural exceptions policies.
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	Some development of the open countryside may be necessary. The Core Strategy should acknowledge that proven housing need could be a legitimate reason for development in the countryside.
CS/47 British Waterways	British Waterways welcome the recognition that small-scale leisure development, land extensive outdoor recreation uses and transport infrastructure will be considered.
CS/49 Arlington Securities	Arlington supports the general principle of restricting development within the countryside except in exceptional circumstances such as a significant impact on the local economy.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q17)

Should the District Council:

- Continue to define limits to development for all settlements in North West Leicestershire ;
- Restrict such limits to the larger settlements only, with other smaller settlements covered by “countryside” policies; or
- Replace the limits to development approach with a criteria-based policy?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	The limits to development should continue to be defined for all settlements in NWL.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/5 The National Trust	The National Trust does not support a criteria based approach to limits to development. It believes that limits should be identified on plan base. Applying the approach to larger settlements would be satisfactory depending on the definition of ‘larger’.
CS/6 Peveril Homes Limited and Redbank Manufacturing Company Ltd (prepared by RPS Planning, Transport and Environment Ltd)	Not all housing can be provided in large urban areas – some is required in villages in the form of expansion. A key objective of PPS7 is to focus most devolvement in or next to existing towns and villages. Limits of development should be defined around all the settlements in NWL whilst acknowledging that in some circumstances expansion beyond these limits may be acceptable to support village services or meet local needs.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/12 Mr J Mellors (prepared by Stansgate Planning Consultants)	The Plan should continue to define limits to developments for all settlements that are suitable for additional residential development. No settlement boundaries are needed where exception housing, one-to-one replacement and conversion is acceptable. Settlement boundaries would be beneficial where infill, the development of small sites and the development of previously developed sites are

	acceptable.
CS/13 Gazeley UK Ltd and UK Coal Ltd (prepared by Turley Associates Ltd)	A criteria based policy to development limits that would allow increased flexibility for development.
CS/14 Government Office for the East Midlands	See response to Q10.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	A criteria based policy should be given serious consideration although the nature of the criteria would need to be given careful consideration.
CS/18 Royal Bank of Scotland (RBS) (prepared by CgMs Consulting Limited)	The limits to development approach should be retained. Should the Council consider it necessary to review the existing approach then a criteria-based policy approach would be considered acceptable subject to the chosen criteria an each site being considered on its own merits
CS/20 Wm. Morrison Supermarkets plc (prepared by Peacock and Smith)	Defining the limit of settlements protects the wider countryside and helps to define the structure of settlement, which can be used to determine what deficiencies in services and facilities exist.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/31 Ashby Woulds Town Council	Limits to development should continue to be defined for all settlements.
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	Development boundaries should be discouraged in favour of a criteria-based policy.
CS/36 Kegworth Parish Council	Continue to define limits to development for all settlements.
CS/41 Fisher German	It is important to maintain this policy although existing boundaries should be reviewed as part of the LDF process and not on a piecemeal basis.
CS/42 Mr Pickering (prepared by Fisher German)	As for CS/41 above.
CS/43 Mr Barney and Miss Fairbrother (prepared by Fisher German)	As for CS/41 above.
CS/44 Taylor Woodrow Ltd and	DPDS support definition of settlement limits as a general principle as this provides a degree of certainty for users of the development

Bloor Homes (prepared by DPDS)	plan system.
CS/45 St Modwen Developments Ltd (prepared by M ^c Dyre and Co. Ltd)	The District Council could continue to define limits to development aimed at all settlements but particularly focused on the larger settlements. The replacement of limits to development with a criteria-based policy depends on the particular criteria the Council have in mind. In any event the limits to development should be reviewed and amended as appropriate.
CS/49 Arlington Securities	Arlington supports a criteria-based policy, which seeks to review development within all settlements in NWL on the basis of a careful economic growth and sustainable development.
CS/50 Mr Redfern.	The District Council should continue to define limits to development for all settlements in NWL. These limits protect settlements and provide a degree of certainty for development control decisions.
CS/51 UK Coal Ltd (prepared by Colin Buchanan)	Limits to development should be deleted entirely as other policies in the plan adequately control the location of development. Applications should therefore be considered on their merits against the policies of the development plan.
CS/58 Mrs Tseng	The existing limits to development strategy sets a clear framework for developers, planners and the public, and should be retained.
CS/61 Ashby de la Zouch Town Council	The District Council should continue to define limits to development for all settlements in NWL and include Ashby and Blackfordby in such limits.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q18)

Does the residual housing requirement identified for North West Leicestershire (i.e. 1250 dwellings) represent an appropriate target for the provision of new housing on Greenfield sites in the District between 2005 and 2016?

Respondent	Comment
CS/1 Persimmon Homes (North Midlands) Ltd	It is premature for the policy to propose a figure of 1250 between 2005 and 2016 given that national targets for housing are about to be reviewed and projections are likely to rise.
CS/2 Raleigh Homes (prepared by Pegasus Planning Group LLP)	On the basis of the present RSS8 the residual requirement is 3264 to 2021. It is likely that the housing requirement to 2021 will be significantly increased through the RSS8 review such that the figure of 3264 should be regarded at this stage as a minimum.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	The target of 1250 dwellings is numerically correct but there is the possibility that the requirement may be amended as a consequence of the current revisions to the RSS. The urban capacity allowance of 1500 dwellings should incorporate a 20 per cent flexibility allowance to allow for the non-delivery of urban capacity sites.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/26 William Davis Ltd	The Core Strategy should be looking forward to at least 2024 and therefore addressing residual housing requirements likely to arise from the review of RSS8 to 2026.
CS/28 Trustees of the IB and JJ Staley Estates (prepared by Savills (L&P) Ltd)	The figure is considered to be too low and represents a minimum requirement level on Greenfield sites.
CS/32 Bellway Homes	The plan period should be taken as 2005-2021 with the residual requirement increasing to 2800 dwellings.

CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	The 1250 figure should be adjusted to exclude any allowances or assumptions that have been made for windfalls. The target should factor in the potential for housing targets to be increased through the review of the RSS. Further account needs to be taken for an extended target date of 2026.
CS/44 Taylor Woodrow Ltd and Bloor Homes (prepared by DPDS)	The figures not appropriate as the end date of the plan should be 2026.. It is considered that this requirement merits recalculation.
CS/45 St Modwen Developments Ltd (prepared by M ^c Dyre and Co. Ltd)	1250 dwellings does represent an appropriate minimum target for the provision of new housing on Greenfield sites in the District between 2005 and 2016 based on RSS8. However, there will be further reviews of the strategic housing requirement in the context of RSS8 updates and the numerical requirement is almost certain to increase.
CS/51 UK Coal Ltd (prepared by Colin Buchanan)	The Council need to allow for provision of supporting infrastructure, such as community facilities and open space. Up to 50per cent of the land may be used for such uses.
CS/56	As for CS/40 above.
CS/61 Ashby de la Zouch Town Council	The target number is considered to be excessive.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q19)

If the residual requirement of 1250 dwellings is accepted as the appropriate housing target for North West Leicestershire for the period 2005 – 2016 is 30-40ha of Greenfield land sufficient to accommodate this number of dwellings?

Respondent	Comment
CS/1 Persimmon Homes (North Midlands) Ltd	Greenfield releases are often less dense schemes and thus spread out over larger areas so the release of Greenfield land should be above 40 hectares.
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	There will be at least a requirement to provide 3 264 dwellings on potentially Greenfield sites. At an average density of 40 dwellings per hectare at least 82 hectares of Greenfield land is required to meet the Districts housing requirements to 2021.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/6 Peveril Homes Limited and Redbank Manufacturing Company Ltd (prepared by RPS Planning, Transport and Environment Ltd)	30-40 hectares is insufficient to meet the residual Greenfield housing requirement – at least 46 hectares are required to meet a Greenfield housing requirement of 1250 dwellings.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	If the residual target for the period to 2016 is increased to 1550 dwellings, between 37 and 50 ha of land on Greenfield sites is required.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/26 William Davis Ltd	See response in Q18.
CS/28 Trustees of the IB and JJ	It is considered too low as it makes no account for on-site provision of open space, roads and infrastructure.

Staley Estates (prepared by Savills (L&P) Ltd	
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	Over 40 ha should be considered a more realistic allocation, which takes into account sites that do not come forward in the Plan period.
CS/44 Taylor Woodrow Ltd and Bloor Homes (prepared by DPDS)	The overall housing requirement for NWL is being reassessed as part of the review of RSS8 . A recalculation will produce a different range of requirement for the longer plan period.
CS/45 St Modwen Developments Ltd (prepared by M ^c Dyre and Co. Ltd)	30-40 ha of Greenfield residential building land is too low.
CS/51 UK Coal Ltd (prepared by Colin Buchanan)	See response to Q18.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q20)

What is the right balance for new house building between the urban areas of Coalville and Ashby de la Zouch and the rest of North West Leicestershire?

Respondent	Comment
CS/1 Persimmon Homes (North Midlands) Ltd	The majority of new housing should be built around the Coalville and Ashby areas with smaller releases elsewhere.
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	Coalville should receive the majority of new house building Ashby and Castle Donington follow in the hierarchy in accommodating a significant proportion of development, with the Rural Centre of Kegworth, Ibstock and Measham following with smaller proportions. Account need to be given to local needs housing in the smaller villages but these villages are not expected to accommodate significant numbers of new house building.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	Coalville, Ashby and Castle Donington should accommodate the majority of new development requirements, with the Rural Centres of Kegworth, Ibstock and Measham accommodating smaller proportions. Account need to be given to local needs housing in the smaller villages but these villages are not expected to accommodate significant numbers of new house building.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/3 above.
CS/5 The National Trust	The Trust supports the concentration of new housing within the main urban areas. The balance depends upon urban capacity considerations and the availability of Brownfield sites across the District.
CS/6 Peveril Homes Limited and Redbank Manufacturing Company Ltd (prepared by RPS Planning, Transport and Environment Ltd)	New development should be focused on the most sustainable settlements. Policies need to take into consideration the role and function of the development, as well as the benefits it may bring.
CS/8 Friends of the Earth	Nearly all residential development in the District should be concentrated in the existing urban areas to prevent an increase in travel around the area.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/12 Mr J Mellors	It is important the Plan recognise the importance of permitting new residential development in the rural areas so that they can continue to

(prepared by Stansgate Planning Consultants)	meet their own needs and to ensure that the centres of smaller settlements remain viable. The majority of housing should be located within Coalville and the Market Towns but sufficient needs to be left to be developed in smaller settlements.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	Ashby is a lower-order settlement and accordingly should accommodate proportionally less housing than Coalville.
CS/18 Royal Bank of Scotland (RBS) (prepared by CgMs Consulting Limited)	New housing should be shared across all areas where there are suitable previously developed sites that have good access to services and facilities and are accessible by all modes of transport, especially public transport. There are other appropriate urban and rural centres in the District that can accommodate an appropriate scale of development to ensure that local needs are met.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/4 above.
CS/26 William Davis Ltd	The main determinant of the extent of new housing directed to Ashby and Coalville should be the detailed assessment of the urban capacity of these urban areas and the other Rural Centres.
CS/28 Trustees of the IB and JJ Staley Estates (prepared by Savills (L&P) Ltd)	In the region of 80 per cent.
CS/32 Bellway Homes	House building should not be solely concentrated in Coalville and Ashby de la Zouch. Sufficient numbers should be directed to those Rural Centres within the District that are considered to be sustainable and able to support further growth.
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	
CS/36 Kegworth Parish Council	Where additional houses are built there must be sufficient infrastructure to support the people in the new and existing housing.
CS/40 Holmes Antill	With the exception of a unique NEMA-related housing component of the Strategy, the balance of housing growth between Ashby and Coalville should recognise their relative status in the hierarchy of settlements. Ashby's superior relationship should tip the scales in its favour.
CS/41 Fisher German	The majority of housing should be in Ashby and Coalville. Proportionate growth should be identified in other settlements to deliver affordable housing to meet local needs.
CS/42 Mr Pickering (prepared by Fisher German)	As for CS/41 above.

CS/43 Mr Barney and Miss Fairbrother (prepared by Fisher German)	As for CS/41 above.
CS/44 Taylor Woodrow Ltd and Bloor Homes (prepared by DPDS)	Coalville and Ashby de la Zouch are more sustainable and provide ease of access to higher order facilities than land adjoining or located within smaller settlements. In such circumstances where there is the requirement to follow the 'most sustainable option', the majority of development should be guided to these locations.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/50 Mr Redfern.	These principle urban areas should receive some 50per cent of new house building, the remainder being distributed to other identified suitable settlement locations according to size, facilities and other sustainable criteria.
CS/51 UK Coal Ltd (prepared by Colin Buchanan)	A Strategic Environmental Assessment (SEA) and a detailed site analysis are required for an informed decision to be made on the most suitable locations for development within these settlements and the rest of the District.
CS/61 Ashby de la Zouch Town Council	New housing development should be confined to urban areas of Coalville utilizing the existing allocation at Grange Road Hugglescote. Development on smaller appropriate sites could be permitted in Ashby.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q21)

If most new house building takes place within or adjoining the urban areas of Coalville and Ashby de la Zouch what is the right balance between these two towns?

Respondent	Comment
CS/1 Persimmon Homes (North Midlands) Ltd	Coalville will need to have the majority as it has better transport links and larger town centres.
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	See response in Q20.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	See response in Q20.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	See response in Q20.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	See response in Q20.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	This should emerge as a direct consequence of an appraisal of potential opportunities around the two settlements allied to the potential to enhance the existing service base to accommodate growth. The provision of additional employment opportunities will also need to be considered.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	See response in Q20.
CS/26 William Davis Ltd	See response in Q20.
CS/28 Trustees of the IB and JJ Staley Estates (prepared by Savills (L&P) Ltd)	Ashby is expected to take a greater percentage of the housing because it a more attractive destination to the open market and its location is more sustainable in terms of service provision and public transport.
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	In accordance with the sequential approach most new development should be located in and around Coalville. This should take priority over Ashby and the rest of the District.
CS/36	See response to Q20.

Kegworth Parish Council	
CS/40 Holmes Antill	See response to Q20.
CS/44 Taylor Woodrow Ltd and Bloor Homes (prepared by DPDS)	Ashby provides the opportunity for development on land that immediately adjoins the town centre whist providing ease of access to employment areas. Sites adjoining Ashby will be more sustainable than other locations and should be given priority in the site allocation process.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	See response in Q20.
CS/51 UK Coal Ltd (prepared by Colin Buchanan)	See response to Q20.
CS/61 Ashby de la Zouch Town Council	See response to Q20.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q22)

How should the District Council decide on the right approach of these issues; and
What evidence should be brought to bear?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	The Core Strategy needs to provide a spatial framework together with criteria against which proposals for new housing development and allocations will need to be considered. The distribution should take into account various factors including RSS8, need for affordable and market housing and the impact of development on existing and planned infrastructure.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	See response to Q21.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/26 William Davis Ltd	See response in Q20.
CS/28 Trustees of the IB and JJ Staley Estates (prepared by Savills (L&P) Ltd)	The evidence of the previous Local Plan should be reviewed. The sites that were promoted and allocated for development as housing sites are considered the most sustainable and deliverable. Leicester Road, Ashby should be included, as it can deliver housing in a location supported by PPG3.
CS/32 Bellway Homes	The District Council should seek the involvement of relevant groups and organisations in the development of a strong evidence base to achieve greater consensus early in the process.

CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	See response to Q20.
CS/44 Taylor Woodrow Ltd and Bloor Homes (prepared by DPDS)	In making any evidence based assessment of the required 'most suitable option' evidence should be sought.
CS/51 UK Coal Ltd (prepared by Colin Buchanan)	See response to Q20.
CS/61 Ashby de la Zouch Town Council	See response to Q20.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q23)

How should new housing be accommodated within and adjoining the urban areas of Coalville and Ashby de la Zouch:

- Should there be a range of smaller Greenfield sites:
- Should there be a major strategic site on Greenfield land adjoining Coalville, together with other smaller sites if necessary; or
- Should there be a major strategic site on Greenfield land adjoining Ashby de la Zouch, together with other smaller sites if necessary?

Respondent	Comment
CS/1 Persimmon Homes (North Midlands) Ltd	There should be a major strategic site on Greenfield land adjoining Coalville and Ashby together with other smaller sites if necessary.
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	New housing should be accommodated through a number of urban extensions at Coalville, Ashby and Castle Donington. Smaller Greenfield site extensions can supplement these larger urban extensions in relation to the Urban Areas identified above but also to the Rural Centres.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	Primacy in the site selection process should be placed upon Coalville. It is too prescriptive to determine that there should only be a single Greenfield strategic site identified
CS/16 The National Forest Company	The NFC preference is to proceed with the allocations already made through the Local Plan (i.e. new large housing site adjoining Coalville).
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.

CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	The housing supply should be made up of a range of smaller Greenfield sites, providing greater choice in terms of location and greater opportunity for local people to remain in their preferred locality.
CS/36 Kegworth Parish Council	See response to Q20.
CS/40 Holmes Antill	Housing adjoining Coalville and Ashby should be in a range of smaller Greenfield sites in order to maximise choice, limit environmental impact and reflect the scale and character of the existing settlements.
CS/44 Taylor Woodrow Ltd and Bloor Homes (prepared by DPDS)	The most sustainable option will be a major strategic site on Greenfield land adjoining Ashby de la Zouch together with smaller sites if necessary.
CS/45 St Modwen Developments Ltd (prepared by M ^c Dyre and Co. Ltd)	Provision should be made on a range of smaller Greenfield sites in the two settlements, particularly around Coalville. The existing range of infrastructure, both physical and social, would be better able to support a range of smaller sites.
CS/51 UK Coal Ltd (prepared by Colin Buchanan)	The allocation of a large strategic site at Grange farm will deliver a range of on site supporting facilities and provide a consistent long-term supply of housing. Smaller Greenfield sites should also be developed where they can support existing facilities.
CS/61 Ashby de la Zouch Town Council	See response to Q20.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q24)

What is the appropriate scale of housing development for Rural Centres in North West Leicestershire, both individually and taken together; and

How should the District Council decide this question?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	The Core Strategy should include a Policy that is permissive of new housing development in and adjacent to the identified Rural Centres where it can be demonstrated that it delivers a sustainable pattern of development.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/6 Peveril Homes Limited and Redbank Manufacturing Company Ltd (prepared by RPS Planning, Transport and Environment Ltd)	See response to Q20.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/12 Mr J Mellors (prepared by Stansgate Planning Consultants)	Developments should be permitted within the settlement boundaries and there should be a focus on previously developed land. If local needs are identified and no suitable sites are available within the settlement boundary, land should be made available adjoining the edge of the settlement.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	Sustainable development will require limited levels of housing land to be released within Rural Centres. This should reflect an assessment of need.
CS/18 Royal Bank of Scotland (RBS) (prepared by CgMs Consulting Limited)	Kegworth represents a sustainable settlement providing a significant number of services and facilities, and should therefore be designated as Rural Centre. The scale of housing development for Rural Centres should be decided on a settlement-by-settlement basis. Those Rural Centres

	that have a strong employment and services base, such as Kegworth should be prioritised.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/26 William Davis Ltd	The Core Strategy should seek to utilise available urban capacity in Rural Centres along with Ashby and Coalville before considering how the balance of requirements should be met in the most sustainable manner. Some smaller scale sites on the edge of Rural Centres should be included within the assessment where these score highly in the Sustainability Appraisal.
CS/29 P. Beddoe	If Kegworth and Castle Donington are to be designated as Rural Centres there should be no further housing development.
CS/32 Bellway Homes Ltd	A full assessment of each Rural Centre should be carried out in terms of sustainability, existing services and availability of potential development sites before deciding on the appropriate scale of housing development.
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	Limited development should be allowed in Rural Centres where it can be demonstrated that this would help meet a local need of sustain local services. This should not undermine the priority for Coalville.
CS/52 Mrs Bradshaw	Castle Donington has had enough housing developments.
CS/58 Mrs Tseng	Some housing development is necessary but future development should respect existing Centres. Housing densities in excess of PPG3 minima should not be permitted unless there are exceptional circumstances.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q25)

Should the District Council continue to restrict the amount of housing development in other villages in North West Leicestershire; and

What, if any, exceptions should there be?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	The District Council should continue to restrict the amount of housing providing the Core Strategy includes a Policy that is permissive of new housing development in or adjacent to other villages if it meets local need.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/5 The National Trust	The District Council should continue to restrict the amount of housing. Exceptions could be made in respect of Brownfield and infill sites, and where a housing needs assessment clearly demonstrates there is unmet demand.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/12 Mr J Mellors (prepared by Stansgate Planning Consultants)	Settlements not defined as Rural Centres should have a restricted amount of new housing. This should be limited to meet identified local need.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	Allocations within other villages should be limited to that which is necessary to meet the housing needs of those villages.
CS/18 Royal Bank of Scotland (RBS) (prepared by CgMs Consulting Limited)	Exceptions should be made the villages are well served by facilities and services and public transport.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning	As for CS/2 above.

Group LLP)	
CS/31 Ashby Woulds Town Council	The District Council should continue to restrict the amount of housing developments in other villages and the Parish Council concerned should be involved in settling development areas within its Parish.
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	Development in other villages that represent unsustainable development options should remain restricted.
CS/51 UK Coal Ltd (prepared by Colin Buchanan)	The Council should not continue to restrict the amount of housing development in other villages. Planning for some growth can help deliver much needed community facilities and public transport links whir large settlements.
CS/52 Mrs Bradshaw	See response to Q24.
CS/56	As for CS/40 above.
CS/58 Mrs Tseng	See response to Q24.
CS/59 Ibstock Parish Council	There should be no more housing developments in Ibstock because the existing infrastructure and services are overflowing.
CS/61 Ashby de la Zouch Town Council	Developments of an appropriate proportionate scale should be permitted in some rural areas.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q26)

How should the District Council seek to ensure the provision of affordable housing as part of new developments in North West Leicestershire;

Should the existing approach to the provision of affordable housing be continued; or

Should the District Council set affordable housing targets both for individual sites and for the whole of North West Leicestershire?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	Urban extensions provide sustainable development advantages and certainty on the delivery of significant proportions of affordable housing in the locations where they are needed.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	The approach towards the provision of affordable housing should follow the national guidelines set out by the government. The disparity between the affordable housing need that is assessed to exist within the District relative to the overall level of new housing provision implies that the proportion of affordable housing that will be required in order to offset the identified deficit may be so great that it would seriously comprise the viability and subsequent release of potential housing sites. Each site should have an individual set of characteristics that should be considered and form part of the negotiation to establish the appropriate level of affordable housing associated with that site.
CS/18 Royal Bank of Scotland (RBS) (prepared by CgMs Consulting Limited)	The level of affordable housing provided within new developments should be assessed on a site-by-site basis taking into account the requirements and characteristics of individual settlements.
CS/23 David Wilson Estates and Wilson Bowden	As for CS/2 above.

Developments (prepared by Pegasus Planning Group LLP)	
CS/31 Ashby Woulds Town Council	The existing approach to provision of affordable housing should be continued.
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	Jelson favour the retention of the established threshold of 25 dwellings of affordable housing contributions. The viability of smaller sites is likely to be seriously threatened by the reduction of the threshold, particularly on Greenfield sites. Affordable housing should be considered on a site-by-site basis taking into account the results of an up to date housing needs survey that looks specifically at the need within the area of the proposed development.
CS/61 Ashby de la Zouch Town Council	The District Council set affordable housing targets both for individual sites and for the whole of NWL.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q27)

Should sites be allocated for affordable using in rural areas of North West Leicestershire?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	Sites should not be specifically allocated for affordable housing but the Plan should contain a rural exceptions policy as prescribed by the draft PPS3 Housing at paragraph 33.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/6 Peveril Homes Limited and Redbank Manufacturing Company Ltd (prepared by RPS Planning, Transport and Environment Ltd)	The LDF should incorporate a policy that acknowledges it may be desirable, in certain circumstances, to permit the development of small sites within and adjoining existing villages to meet their local housing needs.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	<p>The identification of a site within the rural areas of NWL solely for affordable housing is unlikely to be brought forward for development. The release of any land for housing involves an opportunity cost to the land owner which is based on the existing or perceived long term income for the land..</p> <p>It would be unreasonable for such sites to be allocated specifically for housing and the expected yield from them to be deducted from the totality of the District housing requirement.</p> <p>However, if such sites are to be treated on a exceptions basis and considered to be an addition to the strategic requirements then the identification of such sites may help gain public acceptance through the LDF process rather than face objection at the planning application stage.</p>
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group)	As for CS/2 above.

LLP)	
CS/31 Ashby Woulds Town Council	No sites to be allocated for affordable housing in rural areas in NWL.
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	The allocation of sites solely for affordable housing is appropriate where there is a mechanism for delivery. In many cases affordable housing will only be delivered as an element of a market-housing scheme.
CS/36 Kegworth Parish Council	Yes.
CS/52 Mrs Bradshaw	See response to Q24.
CS/58 Mrs Tseng	If affordable housing sites are allocated in rural areas this will increase car use, even if good public transport is provided.
CS/61 Ashby de la Zouch Town Council	Do not favour sites exclusively for affordable housing, which instead, should be integrated into other developments proportionally.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q28)

Should the Core Strategy DPD include a District-wide target for the re-use of previously developed land and buildings for new housing; and

If so what should the target be?

Respondent	Comment
CS/5 The National Trust	Yes, at least 60per cent.
CS/7 Environment Agency	In considering the suitability of Brownfield sites for development, regard will need to be given to physical constraints such as contaminated land or flood risk as identified in Policy 3 of RSS8
CS/8 Friends of the Earth	A District-wide target for re-use that exceeds that in the RSS8 should be set, in addition to a specific policy relating to the re-use of long-term vacant property to help reach this target. Re-use of existing buildings is energy efficient and protects the surrounding natural habitat from development.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	The national target of 60 per cent for new housing from previously developed sources is applied for a very large geographic areas and therefore enables variations between locations where the housing supply is almost wholly from previously developed land sources through to the other extreme where the level of housing derived from previously developed land falls below the national aspiration. The sequential approach set out in PPG3 and embodied within the policy framework of both the RSS and the current Structure Plan is a more pragmatic approach to securing the re-use of previously developed land and buildings. The need to meet the overall numerical strategic housing target must override the aspiration to achieve a specified target for the re-use of previously developed land and for this reason the imposition of such a target at the LDF level is considered inappropriate.
CS/18 Royal Bank of Scotland (RBS) (prepared by CgMs Consulting Limited)	In accordance with national planning policy, RBS supports the re-use of previously developed land for new residential development. Any locally set targets should be in conformity with RSS8.
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	The DPD should include a target for NWL that is lower than the regional target as the rural nature of the District suggests that appropriate levels of Brownfield land will become increasingly difficult to find, particularly if the RSS increases housing targets.
CS/45 St Modwen Developments Ltd (prepared by M ^c Dyre and Co. Ltd)	The Policy 21 RSS8 target of 60 per cent of additional dwellings to be built on previously developed land and through conversions by 2021 is supported and so is housing policy through the structure plan which states that at least 50 per cent of additional dwellings should be provided in such a way by 2016. In 2004/2005 the regional PDL target was met in NW Leicestershire. The implication is that Greenfield land will be needed to make

	up supply to meet the strategic requirement.
CS/51 UK Coal Ltd (prepared by Colin Buchanan)	Any target needs to be based on the results of the Urban Potential Study and should not be an arbitrary figure
CS/61 Ashby de la Zouch Town Council	Consider that 70per cent to 80per cent is an appropriate target.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q29)

What is an “adequate supply” of employment land for North West Leicestershire?

Respondent	Comment
CS/8 Friends of the Earth	An ‘adequate supply’ of employment land is that which satisfies the employment needs of the local catchments area alone. A low unemployment rate in the District and a high rate of net ‘inflow’ of workers from out side the District suggests there are already more employment opportunities than needed locally. The future needs of the projected future population need to be assessed and the total employment availability matched only to this need. The principle that needs to be applied here is the one that limits as much as possible the need to commute either to or from elsewhere in the Midlands.
CS/13 Gazeley UK Ltd and UK Coal Ltd (prepared by Turley Associates Ltd)	The Council should cater for all predicted locally arising need as well as a proportion of regional and national need. The District as the key characteristics of larger settlements near to motorway junctions, or relatively flat land, a suitable and available workforce and good accessibility to the regional airport as well as rail infrastructure. The District should capitalize on these opportunities in an attempt to attract investment from a wider basis, with the associated socio-economic benefits that this will bring. The supply should be large enough to meet forecast demand on a wider basis and to provide choice for the market. If it is deemed necessary to define a quantum of allocated land then associated criteria based policy to guide the release of windfall or additional employment sites should accompany this.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	Policy RSS8 fails to provide a quantum target for the District despite the commission of QUELS as a direct response to the government office direction on the review of the RPG following its approval in January 2002. An adequate supply needs to be expressed in terms of a level of provision spread over the entire LDF period, which will enable the local economy to continue to develop rather than stagnate.
CS/19 South West Industrial Properties	Reference is made to Policy 23 of RSS8, which sets out regional priorities for employment land, and to the supporting text in sections 4.2.10 to 4.2.12 of the RRS. An allowance should be built into the provision as a buffer against loss of employment land to other uses and also to offset employment land allocations which are not released or which for not come forward for various reasons
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by	Government Policy as set out in PPS1 is to achieve sustainable development where one of the fundamental objectives is to maintain high and stable levels of economic growth. The Regional Economic Strategy (RES) seeks to create high

Pegasus Planning Group LLP)	<p>quality employment opportunities and to create a climate for investment through improving the quality of the regions physical infrastructure. RSS8 identifies that there is a need for sites to be brought forward in response to the strategic priorities identified in the Regional Employment Land Priority Survey (RELPS) and to provide suitable accommodation for the growth of local undertakings. Paragraph 4.2.10 goes on to note that Local Planning Authorities should take into account the findings of QUELS and RELPS when drawing up policies for their Development Plans and Local Development Frameworks. According to NEMA Policy 15 development associated with the airport should be focused where possible in surrounding Urban Areas, not precluding development associated with the airport in other sustainable locations. Indeed, Policy 16 advises that the Sub-Regional Spatial Strategy for the Three Cities Sub-Area is to optimise the economic development potential of the airport consistent with sustainable patterns of development and movement.</p> <p>The Structure Plan requires 326 hectares of land to be allocated for new employment development for the period 1996 and 2016, of which 64 hectares needs to be identified to 2016. However, the Core Strategy DPD needs to plan to at least 2021, and to maintain current levels of take up, it is expected that there would be a need to provide 225 hectares of employment land over the fifteen year period 2006-2021.</p> <p>Given the need to provide for a portfolio of sites to meet differing requirements additional land should be added to the 111 hectares of employment land that has not already received planning permission for employment use, to be built over the period to 2021.</p>
CS/36 Kegworth Parish Council	Yes 60 per cent.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	As for CS/23 above.
CS/40 Holmes Antill	The ability of land at and around NEMA/M1, J24 to provide a Strategic Freight Interchange (involving road, rail, air and canal) of Regional significance should be explored. Land is available with direct access to rail, excellent links to the national road network, easy connection to the Grand Union Canal and international connections at NEMA. The location is nationally unique and the opportunity for a unique facility should not be ignored.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/23 above.
CS/49 Arlington Securities	An adequate supply must include enough land to ensure that the employment needs of the District will be met and more

	<p>particularly ensuring that land is made available in the right places. Designated employment land should be located in areas where they are deliverable, market facing and sustainable, Arlington would also encourage the Local Planning Authority to include the private sector throughout the emerging plan process as it is the private sector which will ultimately deliver employment land. Employment land should not be confined to meeting local needs, but should include provision for development of regional significance related to strategic locations, such as the airport/J23A.</p>
<p>CS/51 UK Coal Ltd (prepared by Colin Buchanan)</p>	<p>Employment land is a tool for promoting local employment and economic growth, and therefore the council should aim to increase its employment land supply above the residual from the structure plan. The development of allocated land across the plan period is ahead of schedule indicating demand is higher than anticipated.</p>
<p>CS/56</p>	<p>As for CS/40 above.</p>
<p>CS/61 Ashby de la Zouch Town Council</p>	<p>Consider that there should be sufficient land identified to meet needs of local businesses to ensure that employment remains at high levels.</p>

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q30)

What is the right balance between local employment needs and the contribution North West Leicestershire makes to regional and sub-regional needs and objectives?

Respondent	Comment
CS/5 The National Trust	Given its proximity to the ‘three Cities’ and the emphasis on regenerating them, it is reasonable to only look to meet local employment needs within the District.
CS/8 Friends of the Earth	The Strategy should be weighted towards local employment needs.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	This is an issue that should be determined as RSS level since it needs to be considered within the regional dimension.
CS/19 South West Industrial Properties	Regard should be had to other policies in the RSS particularly those relating to regeneration and the opportunity for employment allocations to assist in this process in location within or close to acknowledged areas of deprivation.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	<p>RSS8 requires Local Planning Authorities to take into account the findings of QUELS and RELPS when drawing up policies for their Development Plans and Local Development Frameworks. Paragraph 4.33 of the RELP identifies the merit in exploring allocation of a major strategic distribution site in the general area of Coalville. Such allocation should go some way towards meeting the medium to longer needs of the market and that the general location has good access to population catchments and is crossed by the Coalville/Ivanhoe rail line which has good capacity to support and inter-modal facility. It is necessary for the Core Strategy DPD to consider making provision for a new major strategic distribution site in the vicinity of the Coalville urban areas in order to accord with RSS8 advice.</p> <p>The Council’s Employment Land Study recognises the land in the vicinity of Castle Donington and the Airport as constituting an opportunity to address an objective of the RES in redressing the imbalance in NWL of low-income jobs with a greater proportion of higher income jobs. RSS8 advises opportunities arising from the Airport should be optimised providing they are sustainable. The focus of development in and around the Principle Urban Areas does not preclude development in and around Castle Donington if it can be demonstrated that this contributes to achieving sustainable patterns of development.</p> <p>RELPS identifies the advantages of land in the vicinity of Junction 24 and 24a and the proximity to NEMA. There are concerns that the motorway junctions would not be able to accommodate significant new employment development in the general vicinity. However, over the Plan period to 2021 the</p>

	<p>sustainable development advantages of the locality will significantly improve, particularly through enhanced public transport provision between the main urban areas and the airport together with the East Midlands Parkway station next to Ratcliffe Power Station.</p> <p>The Core Strategy should not disregard further employment development in the vicinity of Junction 24 but that this should be subject to further studies and kept under review.</p>
<p>CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)</p>	As for CS/23 above.
<p>CS/40 Holmes Antill</p>	Local employment needs at Coalville and Ashby should be provided commensurate with the needs of the local workforce. A comprehensive Strategic Freight Interchange at and around J24 could create between 5m and 10m square feet of floorspace, delivering up to 10 000 jobs. The level of activity would clearly have a major beneficial effect on the local economy.
<p>CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)</p>	As for CS/23 above.
<p>CS/49 Arlington Securities</p>	Local employment needs and local employment objectives should be seen s mutually exclusive as there should be consistency between them, Objectives at the regional level should complement local employment needs and result in improved local employment. For example NEMA, as a major generator of local employment will have a significant impact in helping achieve regional goals if it is allowed to expand at its current rate.
<p>CS/55 East Midlands Development Agency</p>	
CS/56	As for CS/40 above.
<p>CS/61 Ashby de la Zouch Town Council</p>	See response to Q29.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q31)

What is the right balance for the provision of new employment land between the urban areas of Coalville and Ashby-de-la-Zouch and the rest of North West Leicestershire?

Respondent	Comment
CS/5 The National Trust	The clear emphasis should be on the main centres – Coalville and Ashby de la Zouch.
CS/6 Peveril Homes Limited and Redbank Manufacturing Company Ltd (prepared by RPS Planning, Transport and Environment Ltd)	See response to Q20.
CS/8 Friends of the Earth	Ant provision of employment land should be sited near new residential developments, which should be concentrated in Coalville and Ashby.
CS/13 Gazeley UK Ltd and UK Coal Ltd (prepared by Turley Associates Ltd)	Ashby de la Zouch and Coalville have good access to the strategic highways network and the focus of new employment should be n and around these settlements. Ashby de la Zouch has better access by A roads and to the Airport. A balance appropriate to the locational requirement logistics developers and operators, with a bias towards Ashby for B8 uses in locations which would not detract from the character of the town and could deliver a modal shift in freight, as well as benefit from the cargo hub which will be established at the Airport is recommended. A balanced approach therefore seems to be the most appropriate way forward, with a mind both to both market requirements and other policy aims, such as the PPS6 preference for offices to be located in centres, although some B1 development on larger employment park may well be appropriate in the local context.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	The Council needs to consider the strategic contribution arising from the proximity of the airport and J24 of the M1
CS/18 Royal Bank of Scotland (RBS) (prepared by CgMs Consulting Limited)	New employment development should be appropriately distributed across the District where there is suitable previously developed land. Land that is currently used for employment purposes or is adjacent to existing employment land and that benefit from good access to existing services and facilities should be considered appropriate. RBS objects to the distribution focus of new employment development being primarily in Coalville and Ashby de la Zouch.
CS/23 David Wilson Estates and Wilson Bowden	In accordance with RRS8 and the Structure Plan it is agreed that the main focus for new employment development should be within Coalville, but substantial provision is also required to

Developments (prepared by Pegasus Planning Group LLP)	support the growth of sustainable Market Towns, namely Ashby. It is contended that the Core Strategy should not close the door on further employment development in the vicinity of Junction 24 but that this should be subject to further studies and kept under review.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	In accordance with RRS8 and the Structure Plan it is agreed that the main focus for new employment development should be within Coalville, but substantial provision is also required to support the growth of sustainable Market Towns, namely Ashby and Castle Donington. It is difficult to predict the right balance for employment land to be directed to land adjoining Coalville and then the amounts adjoining Ashby or Castle Donington. It may be that other opportunities arise in sustainable locations that do not necessarily adjoin existing urban areas.
CS/44 Taylor Woodrow Ltd and Bloor Homes (prepared by DPDS)	A mixed use development north of Ashby town centre would provide a highly sustainable option, with excellent accessibility to the M42 and in a highly desirable location for industrial distribution uses to reinforce the economy of the area. As there are sustainability, mixed use, accessibility and commercial advantages with this location it is considered that a substantial allocation for employment use can be made for this land adjoining Ashby.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/38 above.
CS/49 Arlington Securities	The regeneration and continued economic development of both Coalville and Ashby de la Zouch are of significant importance. However this should not be at the expense of other areas that are in need of inward investment that can be more readily developed and are capable of making a significant contribution to continued economic growth. Consideration should be given to deliverability issues, of which an understanding of private sector development aspirations is essential. Arlington believes in “investing in success”. NEMA is considered a key driver of local employment and major regional asset. The provision of employment land surrounding NEMA will contribute towards the further development of the airport in a sustainable way, leading to economic growth.
CS/61 Ashby de la Zouch Town Council	See response to Q29.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q32)

If most new employment related development is focused on the urban areas of Coalville and Ashby-de-la-Zouch what is the right balance between these two towns?

Respondent	Comment
CS/13 Gazeley UK Ltd and UK Coal Ltd (prepared by Turley Associates Ltd)	See response to Q31.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	See response to Q31.
CS/18 Royal Bank of Scotland (RBS) (prepared by CgMs Consulting Limited)	See response to Q31.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	See response to Q31.
CS/44 Taylor Woodrow Ltd and Bloor Homes (prepared by DPDS)	The most sustainable location for a strategic mixed-use development exists at Ashby north of the town centre. Sustainable employment allocation is most appropriate at Ashby because of the locational advantages with effectively immediate access onto the strategic highway network.
CS/49 Arlington Securities	See response to Q31.
CS/61 Ashby de la Zouch Town Council	See response to Q29.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES
QUESTION (Q33)

How should the District Council decide on the right approach to these issues; and

What evidence should be brought to bear?

Respondent	Comment
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	See response to Q31.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	The Core Strategy DPD will need to set out a clear spatial strategy and appropriate sustainability criteria against which proposals for employment development will need to be assessed as part of the employment land allocations DPD, and in determining planning applications. A greater understanding of all potential opportunities available is needed before the Council can determine the correct approach.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	As for CS/23 above.
CS/44 Taylor Woodrow Ltd and Bloor Homes (prepared by DPDS)	The merits of the right approach could be assessed by ascertaining whether the employment allocation would contribute towards: the merits of a mixed use proposal; its ease of accessibility to the strategic Highway network; whether it would reinforce an existing employment area; the sustainability merits of the location in terms of ease of access to a range of facilities and services; and its desirability as a location for footloose employment uses
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/23 above.
CS/49 Arlington Securities	The District Council should decide on the right approach to these issues though continual consultation with key stakeholders from the private and public sector together with wider community involvement as outlined in SCI. Market evidence will be able to establish where employment land should be located based in sound market assumption and their deliverable and sustainable elements.
CS/61 Ashby de la Zouch Town Council	See response to Q29.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q34)

What form should new employment development areas in North West Leicestershire take;
Should they be:

- Large strategic sites;
- Extensions to existing employment areas;
- Smaller sites aimed at mainly local needs; or
- A mix of the above?

Respondent	Comment
CS/5 The National Trust	It is not clear a case can be made for large strategic sites. Extensions to existing employment sites and smaller sites aimed at meeting local needs should be the focus of attention.
CS/6 Peveril Homes Limited and Redbank Manufacturing Company Ltd (prepared by RPS Planning, Transport and Environment Ltd)	A range of sites should be allocated for development to support large and small firms in both rural and urban areas.
CS/13 Gazeley UK Ltd and UK Coal Ltd (prepared by Turley Associates Ltd)	New employment development should provide for a range of potential options and a mix of large strategic sites, extensions of existing concentrations and smaller local needs provision, drawing distinction between larger scale requirements and opportunities and those that could be accommodated in more central locations. Land allocations and criteria based policies should recognise the benefits which could arise from a modal shift in freight, and which encourage logistics development to locate in areas where alternative connectivity could be secured. It is appropriate for the Council to provide for the expansion of local enterprises and this should be considered in the light of a balanced strategy, which seeks to encourage larger scale investment at the same time.
CS/16 The National Forest	There will be need for smaller sites in urban and countryside locations that allow for new tourism, sport, recreation, rural diversification and woodland-related economy development to meet with the objectives of The National Forest Strategy.
CS/18 Royal Bank of Scotland (RBS) (prepared by CgMs Consulting Limited)	Extensions to existing employment areas must play a role in providing new employment and in the District.
CS/19 South West Industrial Properties	SWIP would support a mix of development types. Consideration should be given to identifying one or more large strategic site to support major employment development particularly where these are well related to the strategic highway network and offer other planning gain benefits.
CS/23	The Core Strategy needs to plan for all forms of employment land

David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	development as they are all important terms of meeting RES objectives. In particular, large strategic sites can be developed as part of mixed use proposals including housing, employment and other related uses. These sites are able to deliver substantial sustainable development advantages.
CS/29 P. Beddoe	Employment land should be confined to the Brownfield sites that still exist around Whitwick, Thringstone, Moira and Rawdon. Employment sites should be allowed to develop to meet local needs. Large strategic sites, such as the one imposed at Castle Donington, are environmentally unsound because of the long commute of employees each day to get there. Any demand from regional government should be resisted.
CS/36 Kegworth Parish Council	Extension to existing areas and sites aimed at local needs.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	The Core Strategy needs to plan for all forms of employment land development as they are all important terms of meeting RES objectives.
CS/39 English Heritage	Potential development sites should be subject to an environmental assessment process. One consideration is the potential landscape impact of large commercial buildings in long views.
CS/40 Holmes Antill	The Core Strategy should instigate a detailed assessment of the potential for a major mixed-use development at and around NEMA/J24.
CS/44 Taylor Woodrow Ltd and Bloor Homes (prepared by DPDS)	A mix of the above could have some advantages in the choice of sites available. A mixed-use proposal north of Ashby Town Centre could provide for a large strategic site that is an extension to an existing employment area whilst also providing an area aimed at smaller local needs.
CS/45 St Modwen Developments Ltd (prepared by M ^c Dyre and Co. Ltd)	Extensions to existing employment areas are favoured particularly an extension to those within the urban area of Coalville, which is a highly sustainable settlement with high employment base.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/38 above.
CS/49 Arlington Securities	Arlington would prefer to see a mix of the above. A compact rather than scattered form of development should be adopted particularly at key local employment generators such as NEMA and the existing City Centres.
CS/51 UK Coal Ltd (prepared by Colin Buchanan)	PPG4 requires that a choice of sites should be made available to meet different needs. A range of sites and locations should be provided to suit local and regional employment needs.
CS/56	As for CS/40 above.
CS/58 Mrs Tseng	In order to preserve neighbouring countryside and villages the development of distribution facilities should be resisted as they consume a disproportionate amount of land compare to the limited

	employment they provide. Policies that provide more local employment will help resist the trend for places like Kegworth to become 'commuter villages'.
CS/61 Ashby de la Zouch Town Council	Smaller site.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES
QUESTION (Q35)

Should the District Council try to secure employment land to meet the needs of local enterprise and expansion in North West Leicestershire; and

If so how should it go about this?

Respondent	Comment
CS/5 The National Trust	Yes but a proper analysis of needs, environmental limits and potential harm including an assessment of locational 'requirements' is needed.
CS/13 Gazeley UK Ltd and UK Coal Ltd (prepared by Turley Associates Ltd)	See response to Q34
CS/36 Kegworth Parish Council	Yes. Assist local employers.
CS/49 Arlington Securities	The District Council should consult widely within the market and private sector bodies. In areas of extreme deprivation the District council should consider funding development themselves.
CS/52 Mrs Bradshaw	Enough land around Castle Donington has been designated for employment purposes. See Q1.
CS/61 Ashby de la Zouch Town Council	Yes.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q36)

Should the existing Local Plan Policies J10 and J11 be retained; or

Should the District Council take a stronger line over the loss of employment land to other uses (such as housing) in North West Leicestershire; and

If so how can it do this successfully?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	The District Council should take a stronger line over the loss of employment land to other uses where possible. Employment protection policies need to be reviewed and to permit the release of employment sites for alternative uses where it can be demonstrated that they are no longer needed or viable for employment reuse or redevelopment.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/5 The National Trust	Given the view additional employment land is needed then there need to be very strong reasons to allow existing allocated sites to be developed for alternative uses. The tests in Policy J11 should be reviewed to assess whether they can be strengthened.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/13 Gazeley UK Ltd and UK Coal Ltd (prepared by Turley Associates Ltd)	There is a need to stem the loss of best quality employment land to other uses, following a review of existing sites, which could be developed more sustainably for alternative uses. If employment land supply is provided through a mix of allocated sites and criteria based policies for release, then the loss of other good quality employment land should be resisted. Current and emerging guidance on housing development should be followed and sites, which are not attractive to the market, should be reallocated through the LDF process.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	Paragraph 42a of PPG3 specifically provides for local authorities to undertake an appraisal of all existing employment land to establish the contribution or otherwise which such land makes to the total supply of employment land in the District. The sequential

	approach set out in PPG3 allied to paragraph 42a provides an appropriate policy framework to determine whether the land should be retained within employment usage.
CS/18 Royal Bank of Scotland (RBS) (prepared by CgMs Consulting Limited)	RBS is of the view that a stronger line should not be pursued over the loss of employment land to other uses. RBS is mindful that many employment sites are underused or located in inappropriate locations. It is considered preferable to see these sites allocated for other uses, such as housing, to meet local needs.
CS/19 South West Industrial Properties	The District Council should have regard to PPS3 and the need to review employment land allocations to identify those, which are considered redundant or no longer required and can therefore be released for other beneficial uses such as housing. SWIP supports the principle of allocating additional employment land to replace that lost to other uses. Additional land should be allocated in the LDF to make good such losses.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/30 Hepher Dixon Ltd	One of the challenges for the new Core Strategy will be to reconcile competing demands for scarce resources from the range of uses identified as “main town centre uses” for the purposes of PPS6. In the specific case of Coalville the Core Strategy should give priority to retail and related issues over employment and related uses given that one of the principle objectives is to revitalise the town centre.. The Core Strategy should recognise that the potential for positive direct and indirect economic impact is a result of appropriate retail development.
CS/36 Kegworth Parish Council	Existing policies should be retained.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/49 Arlington Securities	Arlington supports the principles within Policies J10 and J11. The importance of providing sustainable communities where people can work and live without the need to commute is a growing issue throughout the UK. Equally, important is the need to ensure a supply of housing to meet current and future housing needs. There needs to be a mix of employment and housing land within close proximity of each other, which may require employment land to be released for residential development in some cases. Arlington supports the loss of employment land where there is a proven need

	for the land to be given over on the basis of sustainable development objectives. Employment land should not be released unless it can be proved that the land is not deliverable or there is string need for housing.
CS/61 Ashby de la Zouch Town Council	Favour a stronger line except for sites close to the Town Centre where housing or other development may be appropriate.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q37)

Should the District Council release additional Greenfield land for employment purposes in North West Leicestershire in order to compensate for employment land that has been redeveloped for other purposes (such as housing)?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	The council need to ensure sufficient land remains available for employment proposes, including the release of Greenfield land, if employment land is lost to alternative uses.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/4 Leicestershire County Council (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/5 The National Trust	No.
CS/6 Peveril Homes Limited and Redbank Manufacturing Company Ltd (prepared by RPS Planning, Transport and Environment Ltd)	It may be necessary to release additional Greenfield land to maintain appropriate supply of employment land and to drive economic growth in the District.
CS/8 Friends of the Earth	A co-coordinated and planned approach to the future use of land for both residential and employment uses should eliminate the need for any Greenfield sites for either purpose.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/13 Gazeley UK Ltd and UK Coal Ltd (prepared by Turley Associates Ltd)	New Greenfield releases will almost certainly form an element of adjusting the employment land supply, but suitable Brownfield land should be considered first. This is necessary to address the losses to other uses, and to ensure that the District has a readily available supply of sites with good prospects of being taken up for appropriate employment uses.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	In many instances outdated functionally obsolete employment premises are also situated in locations that present access difficulties for HGVs and are therefore more suited to alternative uses. New employment sites located on the edge of the major settlements of Ashby and Coalville, together with existing employment sites, are likely to continue to be the dominant

	factor in strengthening the vibrancy and diversity of the local economy and the creation of jobs. The continued release of such sites should compliment the redevelopment of employment land that is no longer required within existing urban areas, as sought by paragraph 42a of PPG3.
CS/16 The National Forest	Care will be needed so as not to over-develop parts of the Forest area with new employment sites, as this could impact upon the high quality environment that the Forest is creating.
CS/19 South West Industrial Properties	This relates to the need for the District Council to incorporate a sequential test thereby allowing Brownfield and previously developed land to be considered for employment purposes prior to Greenfield land being taken. This principle should apply for additional allocation as well as subsequent release of any land in order to compensate for employment land that has been redeveloped for other purposes.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/36 Kegworth Parish Council	No.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/44 Taylor Woodrow Ltd and Bloor Homes (prepared by DPDS)	Employment land provision should be a net requirement and appropriate compensation in terms of allocation made for losses unless there is a lack of demand for further employment land allocations in the District.
CS/45 St Modwen Developments Ltd (prepared by M ^c Dyre and Co. Ltd)	Generally it is more difficult to achieve good quality modern industrial and commercial employment development on previously developed land than on Greenfield sites and Government policy has recognised this, taking a more relaxed attitude to employment development on Greenfield land and to residential development.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/49 Arlington Securities	In the event employment land is released for housing in certain cases, Greenfield development will be appropriate and the most sustainable option, even where previously developed land is available. Greenfield land in the airport J23A area should be released for a mixed development including a business park of regional significance.
CS/51 UK Coal Ltd (prepared by Colin Buchanan)	The Council should be flexible in allocations of new employment land and retention of existing employment land. It should react to changes in market conditions regarding both premises and

	locations.
CS/52 Mrs Bradshaw	Not in Castle Donington. See Q1.
CS/58 Mrs Tseng	The District Council should seek to preserve Greenfield sites.
CS/61 Ashby de la Zouch Town Council	No.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q38)

How can the LDF help in promoting greater skills development in North West Leicestershire?

Respondent	Comment
CS/36 Kegworth Parish Council	Education colleges to provide manufacturing skills.
CS/49 Arlington Securities	The LDF can best help the skills gap by generating the inward investment necessary to deliver the economic growth and local employment required to deliver higher skilled jobs and ultimately workers, This needs to be achieved via a conscious policy aimed at investing in NWL's key local employment generators including NEMA.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q39)

Should the existing Local Plan policy for rural employment be retained; or

Should a more positive approach be adopted for the provision of employment land in rural areas in North West Leicestershire?

Respondent	Comment
CS/5 The National Trust	Yes, a more positive approach would undermine the sequential approach to development and have adverse impacts upon the landscape character and the natural environment.
CS/6 Peveril Homes Limited and Redbank Manufacturing Company Ltd (prepared by RPS Planning, Transport and Environment Ltd)	Opportunities to redevelop sites adjacent to existing settlements should be given consideration. The existing Local Plan policy should be removed and replaced with a more positive approach to employment development in rural areas in accordance with PPS7.
CS/8 Friends of the Earth	There is no need to promote an increase in rural employment unless it is related to agricultural or rural crafts.
CS/16 The National Forest	A more positive approach to rural diversification should be taken.
CS/31 Ashby Woulds Town Council	The existing Local Plan Policy for provision of employment land in rural areas should be retained.
CS/36 Kegworth Parish Council	Yes.
CS/49 Arlington Securities	Local Plan Policy for rural employment should be amended to reflect a more positive approach for the provision of employment land in rural areas. In particular, an approach based on sustainable compact development in rural areas which fully considers market and deliverability issues.
CS/51 UK Coal Ltd (prepared by Colin Buchanan)	A more positive approach should be adopted. Many villages that once housed mining communities suffer from rural deprivation and therefore these areas should be given priority for employment development and enabling housing development so as to support new facilities including public transport.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q40)

Should the existing Local Plan Policy for tourism-related development be retained; or

Should the Core Strategy DPD identify areas with potential for tourism growth in North West Leicestershire?

Respondent	Comment
CS/5 The National Trust	Yes, the existing Policy should be retained.
CS/16 The National Forest Company	The DPD should identify The National Forest as having particular potential for sustainable tourism growth. This would seek to maximise the impact of the Forest and the potential to develop a new visitor economy for the area.
CS/31 Ashby Woulds Town Council	The existing Local Plan Policy for tourism-related development should be retained.
CS/36 Kegworth Parish Council	Tourism should be encouraged and redundant farm buildings reused.
CS/47 British Waterways	The LDF could identify the existing and proposed waterway network recognising this as an asset and tourist destination.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q41)

Does Structure Plan Policy 13 provide a sufficient basis for the promotion of the National Forest in North West Leicestershire? and

If not are there any other factors that should be taken into account In the Core Strategy DPD?

Respondent	Comment
CS/8 Friends of the Earth	Development of tourist facilities must take the public transport infrastructure into account. Without pre-requisite infrastructure, particularly rail structure, only minimal development of potential tourist attractions should be permitted, so as not to contradict a strategy that seeks to reduce the need to travel – particularly by car.
CS/16 The National Forest	<p>Much Structure Plan Policy 13 is still relevant but the follow additional points should be made:</p> <ul style="list-style-type: none"> • New development should further the objectives of the National Forest Strategy. Appropriate forest-related development should include tourism and woodland-related economy uses, as well as sport, recreation, rural diversification, forestry and biodiversity activity. • These uses should not be restricted to “beyond the boundary of the Charnwood Forest”, as small-scale rural economic development activities (of the kind listed above) are relevant throughout the Forest area. • The principle of development-related planting should be retained, as this has proved very successful in NWL. The National Forest development planting guidelines were reviewed in the new Forest Strategy and these should be adopted within the DPD. <p>In paragraph 9.7 the NFC also strongly supports the intent to produce more detailed policies for development and planning in The National Forest.</p>
CS/19 South West Industrial Properties	SWIP supports the principles embodies within Strategy Policy 13 and that these should be taken into account when drafting the future National Forest Policies DPD.
CS/36 Kegworth Parish Council	The boundaries of the Forest should be widened into the North Eastern area of the District.
CS/39 English Heritage	The historic environment, particularly industrial archaeology is an important element of the area covered by the National Forest. The conservation and enhancement of such sites, including the provision of public access where appropriate, should be recognised in a policy for the National Forest in the Core Strategy.
CS/49 Arlington Securities	Structure Plan Strategy 13 does provide a sufficient basis for the promotion of the National Forest.

CS/61 Ashby de la Zouch Town Council	Prefer that tourism related developments should be encouraged in Ashby included hotel accommodation and coach parking.
--	---

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q42)

Should the Core Strategy DPD include a policy supporting the development of a major Forest Park adjoining Conkers at Moira; and

If so what uses would be appropriate within such a Forest Park and what safeguards should be applied?

Respondent	Comment
CS/8 Friends of the Earth	See response to Q41.
CS/16 The National Forest	The NFC supports the inclusion of a policy on the HNFP, as its creation is an objective of the National Forest Strategy. The uses identified in paragraph 9.10 are appropriate but should also include reference to creating new trails, cycle routes and visitor accommodation in the form of the proposed new youth hostel and caravan and camping site.
CS/31 Ashby Woulds Town Council	Multi-activity recreation – the impact of traffic, parking and noise should be taken into account. Woodland recreation – quiet areas should be retained to protect wildlife. Water recreation – noisy watersports should be prohibited. Visitor accommodation, including a hotel, caravan park and chalets – accepted. Conference facilities – accepted. Related retail activities – the scale should be limited and be sympathetic to the location and aims of the forest; it should not be a retail park. The existing Core Strategy is supported but Hocks Lodge and Willesley Woodside should be included.
CS/61 Ashby de la Zouch Town Council	Yes.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q43)

What role should landscape character assessments apply in the Core Strategy DPF for North West Leicestershire?

Respondent	Comment
CS/5 The National Trust	Landscape character assessment is important in assessing the variety and characteristics of the District's landscape and should be utilised to develop a policy base that recognises local landscape character and ensured it is protected and enhance appropriately.
CS/16 The National Forest	Landscape character assessment (LCA) should be used to inform the suitability and scale of development suited to particular landscapes, and the type and scale of landscaping to accompany developments. The National Forest LCA covers almost half of the District ad fits into the national character map of England. The NFC has also produce design guidance foe woodland creation related to landscape types in the Forest area (see Forest Strategy Appendix 3), which could be adopted by the District Council.
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	Landscape Character Assessments should form an element of the review of all areas of special landscape designation in the current Local Plan. Many areas covered by these restrictive designations are in locations that would otherwise be sustainable, priority development locations. The landscape character of these areas should be reviewed to ensure that special designations are only rolled forward where the landscape is of such value as to outweigh the benefits of facilitating the most sustainable pattern of development.
CS/39 English Heritage	LCA should be used as part of the assessment of the suitability of land for development and to inform the design process. Leicestershire County Council is embarking on a Historic Landscape Characterisation (HLC) for the County, which will provide additional information on the survival of historic landscapes. The concept of landscape capacity is important when considering proposals from renewable energy. Consideration should also be given to urban character. In the case of the conservation areas, the location and design for development should be informed by a Conservation Area Appraisal.
CS/47 British Waterways	More emphasis should be placed o the local assessment of landscape character aimed at protecting and improving local distinctiveness. The landscape character of inland waterways is both distinctive and valuable within the wider landscape framework. Inland waterways possess all five of main components of “rural environmental public goods” – biodiversity, natural resources, landscapes, cultural heritage, public access and enjoyment identified in the Cabinet Office (Dec 1999) ‘Rural Economies: A Performance and Innovation Unit Report’. A policy supported by a local assessment of landscape character could provide greater protection and encouragement to improve the local distinctiveness of the District and the waterways.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q44)

Does Structure Plan Policy 14 provide a sufficient basis for the control of development in the Charnwood Forest; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

Respondent	Comment
CS/5 The National Trust	Generally Structure Plan policy 14 is adequate although the Trust considers that there is an inherent contradiction between is first and second sentences. The first indicated the type of development that will be acceptable based upon proposals that conserve and enhance the Forest's assets and if this is the case there should be no question of harm arising that needs to be minimised.
CS/16 The National Forest	Policy should be more encouraging of appropriate rural diversification related to forestry, tourism, recreation and woodland-related economy uses in The National Forest.
CS/36 Kegworth Parish Council	Forest should be extended into the Northern Parishes.
CS/39 English Heritage	Strategy Policy 14 of the Structure Plan refers to 'compensation' for harm. As the historic environment is irreplaceable, the concept is not relevant. In exceptional circumstances, mitigation of adverse impacts, e.g. archaeological investigation and recording, may be required, but avoidance of damage must be the primary objective. If it is decided to embark on a review of the boundary of the Policy Area, this should be informed by LCA, including HLC.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q45)

Should the boundaries of the Charnwood Forest be reviewed as part of the LDF process;
and

If so what form should such a review take?

Respondent	Comment
CS/5 The National Trust	The boundary of the Charnwood Forest Policy Area needs to be reviewed as part of the future National Forest Policies DPD.
CS/39 English Heritage	See response to Q44.
CS/36 Kegworth Parish Council	Yes. The boundaries should include the Northern Parishes.
CS/52 Mrs Bradshaw	More tree and forest planting should take place in and around Castle Donington. CDC Appraisal pp21 states 76 per cent people wanted more tree planting.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q46)

Does RSS8 Policy 34 provide a sufficient basis in relation to the strategic river corridors of the Trent and the Soar within North West Leicestershire; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

Respondent	Comment
CS/5 The National Trust	RSS Policy 34 provides an excellent starting point but it is necessary to consider how this is interpreted and developed at the District level.
CS/7 Environment Agency	The Flood Risk policy in the Development Control Policies section needs to be strengthened to reflect guidance in PPG25 and the emerging PPS25.
CS/39 English Heritage	English Heritage is a member of the SRC regional group and supports Policy of RSS8.
CS/47 British Waterways	It is not just the floodplains that lie within the District but usually half of the rivers. The LDF policy should guide the action of others including developers in relation to maintaining and enhancing the multifunctional importance of strategic river corridors for wildlife, landscape and townscape, regeneration and economic diversification, educational, recreation, historic environments and archaeology and managing flood risk. Whilst Policy 34 of the RSS addresses the Trent ad Soar, it does not deal with the multifunctional importance of the Ashby Canal and the policy should be broadened out to include it.
CS/52 Mrs Bradshaw	Castle Donington has been deprived of riverside walks that were previously available. At King Mills the public car park has been privatised and the walk along the river between Donington Deer Park and the river has been closed off by a locked gate. There should be a public footpath all along the river to [illegible]. A footbridge should be built at King Mills across the river Trent to the fields on the other side. The local population could then enjoy the beauty of riverside walks, which have been removed from public use.
CS/58 Mrs Tseng	The District Council should seek to minimise the impact the impact of flooding by strictly controlling development in the flood plains.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q47)

Do RSS8 Policy 3 and Structure Plan Strategy Policy 10 provide a sufficient basis for the promotion of good design in North West Leicestershire; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

Respondent	Comment
CS/5 The National Trust	No. The Core Strategy Issues and Option Pare gives little regard to the built environment, in particular policies 27 and 31. Attention to the impact of development proposals upon the settings of the District's historical and cultural assets, including those situated outside but close to the District's boundary needs to be paid.
CS/16 The National Forest	The principle of design coding should be advocated in line with national best practice emerging from the Millennium Communities Programme and the Commission for Architecture and the Built Environment's work.
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	The creation of further policies that are overly prescriptive should be avoided. The appropriateness of the design for any site needs to be assessed on a case-by-case basis and against a list of design criteria.
CS/36 Kegworth Parish Council	Yes.
CS/39 English Heritage	The RSS and Structure Plan policies provide a good framework for improving the standards of design and construction. Consideration of wider networks linked green infrastructure should be considered, as well as the provision of open space within a new development.
CS/47 British Waterways	There is need to employ a new approach to Waterside Planning and Design to unlock the added value of water. It is therefore crucial to optimise added value of waterways themselves not just the waterside location, to exploit the multifunctional nature of waterways and waterspaces, to adopt a corridor wide approach, to look from water outwards as well as from and to water, to integrate land and water and to treat the waterway and environs as integral part of public realm. The result is the creation of a sense of place. It is also important that the siting, configuration and orientation of buildings maximise views of water, generate natural surveillance of waterspace and encourage access to, along and from the water. Development that positively addresses the waterspace does not necessarily require all building to face the waterspace. Buildings that are sited with a side facing onto the water can often encourage greater access to and from the water, generate more long and oblique views of water from within the development. This needs to be considered in relation to good design.

CS/61 Ashby de la Zouch Town Council	Recognition should be given to Ashby's Market Town status and its historical past in design of new developments.
--	--

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q48)

Do RSS8 Policy 24 and Structure Central Areas and Shopping Policies 1, 2, 4 and 5 provide a sufficient basis for the promotion of retail development in Coalville and Ashby de la Zouch Town Centres and for the control of out of centre retail development in North West Leicestershire?

Respondent	Comment
CS/8 Friends of the Earth	Friends of the Earth oppose the development of out-of-town retail outlets as they encourage car use, long-distance replenishment networks, excessive packaging and other environmentally damaging practices. Shopping Policy 4 does not prohibit out-of-town retail development; it only imposes conditions that could feasibly be met. Some overriding control – such as a limit on combined floor space of new out-of-town centre retail outlets should be specific in the Core Strategy or Development Control Policies to supplement those stated in Shopping Policy 4.
CS/20 Wm. Morrison Supermarkets plc (prepared by Peacock and Smith)	The adoption of a criteria-based policy that seeks to protect existing centres, but provides sufficient flexibility so as not to carry a ‘presumption against’ all out-of-centre development, conforms to national planning guidance. Ensuring that sites outside of defined commercial centres are considered on their merits, subject to the relevant tests, means that centres are not subject to overprovision, which may lead to ‘town-cramming’. It also ensures that there is access to a range of facilities and services across the District in appropriate locations.
CS/30 Hepher Dixon Ltd	Whilst RSS8 Policy 24 and the related Structure Plan policies reflect the sequential approach to retail development within PPS6 they do not fully reflect the weight that PPS6 indicates may be given to qualitative factors and to the wider benefits of retail development in helping to promote economic and physical regeneration as well as social inclusion. There are arguably issues that may be addressed best at a local level in any event.
CS/40 Holmes Antill	The revitalisation of, especially, Coalville Town Centre cannot be achieved in a comprehensive way without a clear policy to encourage growth and expansion. Physical expansion of the Town Centre and growth in retail floor space should not be constrained by academic studies. The commercial market will be influenced by a combination of critical mass, accessibility, and quality of environment and tenant mix. The Core Strategy should therefore concentrate on the promotion of the merits of town centre expansion, as a principle, in Coalville, to reflect its status, alongside Loughborough and Hinckley, as a sub-regional centre. Policies, in this regard, should be criteria based.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q49)

How should the Core Strategy DPD assist in the revitalisation of Coalville and Ashby-de-la Zouch Town Centres?

Respondent	Comment
CS/16 The National Forest	<p>By creating a greater ‘Forest identity’ for Coalville and Ashby de la Zouch to reflect their setting in The National Forest. Improved landscaping, signage, visitor information and artworks would make stringer connections with the Forest as the towns will increasingly by the focus for visitors staying in the area and using local services.</p> <p>The NFC plans to undertake work on an Urban Forest Strategy liking the four main towns across the Forest area. This is relevant to the LDF in terms of improving the environment within an around Ashby de la Zouch and Coalville; contributing to the quality of life of local residents; and helping to create an attractive setting for new inward investment.</p>
CS/20 Wm. Morrison Supermarkets plc (prepared by Peacock and Smith)	<p>The revitalisation of Ashby de la Zouch and Coalville is best detailed via an Area Action Plan. The Core Strategy should set out broad requirements for what form this revitalisation should take, including the types of services and facilities that would be appropriate on the town centres. It should also seek to ensure that development of the town centre is not detrimental to he wider District as a whole.</p>
CS/30 Hepher Dixon Ltd	<p>To be consistent with PPS6, the DPD needs to provide a positive planning framework in order to encourage development and direct it towards suitable sites. In doing so, it is more important to identify clear objectives and the site characteristics necessary to achieve them, than it is to identify specific sites, although as the Core Strategy develops it may be possible to do so.</p> <p>The Council’s published Retail Capacity Study identifies only limited quantitative need in new convenience floorspace within the District as a whole, but a wide range of [potential for comparison floorspace, depending upon the character of the developed that is proposed. The Retail Capacity Study understates the potential for convenience shopping floorspace within Coalville town centre because it assumes no impact upon existing out of centre retail facilities whereas the trust of national, region and structure plan policy is “town centres first”.</p> <p>The Council need to look more closely at the retail development that is needed in order to achieve its stated objectives for Coalville town centre. In doing so a range of factors will need to be taken into account including not just quantitative consideration but also the Council’s wider regeneration and social objectives.</p>
CS/39 English Heritage	<p>English Heritage supports the production of Action Area Plans for the two town centres. The Core Strategy policy should highlight</p>

	the need to protect and enhance the historic character of Ashby de la Zouch in particular.
CS/40 Holmes Antill	See response to Q48.
CS/61 Ashby de la Zouch Town Council	Welcome an Ashby Area Action Plan as a framework to allow businesses to expand, providing accessibility by residents and investment in the infrastructure. Large retail outlets should be encouraged. Tourism should be encouraged.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES
QUESTION (Q50)

Should the Core Strategy DPD promote the development of specific areas of land to accommodate the identified need for additional retail floorspace in town centres in North West Leicestershire; or

Should it restrict itself to a criteria-based policy and respond to developments as they emerge?

Respondent	Comment
CS/20 Wm. Morrison Supermarkets plc (prepared by Peacock and Smith)	Specific designation of land should not be detailed within the Core Strategy. Broader policy outlining the need for future retail development and where this may be located would be most appropriate. This should be criteria-based and positive in nature, with sufficient flexibility to ensure that each development proposal is considered on its own merits.
CS/30 Hepher Dixon Ltd	See response to question 49.
CS/39 English Heritage	There is a case for identifying specific sites for retail development in order that new development can be properly integrated into existing town centres without damaging the character or viability for existing shops. This should be supported by criteria setting out the key design/sustainability principles for development on the chosen sites.
CS/40 Holmes Antill	See response to Q48.
CS/61 Ashby de la Zouch Town Council	In Ashby, significant sites should be considered for designation as large retail units e.g. former County Council offices.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q51)

Do RSS8 Policy 33 and Structure Plan Leisure Policy 3 provide a sufficient basis for future leisure provision in North West Leicestershire; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

Respondent	Comment
CS/5 The National Trust	Biodiversity is also a factor.
CS/10 Sport England	Policy 32 not 33 of RSS8 relates to sport and recreational facilities. As well as the protection of existing facilities, the Core Strategy should also consider the opportunities to develop new facilities. Sport England has developed web-based tools such as Active Places Power and the Planning Contributions Kit Bag, which can be used to help guide facility investment decisions. The Kit Bag, which brings new tools, techniques shortcuts and examples to help local authorities get the best deal for sport from new development.
CS/16 The National Forest	Recognition should be made of the growing resource of new woodlands that provide public access and recreation provision for local people. Deficiencies on community open space should be spatially mapped in the DPD and targeted for new provision, which should include new public access woodland.
CS/47 British Waterways	If inland waterways are to remain open and accessible for navigation, essential boat services and facilities need to continue to be available throughout the network. The LDF must safeguard commercially viable boatyards used in connection with water-based recreation. This needs to be recognised in relation to the protection of recreation facilities. The definition of essential facilities should be determined at BW's national policy level rather than individual sites, which avoids a blanket approach to safeguarding all existing facilities sites, which is unlikely to be appropriate. BW is committed to producing Essential Facilities Guidelines for waterways to identify the necessary essential facilities in terms of types and frequency of provision. There is a need to protect the economic basis and resist the loss of any commercially viable boatyard unless a clear case exists which justifies loss or an alternative site is secured that is equally accessible and in a convenient location and would accommodate a similar capacity.
CS/52 Mrs Bradshaw	New leisure provision along the length of the River Trent in Castle Donington District. See Q46.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q52)

Does Structure Plan Leisure Policy 5 provide a sufficient basis for the control of development of water recreation areas and associated facilities in North West Leicestershire; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

Respondent	Comment
CS/5 The National Trust	There are several other factors including the potential impact upon the natural and built environments and accessibility by non-car modes of travel.
CS/7 Environment Agency	Water-based recreation will frequently be proposed in areas of flood risk. Although the location may be appropriate for the activity itself, non-related activities, such as a social club or the provision of accommodation, may not be appropriate with regard to advice in PPG25 and emerging guidance.
CS/47 British Waterways	<p>British Waterways supports the policy. However waterways face similar constraints to other rural non-footloose assets in that their location and alignment are fixed. Opening up access and use of the countryside for recreational purposes by water requires associated infrastructure to support and sustain these activities in order to be enjoyed by the public. Delivering rural regeneration and diversification is impacted upon by the non-footloose nature of waterways. For waterways to be successful catalysts for sustainable rural regeneration and diversification, boaters need to cruise through the countryside to gain access by water from urban areas to rural attractions and therefore require secure mooring facilities en route.</p> <p>Planning policies and approaches need to be flexible in order to utilise the waterways as a delivery mechanism for rural regeneration. This needs to be reflected in the locational requirements for development related to the support infrastructure for the waterways and their development in the open countryside. There is an acknowledged shortage of moorings in this area thus the policy should also support the provision of facilities such as moorings on the existing waterway network. Without these facilities the growth of waterway related tourism and leisure and its potential value to the economy will be stifled.</p>
CS/52 Mrs Bradshaw	See response to Q46 and Q51.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q53)

Does RSS8 Policy 43 provide a sufficient basis for transport policy in North West Leicestershire in the Core Strategy DPD; and

If not are there any other factors that should be taken into account in the Core Strategy DPD?

Respondent	Comment
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	Although RSS8 Policy 43 provides a good basis for Transport Policy in NWL the need to improve transport linkages to the airport needs to be taken into account. This is important over the Plan period to 2021 having regard to the expansion plans of the airport.
CS/8 Friends of the Earth	Friends of the Earth do not believe that the linkages described in Policy 43 if RSS8 are compatible with sustainable development. True sustainable development is primarily to do with the localisation of production and consumption. This clause should not be adopted into the Council's LDF.
CS/13 Gazeley UK Ltd and UK Coal Ltd (prepared by Turley Associates Ltd)	The strategy of promoting opportunities for a modal shift away from road freight, where this is feasible and deliverable is supported. The supporting text for the objectives should make it clear that new development, which presents the opportunity to secure a modal shift, should not be precluded, even if cannot be delivered in the short term.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/3 above.
CS/36 Kegworth Parish Council	Kegworth residents cannot access Coalville and Ashby by public transport.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	As for CS/3 above.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/3 above.
CS/49 Arlington Securities	The transport objectives outlined in Policy 43 of RSS8 are a sufficient basis for transport policy but recognition should be made of how the private sector can contribute towards the funding, promotion and improvement of transport links. Policies need to realise the importance of the private sector within the context of NEMA, which is badly in need of infrastructure improvements to facilitate freight growth and NEMA's inevitable

	expansion. Private sector development is an obvious and preferred method of achieving sustainable development.
--	--

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q54)

Are the measures identified in RSS8 Policy 44 sufficient to secure sustainable transport in North West Leicestershire; and

If not are there any other measures that should be included in the Core Strategy DPD?

Respondent	Comment
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	RSS8 Policy 44 promotes a number of measures to achieve sustainable transport that is endorsed. The criterion regarding the need to travel could be enhanced by referencing the need to plan for a balance between jobs and housing thereby reducing the need to commute.
CS/5 The National Trust	These measures need to be given consideration in terms of the local context pertaining in NW Leicestershire.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/3 above.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	As for CS/3 above.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/3 above.
CS/49 Arlington Securities	Arlington agrees with the measures identified in within RSS8 Policy 44 and would encourage NWL to think carefully about how these measures can be delivered when the main source of local employment (NEMA) and securing private sector funding and sustainable transport system is excluded from growth above the operational level.
CS/10 Sport England	Policy 45 of RSS8 addresses behavioural change with regard to encouraging a reduction in the need to travel and to change public attitudes towards car usage and public transport. These issues need to be considered in the Core Strategy DPD.
CS/60 Moto Hospitality Ltd (prepared by CgMs Consulting Limited)	MSAs are wholly sustainable. They cater for the significant number of vehicles, which use the strategic road network and therefore obviate the need for drivers to negotiate local roads, which result in more vehicles miles and emissions. By encouraging the facilities at the established MSA there are clear sustainable development benefits arising.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q55)

Do RRS8 Policy 17 and Structure Plan Accessibility and Transport Policy 13 provide sufficient basis for future development at East Midlands Airport; and

(N.B. Relevant RSS8 Policy should be 55 and not 17 as stated)

If not are there any other factors that should be taken into account in the Core Strategy DPD?

Respondent	Comment
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	RSS8 Policy 57 is generally adequate in dealing with future development needs at NEMA. Another factor to take into account is the potential benefit of improving linkages between the airport and Castle Donington given that this is the nearest settlement. Those linkages would result in a modal shift for people living in Castle Donington who work at the airport.
CS/5 The National Trust	Paragraph 4.4.34 states that support is in principle only and that the factors that require rigorous assessment include ‘noise, air, water quality, human health, landscape, biodiversity, natural resources and cultural assets, together with social and economic effects’. The local implications of these factors need explicit consideration as part of the LDF process. The increasing adverse impact of flights is a significant factor in reducing the attractiveness of local cultural and natural assets such as those at Staunton Harold and Calke Abbey.
CS/8 Friends of the Earth	Growth is not seen as necessary with regard to sustainable development. Leicester Friends of the Earth oppose any further development of NEMA and oppose policies that promote the expansion of the airport.
CS/21 NEMA	These planning policies will soon be out of date, formulated before the publication of the Air Transport White Paper, so the LDF needs to ensure it is consistent with any new or revised policies.
CS/22 Advantage West Midlands	Future growth of the airport should be considered in the context of the Aviation White Paper and should acknowledge the range of services and close proximity of Birmingham International Airport (BIA). It is important policies are developed which assist in building on the strengths of regional airports, and develop niche roles for airports where appropriate. NEMA policy within the Core Strategy should recognise the role of BIA as the pan-regional gateway.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/3 above.
CS/29 P. Beddoe	NEMA’s plans to double its night time freight has huge implications:

	<ul style="list-style-type: none"> • Employees will need to access the airport at unsocial hours, increasing car use. • Freight flights are older and more polluting than passenger aircraft, making it difficult for the Government to meet CO₂ emission targets. • All freight is moved by HGVs and as the airport has no plans for a direct rail link the statement within 12.8 is ineffectual • Drivers of HGVs work irregular hours so the expansion will again increase car use. • The decreasing use of cycles will continue until cycle paths are separated from motorised vehicles.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	As for CS/3 above.
CS/39 English Heritage	English Heritage supports the production of an Action Area Plan to take account of the spatial implications of the master plan. One of the main elements of the master plan is that it does not encourage significant development beyond that required for the operation of the airport. The approach to development set out in Policy 16 of RSS8 should be adhered to.
CS/40 Holmes Antill	<p>The District council should take the initiative and investigate the opportunity to:</p> <ul style="list-style-type: none"> • Transfer some housing growth from Nottingham, Derby and Loughborough to the area around NEMA; • Create a Regionally significant Strategic Freight Interchange embracing air, rail, canal and road transport. <p>The purpose would be:</p> <ul style="list-style-type: none"> • To reduce the need to commute long distances to work • To assist the transfer of freight movement to rail and canal.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/3 above.
CS/49 Arlington Securities	Arlington does not believe that current RSS8 Policies 17 and 13 provide a sufficient basis for the development of NEMA. NEMA has seen a significant growth in dedicated freight. It is inconceivable to think that this growth will not continue over the new plan period. Improvements could be achieved through the private sector, allowing compact airport related development around the airport.
CS/55 East Midlands Development Agency	The positive line taken in Government Policy to NEMA's continued development should help inform the approach taken locally, including reference to the stringent mitigation measures required to help reduce and control any local negative impacts. The successful management and mitigation of environmental impacts is key to providing long-term certainty to all interested partners as to the future growth and contribution of NEMA.

	The Economic Development Strategy should be useful in providing a more strategic economic picture of the importance of NEMA against a number of policy agendas. The emerging Airport Masterplan needs to play a prominent role in the development of the DPD.
CS/56 Savills	As for CS/40 above.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q56)

Should development at and adjoining East Midlands Airport continue to be restricted to that which is necessary for the operation of the Airport?

Respondent	Comment
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	Airport related development should be considered favourably provided it can be demonstrated that it is consistent with a sustainable pattern of development and movement, including housing.
CS/8 Friends of the Earth	Yes government that it is otherwise a predominantly rural area.
CS/5 The National Trust	These factors need to be looked at holistically. Development associated with the airport need to be assessed against the wider concerns of RRS Policy.
CS/21 NEMA	Development should continue to be restricted to that which is necessary for the operation of the Airport, although this should be more clearly defined.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	Please refer to Q30.
CS/29 P. Beddoe	There are many environmental and economic disadvantages in supporting airport expansion. Land is available within the airport boundaries sufficient for airport related activities, one of which should be the ground run-up pen.
CS/36 Kegworth Parish Council	Yes.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	Please refer to Q30.
CS/39 English Heritage	See response to Q55.
CS/40 Holmes Antill	See response to Q55.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	Please refer to Q30.
CS/49 Arlington Securities	NEMA is recognised as being the local employer in NWL and therefore needs to be sustainable to allow for its continued expansion. Limiting polices will restrict growth and the provision of airport facilities thereby forcing users to undertake additional journeys into the existing three cities to meet their needs.

	Development in the location, if properly planned, would have a positive impact in the operation of the airport and the provision of multi-modal transport infrastructure.
CS/52 Mrs Bradshaw	Significant disturbance is already caused by noise pollution from the airport to local residents (traffic and planes)
CS/55 East Midlands Development Agency	<p>The RSS policy asserts that the economic benefits of NEMA should be optimised within an approach consistent with sustainable patterns of development. The distinction between ‘operational’ and ‘non-operational’ development is key to this and development essential to successful and competitive airport related operations should not be unreasonably restricted by local and regional land-use policies.</p> <p>Development related to wider opportunities and land-uses associated with the Airport should, where possible, be located where it can help support ongoing urban regeneration activity.</p>
CS/56 Savills	See response to Q55.
CS/58 Mrs Tseng	The development should continue to be restricted.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q57)

Should the Core Strategy DPD address the reopening to passengers of the National Forest Line; and

If so how should the Core Strategy DPD further this objective?

Respondent	Comment
CS/8 Friends of the Earth	The Strategy should support the re-opening of the line to passengers. The objective can be furthered by concentrating future development close to the line and by making major tourist development in the District contingent upon the provision of a rail link.
CS/16 The National Forest	The DPD should continue to support the reopening of the National Forest Line for passenger use, safeguard the route and seek developer contributions towards associated infrastructure. The line should be the focus of a cross-authority Area Action Plan to take forward planning and partnership working towards securing its reopening.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	The Core Strategy DPD should address the reopening of the National Forest Line to passengers particularly in terms of safeguarding land and providing positive policies to encourage this to happen. There are opportunities to provide for new passenger stations along the line and this would assist in delivering sustainable patterns of development.
CS/31 Ashby Woulds Town Council	The Town Council strongly supports the reopening of the National Forest Line to passengers. Stations should be provided near to Lount and Castle Gresley, and a Park and Rides service operated from them to Conkers.
CS/37 Ashby Canal Restoration Project	If freight traffic is ever discontinued on this line, and the track and signalling removed, it would be much more expensive and impracticable to reinstate the systems for passenger traffic. The two major issues are funding and political will. There should be a concerted awareness campaign, formalised into a working party, to assess the overall issues, with ideally the various authorities and organisations funding.
CS/39 English Heritage	English Heritage supports the development of a sustainable transport policy and therefore would support this proposal.
CS/49 Arlington Securities	The LDF should provide the opportunity for this issue to be reopened subject to private sector funding being available which should be secured by airport related development around NEMA.
CS/61 Ashby de la Zouch Town Council	Potential station sites should be protected and facilities encouraged promoting accessibility for public transport.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q58)

Should the Core Strategy DPD seek the provision of any new road infrastructure in North West Leicestershire; and

If so what should be sought?

Respondent	Comment
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	The Core Strategy should seek to encourage and provide for road improvements to Junctions 23a/24/24a of the M1, together with the duelling of the A453 north of M1 J24. The Plan should include a policy that is permissive of new road infrastructure where it is shown to be appropriate in transportation and environmental impact terms.
CS/5 The National Trust	No. No further projects have been identified at the regional level and additional road schemes are likely to undermine the requirements of RSS Policy 44.
CS/8 Friends of the Earth	No new road infrastructure should be provided – ways of reducing road traffic must be found.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/3 above.
CS/31 Ashby Woulds Town Council	A road already exists between New Albion and Swains Park and could be extended to link with A444 at the roundabout at the junction with Park Road, Overseal and at the other end to link with Conkers.
CS/36 Kegworth Parish Council	Continue to push for a Kegworth bypass.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	As for CS/3 above.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/3 above.
CS/49 Arlington Securities	Road infrastructure will remain an important mode of transport throughout the plan period and it is important that provision for new road infrastructure is made particularly around NEMA to accommodate planned and inevitable growth.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q59)

Are Local Plan Policies T16 and T17 still appropriate in relation to the reopening of the remaining portions of the Ashby Canal?

Respondent	Comment
CS/5 The National Trust	The Local Plan policies are still appropriate.
CS/16 The National Forest	Re-opening the remaining sections of the canal should remain a priority.
CS/31 Ashby Woulds Town Council	Local Plan Policies T16 and T17 are still appropriate in relation to the opening of Ashby Canal.
CS/37 Ashby Canal Restoration Project	The Local Plan policies are still appropriate. There may be developments ancillary to the use of the canal as a navigable waterway, and these should be considered on their individual merits. Inappropriate development adjacent to the canal may in some circumstances have a serious impact on the amenity and recreational and tourism benefits of this major scheme, and the wording of T16 could be strengthened to include this protection.
CS/39 English Heritage	English Heritage is satisfied that the proposals will not have significant adverse impacts on the historic environment. It is appropriate for the Core Strategy to include reference to the proposal and to ensure that the corridor is protected from inappropriate development.
CS/47 British Waterways	The reopening of the final stretch of Ashby canal from the terminus at Snarestone to Measham and ultimately Moira is one of the 18 projects British Waterways supports, as set out in the document 'Waterways 2025-Our Vision for the Shape of the Waterway Network. Policies T16 and T17 are therefore still relevant.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q60)

How can the LDF help in promoting social inclusion?

Respondent	Comment
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	The LDF can help promote social inclusion through the allocation and delivery of large urban extensions providing enhanced community and social facilities that will be of benefit to the existing surrounding communities as well as new residents. This will help cement relationships between new and existing residents to the benefit of social inclusion.
CS/10 Sport England	The LDF can promote social inclusion by having a strong spatial vision covering a breadth of issues, which lead to the development of sustainable communities.
CS/19 South West Industrial Properties	Deprivation and regeneration issues should be taken into account when formulating policy particularly with regard to employment and affordable housing. The District Council should encourage investment and growth and priority should be given to those areas of acknowledged deprivation.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/3 above.
CS/36 Kegworth Parish Council	These services should be spread throughout the whole of the District with satellite services in the main rural centres.
CS/49 Arlington Securities	The LDF can help with social inclusion by promoting inward investment in the area. This should be done by promoting NWL's key assets and local employment growth generators. Airport related growth will result in further economic growth in a sustainable form. Existing policy will not result in attracting inward investment if the airport is not allowed to assume its part in the regional economy.
CS/51 UK Coal Ltd (prepared by Colin Buchanan)	The council should adopt a flexible approach to development locations that promote social inclusion. Directing growth to villages that once relied of the mining industry for employment will increase the amount of services and jobs and hence regeneration these areas.
CS/61 Ashby de la Zouch Town Council	Targets should be set for local affordable housing provision, local relevant employment and improved public transport.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES

QUESTION (Q61)

Should Structure Plan Strategy Policy 11 be enlarged upon the Core Strategy DPD to take in the three categories of need for planning obligations identified in ODPM Circular 05/2005; and

Should the Government’s “necessity tests” be given greater prominence in the policy?

Respondent	Comment
CS/1 Persimmon Homes (North Midlands) Ltd	The policy should wait until the forthcoming review or run along the policy review on this subject.
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	Core Strategy DPD should have regard to the advice in ODPM 05/2005 in formulating any developer contribution policy including reference to the Government’s necessity tests.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above
CS/10 Sport England	Structure Plan Strategy Policy 11 should be expanded to reflect ODPM Circular 05/2005 and a revised policy to be included in the Core Strategy.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	There is no need to reiterate the approach set out in Circular 05/2005 within the LDF Core Strategy. The development plan policies in the LDF must address the issues set out in Annex B of the Circular, which states that they are a pre-determinant in justifying the seeking of planning obligations. Obligations must be directly related to the proposed development and related in scale and kind to the proposed development and reasonable in all respects. Any further reforms to the planning system that come into force during the production period of the NWL LDP will need to be taken on board in the final documentation.
CS/21 NEMA	The developer contribution policy should be enlarged to include the three categories of need identified in Circular 05/2005. The ‘necessity tests’ should be given greater prominence in the policy.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.

CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	Strategy Policy 11 is extremely general and the full range of recommendations for Circular 05/2005 should be taken on board, including all the tests set out in paragraph B5 of the Circular.
CS/36 Kegworth Parish Council	Yes to both proposals.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/39 English Heritage	Developer contributions are vital to ensure the protection of historic assets and for mitigation. As well as meeting the needs for transport infrastructure and services for example, it is important that contributions to 'environment infrastructure', including broad networks of multi-functional 'green infrastructure', and cultural provision are made, as part of the measures that enhance quality of life.
CS/47 British Waterways	Suggest it is enlarged but only to the extent that it refers to the relevant areas of policy.
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/49 Arlington Securities	Arlington supports Strategy Policy 11 in its current form and should not be enlarged upon to take into account either the three categories of need for planning obligations identified in ODPM Circular 05/2005 or the Government's "necessity tests".
CS/58 Mrs Tseng	Yes.
CS/61 Ashby de la Zouch Town Council	Structure Plan Policy 11 should be enlarged but "necessity tests" should not be given greater prominence in the policy.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL.

CORE STRATEGY – ISSUES & OPTIONS – CONSULTATION RESPONSES
QUESTION (Q62)

In what circumstances should planning obligations be sought;

What matters should be covered by such obligations; and

What factors should be taken into account?

Respondent	Comment
CS/2 Radleigh Homes (prepared by Pegasus Planning Group LLP)	Planning obligations should be sought only where it can be demonstrated that they are necessary for the acceptance of a development proposal. It is appropriate for any Core Strategy DPD policy on obligations to consider the viability of development proposals so that otherwise appropriate development is not prevented from proceeding due to planning obligation requirements.
CS/3 Miller Developments and CWC Group (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/5 The National Trust	The recent consultation document issued by The Treasury on Planning Gain Supplement will have implications for Planning Obligations in the future. However, they are potentially a valuable tool to help ensure that the East Midlands achieves the step-change in biodiversity as identified in RSS.
CS/7 Environment Agency	Paragraph 61 of PPG25 advises on the consideration of Developer Contributions in relation to flood risk. Emerging guidance in PPS25 (G4) advises that LDDs should include general policies about the principles and use of planning obligations for flood risk management.
CS/9 Morris Homes Ltd (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/10 Sport England	Planning obligations should be used for the provision of contributions to informal and formal sport and recreation facilities in areas of deficiency. Supplementary Planning Documents should be used to provide more detail around planning obligations.
CS/15 Westbury Homes Nottingham (prepared by Freeth Cartwright LLP)	See response to Q61.
CS/16 The National Forest	National Forest development-related tree planting and landscaping should continue to apply on the Forest area. Revised planting guidelines should be included in developer contributions

	policies covering the Forest Area.
CS/19 South West Industrial Properties	The District Council will need to have regard of the emerging thinking and policy in relation to the Planning Gain Supplement. Consideration will need to be given as to how such a concept will work as well as addressing such issues as whether or not there will be a differential supplement.
CS/23 David Wilson Estates and Wilson Bowden Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/33 Jelson Ltd (prepared by GVA Grimley LLP)	Circular 05/2005 provides guidance on planning obligations. The economic viability of schemes should be taken into account along with the 5 tests.
CS/36 Kegworth Parish Council	As 14.3.
CS/38 Miller Birch Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/39 English Heritage	See response to Q61.
CS/47 British Waterways	<p>Planning obligations for waterside sites need to secure a contribution to site-specific waterway infrastructure, environment and access improvement as well as to ongoing maintenance costs. Any policy recognise the liabilities that may be imposed by the waterside development. The policy should be flexible enough to recognise that the development creating the need for improvements or increased maintenance may be remote from the development.</p> <p>The policy should recognise the value of engaging with statutory consultees during the early stages of pre-application discussions and preparation of unilateral undertakings. This would assist in securing the proper provision of any improvements and facilities for the waterway.</p>
CS/48 Langham Park Developments (prepared by Pegasus Planning Group LLP)	As for CS/2 above.
CS/49 Arlington Securities	<p>Planning obligations should be sought from the private sector only to fund improvements required to the road infrastructure and public transport links which are reasonably related to the scale and type of development proposed to be undertaken by the developer.</p> <p>The factors should be taken into account as follows: ground conditions - Brownfield sites are likely to require more significant cost to remediate than Greenfield sites, which should be reflected within any S106 contribution sought by the District Council; form of development, for example, mixed use, housing, commercial etc; scale of development; contribution to local</p>

	economy/regeneration of the area; and deliverability and feasibility studies.
CS/58 Mrs Tseng	Planning obligations should be expected from all developers and channelled directly into improving facilities and services in the area affected by development. More substantive obligations should be expected where exception to normal planning policies and government guidelines have been granted.
CS/61 Ashby de la Zouch Town Council	Planning obligations should be sought when additional use will be made of existing infrastructure. Infrastructure improvements should benefit the community around the development rather than just the development itself.