POLICY SCRUTINY GROUP – 10TH JULY 2018

Report of the Head of Planning and Regeneration
Cabinet Lead Member – Councillor Vardy

ITEM 7 SINGLE LOCAL PLAN

Purpose of Report

To provide an overview of the recent consultation on the Local Plan, outlining the process of consultation, a summary of the consultation responses and an explanation of how the responses received will be used to prepare the Draft Local Plan.

Actions Requested

1. To consider the approach to initial consultation on the Local Plan and summary of responses received.

2. To consider the intended approach to progress the Local Plan preparation informed by the consultation results.

Reasons

1. To scrutinise the effectiveness of the initial consultation on the Local Plan.

2. To scrutinise how the results would be used in the next stage of the process.

Background

The Charnwood Local Plan Core Strategy (2011-28) was adopted in 2015 and along with saved policies of the Borough of Charnwood Local Plan provides the Development Plan for the Borough. Whilst the Council is working with its partners to deliver that plan, work has also commenced on a new Local Plan to cover the longer period to 2036.

The new Local Plan will build on the strategy contained within the Core Strategy, setting out the strategic and detailed policies to deliver the Council's vision for Charnwood up to 2036. It will take account of the commitments for housing, employment and other developments across Charnwood. It will also identify and allocate further sites in the Borough needed to meet the needs of the community, including specific sites for development, and designations that reflect special character or that require protection. It will also set out specific policies and criteria against which planning applications for the development and use of land and buildings will be considered.

The Charnwood Local Development Scheme 2018 sets out the programme for preparing the new local plan and proposes consultation on a draft plan in October 2018. The draft plan will be informed by an evidence base that has been prepared

to understand the roles of different settlements, what land is available for development, constraints to developments and the options for delivering homes and jobs.

On 26th April 2018 the Council launched a six week consultation on a discussion paper titled 'Towards a Local Plan for Charnwood' (Appendix A) and the Interim Sustainability Appraisal. The paper explores the scale of development needed in the Borough, the key issues and opportunities that need to be taken into account and considers the options for an overall strategy for delivering the growth needed.

The paper invited views as part of the ongoing engagement with stakeholders and was published alongside a number of supporting evidence documents including an Employment Land Study and Delivery Assessment. As well as general views various issues are highlighted throughout the paper for which comments are specifically requested. These are highlighted in bold in the paper and in Chapter 6.

The opportunity was also taken to consult on a number of on-going assessments:

- Settlement Limits to Development Assessment;
- Settlement Hierarchy Assessment;
- Green Wedges and Areas of Local Separation Assessment; and
- Strategic Housing and Employment Land Availability Assessment.

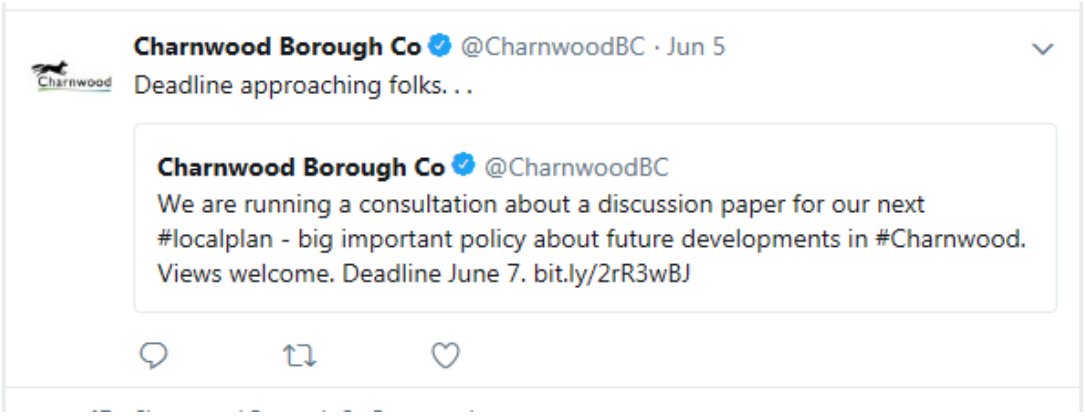
Consultation Process

The Town and Country Planning (Local Planning) (England) Regulations 2012 only require Local Authorities to consult at the 'Preparation' and 'Publication' stages of document production. The Council has undertaken the first of these on the scope of the plan in July and August 2016. The next required consultation would be the Publication of the Draft Local Plan programmed for June 2019.

However, the Charnwood Statement of Community Involvement makes a further commitment to undertake two additional consultations over and above the minimum legal requirements before the publication of a Draft Local Plan, on the Issues and Options and the Preferred Options. The aim of these additional stages of consultation is to allow sufficient community participation in the development of plans and Sustainability Appraisal of alternative reasonable options.

The recent initial consultation on the Local Plan sought to explore the issues and options for a development strategy for Charnwood. It started on 26th April 2018 and ended on 7th June 2018 and was undertaken in accordance with the method set out in the Statement of Community Involvement.

A notification letter was published on 26th April to signal the commencement of consultation and invite participation. The letter was sent to the 1,338 organisations and individuals that are on the Local Plan consultation database which includes statutory consultees, parish and town councils, planning agents, members of the public and local groups. An email alert was also sent to those that have registered to receive updates and the communication team also publicised the consultation through the website, social media and press release. An example of a tweet is copied below:



The consultation document was published using an online consultation portal called 'Objective', which is linked to the consultation database. Officers recognise that not all consultees wish to make their comments online or view the document online so Objective is also used to design and publish a text version of the consultation document in .pdf format. In addition to the consultation portal, consultation responses were also welcomed by email and post.

All the documentation was made available on the Council's website and key documents were available to view at the Borough's libraries, County Hall and the Borough Council Offices. Documents were also sent out on request.

Summary of Responses

In total 104 responses were received in response to the consultation and a full list of the organisations that responded can be seen in Appendix B. The table below shows that there was a range of respondents including planning agents and developers, members of the public and various organisations and bodies including infrastructure providers, community action groups and schools.

Towards a Local Plan Consultation Response Summary	
Respondents	Number of Responses
Planning Agents and Developers	32
Members of Public	26
Organisations	23
Parish Councils	14
Local Authorities	5
Borough Councillors	4
TOTAL	**104**

A number of infrastructure providers and statutory organisations responded to the consultation including Clinical Commissioning Groups, Highways England, Leicestershire County Council, Environment Agency, Sport England and Natural England. These bodies commented on how to improve the vision and on the key issues the plan needs to address including infrastructure capacity issues. Responses also highlighted the evidence which will be needed to inform the Local

Plan including Strategic Flood Risk Assessment, Transport Assessments and Infrastructure Delivery Plans.

Responses were also received from Syston County Doctors Practice and Woodbrook Vale School highlighting capacity concerns and the impact of the settlement limits on future development of the school to meet increasing demand.

Many respondents raised concerns about the need and capacity for more housing developments in the Borough. In particular respondents highlighted concerns about traffic and the availability and capacity of community infrastructure as well as the impact on agricultural land, ecology, heritage, air quality, flooding and the character and separation of villages. Concerns were also raised about recent developments and about increasing the housing target to ensure delivery.

Other respondents suggested that the Council should be taking account of the proposed standard housing methodology due to be introduced as part of the new National Planning Policy Framework and that a higher housing figure and variety of sites will be needed to ensure a sufficient supply of housing land. Respondents also highlighted that the unmet need of other authorities in Leicester and Leicestershire will need to be considered.

There were questions raised about the relationship between the Local Plan and the Strategic Growth Plan with respondents highlighting concerns about aligning the Local Plan to a non-statutory plan which is not complete and others raising concerns that the discussion paper is silent on the proposal for the proposed A46 extension, a proposal some respondents raised concerns about.

Leicester City Council, Leicestershire County Council, Melton Borough Council, Hinckley and Bosworth Borough Council and Harborough District Council all responded welcoming on-going engagement under the duty to cooperate. Leicester City Council highlighted the need to work together to consider its unmet need for housing and employment and cross boundary infrastructure. Leicestershire County Council provided detailed comments on transport, education and strategic planning.

Overall there was support for the proposed Areas of Local Separation and Green Wedges and the proposed Settlement Hierarchy, although there were some responses challenging the conclusions. A number of additional Areas of Local Separation were suggested and suggestions made about what should be permitted within these areas. The lack of a national planning policy on landscape designations was also highlighted in response to Green Wedges and Areas of Local Separation. There were also detailed comments provided on the Settlement Limits to Development as well as a request to consider the proposed limits in the Quorn Neighbourhood Plan and concerns about proposing limits before identifying future development locations. Responses were also received highlighting the need for the Local Plan to include housing targets for Neighbourhood Planning.

A number of site appraisal and promotional documents were provided for potential development sites. The majority of these were already known to the Council through the Strategic Housing Land Availability Assessment although a small number of additional sites were put forward. Agents and developers took the opportunity to

provide additional information about sites and work being undertaken to understand any constraints and opportunities or explore options for future development. There were also a number of site specific objections made.

The issue of student accommodation was raised by a number of respondents including concerns about the quantity of Houses in Multiple Occupation and purpose built accommodation and the impact they have on communities. However, there was also support for meeting student needs in a wider area and through purpose built accommodation. Suggestions were also made for further accommodation to be provided on campus. There was also a case made for removing all restrictions on Houses in Multiple Occupation to allow them to meet the needs of non-students.

Comments were received from the Forestry Commission about the need to consider the impact of development on ancient woodland and the Canal and River Trust about considering the opportunities and impacts on the river and canal network. The National Farmers' Union highlighted the need to consider the rural economy and CPRE suggested higher density housing in urban areas and raised concern about the amount of student accommodation, which could be meeting housing needs.

The Leicestershire Local Access Forum set out support for major schemes with planned infrastructure and highlighted opportunities to improve flood-affected routes and avoid air quality issues. East Midlands Airport highlighted the need to consider the airport safeguarded area. A response was also received from the Education & Skills Funding Agency on planning for school places. The Theatre Trust highlighted the need for adequate protection for the Borough's theatres and other arts, community and cultural facilities.

A preference for one or more of the housing strategies identified in the consultation document was included by some. This included support for urban concentration principles as it maximises existing infrastructure and minimises the need to travel but also concern about focusing development in too few areas or too few sites putting too much pressure on existing infrastructure. There was support for a new settlement approach from a small number of respondents who considered it to take the pressure off existing infrastructure but others raised concern about timescales and uncertainty of new settlements. There was support for more dispersed development to create choice and flexibility from some respondents but also concern about the ability to provide appropriate infrastructure for this pattern of development from others.

In addition to these key themes, there were a range of other issues raised by one or two respondents including comments or concerns about:

- how the vision will be implemented;
- how developments will be accessed;
- how the needs of the elderly will be met;
- the need to review the approach to rural communities,
- the need to require a mix of homes including affordable homes;
- the impact of internet shopping and need for car charging points;
- challenges to assumptions about infrastructure delivery from small sites;
- concerns about creating a sense of place in new developments;

- the need for a vision for the future of the Great Central Railway;
- the quality and design of development;
- greater detail needed on the environment and landscape protection;
- reducing the impact of lighting on the countryside;
- supporting sustainable forms of transport including provision of more buses and safe walking and cycle routes; and
- detailed comments on the Interim Sustainability Appraisal.

The responses can be viewed in full on the Council's website within the Towards a Local Plan for Charnwood Statement of Consultation available at: www.charnwood.gov.uk/local_plan_review.

Next Steps

The process of consultation is a critical element of plan making. It provides an opportunity to share where the Council has reached in the process and get feedback about the key issues and opportunities before any choices or decisions are made.

The responses have confirmed the importance of issues such as ensuring infrastructure can support development, delivering a sustainable pattern of development, safeguarding the separation of villages and meeting the full range of housing needs.

The responses will now be used to inform the evidence base studies and options development that will be undertaken as part of preparing a draft plan for further consultation later this year. This will include further engagement with infrastructure providers and key stakeholders.

Officers will also be considering the implications of the new National Planning Policy Framework due to be published this summer and the emerging Strategic Growth Plan for Leicester and Leicestershire. This will include working with other authorities to establish how the unmet need for homes in Leicester City will be met, the implications of the standard methodology to housing need and ensuring local areas have a housing requirement to inform Neighbourhood Planning.

Timetable for Production of Local Plan including Future Decisions and Scrutiny

The long term programme for the preparation of the Local Plan set out in the Local Development Scheme is:

- Draft Local Plan Consultation – October 2018
- Pre-submission Consultation – June 2019
- Submission – September 2019
- Inspector's report published – January 2020
- Adoption of Local Plan – January 2020

Financial and Legal Implications

The Local Plan preparation is taken into account in the Council's medium term financial plan and supported by the Legal team as required.

Sustainability Implications

The Local Plan will be informed by a Sustainability Appraisal process which seeks to inform the identification of the most appropriate strategy for delivering the homes and jobs needed for the area.

Risk Management

The risks associated with the preparation of the Local Plan and actions to mitigate those risks are reported to the Local Plan Project Board. A summary is set out in the table below.

Risk Identified	Likelihood	Impact	Risk Management Actions Planned
Competing priorities or loss of resources impacts ability to meet programme	4	4	Ensure sufficient staff resources with the necessary expertise and experience are available and consider effective ways to resource increased work
Change in national policy or guidance affects direction of local plan and causes consequential delay or aborted work	3	4	Maintain watching brief for government announcements, make representations to Government and keep programme under review.
Progress/direction of Combined Authority, HMA partnership, Strategic Growth Plan, other authority Local Plans affects direction and causes delay or aborted work	3	5	Maintain partnership approach to growth at HMA level and proactively engage under the Duty to Cooperate on cross boundary issues and understand implications for CBC policy set
Delays in the availability of evidence	3	4	Proactive project and risk assessment processes
Strategy/options results in lobbying and negative environment for engagement causing delays and reputational damage	4	4	Proactive communication of growth, options and reasoned
Procedural or other legal challenge	3	3	Maintain legal advice and identify resources as a priority for appropriate defence of council against challenges

Background Papers: Towards a Local Plan for Charnwood Statement of Consultation (2018)

Statement of Community Involvement (2010)

Local Development Scheme (2018)

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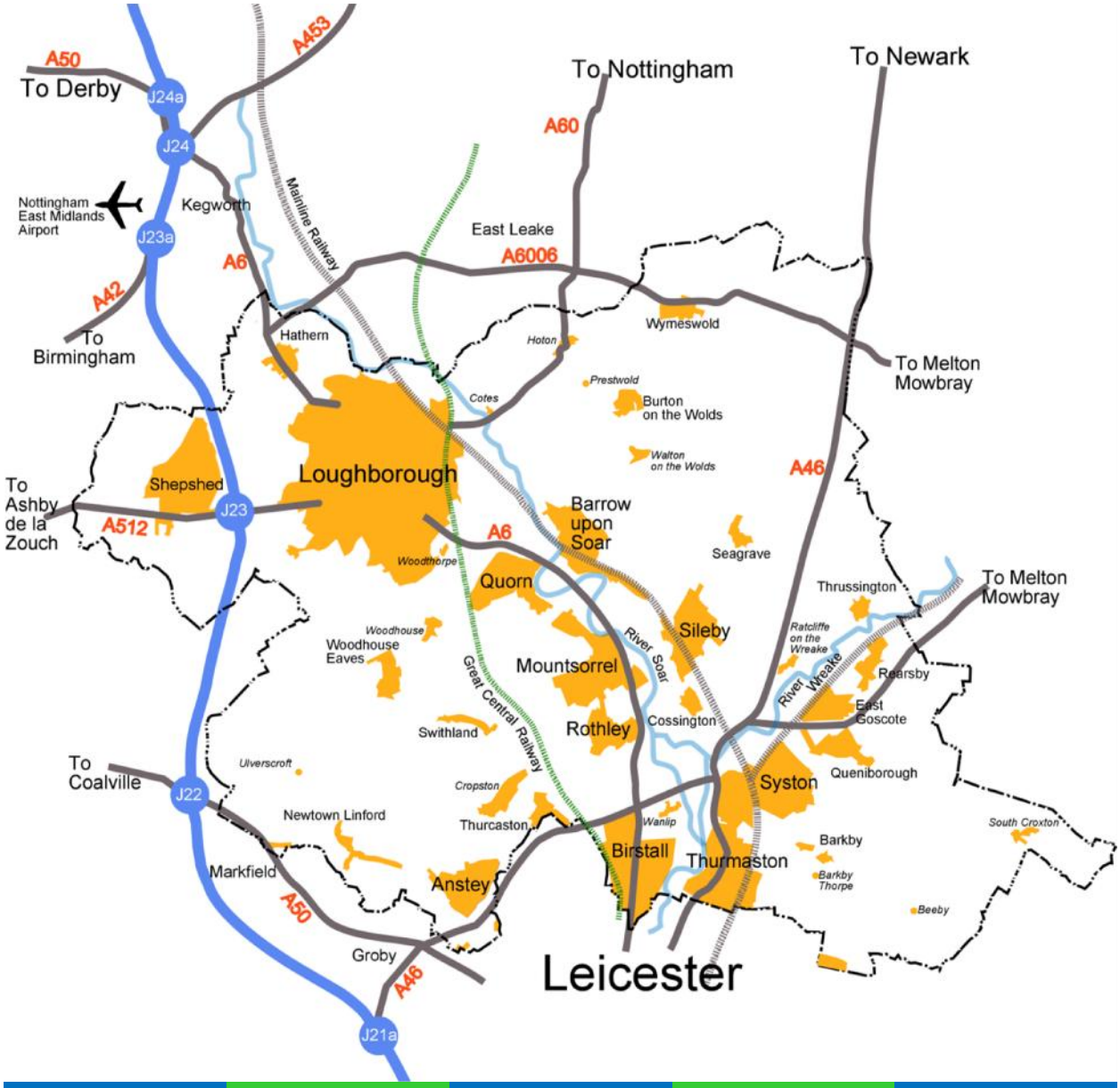
Appendices

A: Towards a Local Plan for Charnwood Discussion Paper (2018)
B: List of Respondents to Consultation (April-June 18)

APPENDIX A



Towards a Local Plan for Charnwood

Charnwood Local Plan to 2036

APRIL 2018

Charnwood

Foreword

Welcome to the Towards a Local Plan for Charnwood discussion paper. This paper has been prepared specifically to seek views on the issues and evidence that will influence how new homes and jobs are planned for as part of the new Charnwood Local Plan to 2036.

We are very fortunate to live and work in a place as beautiful as Charnwood. We have great towns and attractive villages, nestled in and around the Charnwood Forest, the river valleys of the Soar and Wreake and in the Wolds, places as full of ecology and history as they are prized for their beauty.

However, our location in the heart of the three cities of Leicester, Derby and Nottingham brings with it great pressure for development. The latest figures suggest we need a minimum of 994 new homes a year up to 2036. Planning to meet this need, as we are required to do by national planning policy, is very difficult given our precious environment and shared desire to protect it.

We have already planned for much of the development we need through the Charnwood Core Strategy 2011-2028 but the new plan will extend across a longer period to 2036. In this paper we consider the amount of development that is needed, the relationship between development and the environment and set out the options the evidence points towards, as we are required to do by the legal process for preparing plans, for a development strategy for Charnwood to 2036.

There is no shortage of landowners and developers wishing to see their land chosen and this paper shows you what is being promoted and where so you can see it. Not all these sites will be needed and some may not be suitable. I would stress that we have made no decisions about any of the sites at this stage. This paper has been prepared to start the debate, recognising that there will be different views when it comes to the balance between homes, jobs and the environment. There will be difficult decisions to make and if you have a view I would encourage you to tell us so we can take it into account later this year when we consider how to meet the need for homes and jobs.

Whilst we do not have an entirely free hand we will think very carefully about our vision of Charnwood. We believe it is only right that you have an opportunity to tell us what you think and we will consider those views when it is time to take those decisions. I would encourage anybody who has a view to read this paper and take the time to share their thoughts with us on the evidence and how they would plan for development in Charnwood.

We will carefully consider the thoughts that are shared with us before we do further work towards a draft local plan later this year.

1. Introduction 3

2. Context for Preparing a Development Strategy for Charnwood 4

3. How Much Development is Needed? 13

4. What are the Reasonable Development Strategy Options 15

Housing Strategy Options 15

Employment Strategy Options 21

5. Sites that are Available 23

6. What Happens Next 24

Appendices

A. Core Strategy Vision 2011-28 26

B. Areas of Local Separation and Green Wedge Review 28

C. Housing Sites Promoted or Suggested for Development 29

D. Capacity for Housing Development by Settlement Category 30

E. Employment Sites Promoted or Suggested for Development 31

Chapter 1: Introduction

1.1 The Charnwood Core Strategy was adopted in November 2015 and provides a development strategy to 2028 setting out where and how new development should take place in the Borough. Whilst the Council is working with its partners to deliver that plan, work has also commenced on a new local plan to cover the longer period to 2036. This new Local Plan will respond to the Leicester and Leicestershire Strategic Growth Plan and new evidence of the need for homes and jobs.

1.2 The Charnwood Local Development Scheme 2018 sets out the programme for preparing the new local plan which sees consultation on a draft plan in October 2018. The draft plan will be informed by an evidence base that has been prepared to understand the roles of different settlements, what land is available for development, constraints to developments and the options for delivering homes and jobs. The purpose of this consultation paper is to explore the evidence and the development strategy options available for the new local plan and to invite views as part of our ongoing engagement with stakeholders before a draft plan is prepared in October 2018.

Chapter 2: Context for Preparing a Development Strategy for Charnwood

National and Strategic Policy Framework

2.1 National planning policy[1] says local plans should set out the opportunities for development and clear policies on what will or will not be permitted and where. Local plans should be the most appropriate strategy for delivering the homes and jobs needed for the area, be deliverable over the plan period, based upon effective cross boundary working and be consistent with national policy.

2.2 Charnwood is part of a wider housing market and functional economic area for Leicester and Leicestershire. The Leicester and Leicestershire local authorities and partners have worked together to prepare a Strategic Growth Plan for the area. It promotes Charnwood meeting its own need for homes through a strategy that supports an infrastructure led approach to development. A new A46 expressway is proposed which would connect the A46 to the north east of Leicester to the M1 at a new junction to the south of the city. The plan also encourages strategic scale developments in Charnwood to the north east of the city; a 'northern gateway' proposal to the north of the County focused around the A42 and the M1; and managed growth at Loughborough.

2.3 The Charnwood Local Plan will take account of the Strategic Growth Plan. The role Charnwood plays in delivering the wider vision for Leicester and Leicestershire and helping to meet the needs of the wider housing market will be considered with our partners and the options tested through the sustainability appraisal process.

Vision for Charnwood

2.4 The Core Strategy set out the Council's Vision of Charnwood in 2028 as one of the most desirable places to live, work and visit in the East Midlands with:

- Loughborough's role in the knowledge based economy being recognised;
- Our landscape, ecology and heritage being in a good state;
- Our picturesque villages having retained their strong sense of identity;
- The demand for housing being focussed on Loughborough and the edge of Leicester; and
- Our community having access to jobs and services to suit their needs.

2.5 The full wording of the current vision can be seen in Appendix A. The new local plan will cover the period to 2036 and we need to consider whether this vision and the current development strategy should be extended to provide for 8 more years or whether something different should happen.

2.6 Meeting our need for new homes and jobs whilst protecting our environment and the separate identity of our villages will be the key challenge for the new Local Plan. Having a clear vision is

1 National Planning Policy Framework, March 2012

important for plan making as it provides the basis for prioritising competing issues and understanding impacts, informed by evidence and an assessment of sustainability. **We are therefore interested to hear your views on the vision for Charnwood in 2036.**

Key Issues and Evidence

2.7 The remainder of this section considers a range of key issues that will need to be considered when making decisions about the development strategy and meeting the Borough's housing and employment needs.

The balance of homes and jobs

2.8 The local plan is required to provide both the homes and the jobs needed in the Borough and in locations which minimise the need to travel. A large proportion of the trips we do are between home and work and this relationship needs to be understood and considered when deciding the locations for development.

Availability of land and opportunities for new supply

2.9 Our assessment[2] of the land that has been promoted or suggested for development by landowners and developers shows that there is land available for a further 22,268 homes in addition to what already has planning permission or is allocated in the Core Strategy. Not all of this land will be needed and some of the sites may be in poor locations for growth but this assessment provides a starting point for understanding the land that is available and can contribute to the development strategy options (explored in Chapter 4).

2.10 If you are aware of land which is available for development that is not included in the land availability assessment that you would like to be considered for development please let us know.

Housing – mix of sizes, types and tenures

2.11 Our evidence[3] tells us that affordable homes are needed for people that can not access housing through the open market. It also shows that different types of homes are needed because of changes in the community, particularly because of a growing older population as well as growth in student numbers.

2.12 There is therefore a need for a range of types, sizes and tenures of homes to be provided to meet the needs of those living and moving to the Borough and this needs to be understood.

2 Charnwood Strategic Housing and Employment Land Availability Assessment (2018)
3 Leicestershire Housing and Economic Development Needs Assessment (2017)

Transport – travel to work, congestion, capacity

2.13 We know from our assessment of existing settlements[4] that over a third of people living in Anstey (37%), Birstall (41%), Syston (34%) and Thurmaston (44%) travel to work in Leicester City. In the north of the Borough Shepshed also has a close relationship with Loughborough, with 47% of people who live in Shepshed working in either Shepshed or Loughborough. Two thirds of people in Charnwood travel to work by car, a tenth walk to work and the remainder work from home or use other forms of transport to commute. Understanding these relationships helps to understand the potential options for the development strategy.

2.14 Parts of the road network are congested and significant delays can be experienced at a number of junctions in Loughborough along the A6, in the east of the town and along the Epinal Way. There is also congestion on the A6 at Hathern and Birstall, and at the Hobby Horse Roundabout in Syston. The capacity of the road network is also significant issue for the development strategy for Charnwood. The traffic generated by new development and the impact it has needs to be understood as well the potential for mitigation.

The economy - the future prospects for existing employment, opportunities for new employment

2.15 Our evidence[5] has forecast the amount and the type of jobs that are expected over the course of the next plan, and also considered the employment land that is needed to address those jobs. It tells us that manufacturing makes a significant contribution to our economy and although this sector is in decline it is likely to remain a core element of the local economy. In addition to manufacturing we also have higher than average jobs in education and professional, scientific and technical service sectors. The forecast changes will need to be understood in terms of our current stock and future needs.

The Environment

2.16 The built and natural environment contributes to our sense of place and our quality of life. We want our existing and new communities to live and work in a high quality environment. The impact new development has on our environment needs to be understood if we are to take advantage of opportunities and manage constraints. In short, our environment will play a key role in shaping the development strategy.

Landscape

2.17 Our landscapes have their own distinctive character and are highly valued by our community. We want to make sure they continue to be recognised for their quality, the contribution they make to settlement identity and the sense of place they provide. Our evidence[6] identifies 6 character areas within Charnwood:

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4 Charnwood Settlement Hierarchy Assessment (2018)
5 Charnwood Employment Land Review (2018)
6 Charnwood Landscape Character Assessment (2012)

- Langley Lowlands;
- Soar Valley;
- Wolds;
- Wreake Valley;
- High Leicestershire; and
- Charnwood Forest.

2.18 Our towns and villages are concentrated along the river valleys of the River Soar and River Wreake and around the edge of Leicester City. As these towns and villages have grown the space between them has become smaller leading to greater concerns from communities about the separate identity of places.

2.19 The Core Strategy identified a number of Areas of Local Separation to guide development and maintain the character of individual settlements. It also identified Green Wedges to maintain the network of gaps between settlements and provide dense corridors of valuable, publicly accessible green infrastructure.

2.20 We have reviewed our Areas of Local Separation and Green Wedges[7]. The evidence suggests a number of amendments to the 13 Areas of Local Separation and 3 Green Wedges identified in the Core Strategy and proposes 3 further Areas of Local Separation. The Areas of Local Separation and Green Wedges recommended for designation in the new local plan are:

Areas of Local Separation

- Loughborough/Quorn (new)
- Loughborough/Hathern (new)
- Birstall/Rothley (new)
- Quorn/Mountsorrel
- Mountsorrel/Rothley
- Sileby/Cossington
- Sileby/Barrow Upon Soar
- Thurcaston/Cropston/The Ridgeway Area of Rothley
- Wanlip/Birstall
- Rearsby/East Goscote
- East Goscote/Queniborough
- Queniborough/Syston
- Syston/Thurmaston
- Syston/Barkby
- Anstey/Newtown Linford
- Loughborough/Woodthorpe

7 Green Wedge, Urban Fringe, Green Infrastructure Enhancement Zones and Areas of Local Separation Review (2016)

Green Wedges

- Leicester (Beaumont Leys)/Birstall/Thurcaston/Cropston/Anstey/Glenfrith/Groby
- Birstall/Leicester/Thurmaston (Soar Valley North)
- Leicester Hamilton

2.21 The Areas of Local Separation and Green Wedges are shown in Appendix B. **We would like to hear your views on the proposed amendments to the Areas of Local Separation and Green Wedges, the findings of the study, and the influence these areas should have on the development strategy.**

Ecology and Geology

2.22 Our community enjoys significant areas of ecological interest compared to other parts of Leicestershire and the East Midlands as a whole. Very few places are fortunate enough to have resources like the Charnwood Forest and the river valleys of the Soar and the Wreake which are also important ecological and geological resources.

2.23 There are 18 Sites of Special Scientific Interest, over 200 Local Wildlife Sites and 5 Local Nature Reserves in the Borough. Collectively these sites form part of an ecological network which is important for protecting priority species and habitats.

2.24 These ecological and geological resources are fragmented and subject to pressure from future development. The impact of development on these resources needs to be understood and opportunities to restore or create new habitats considered.

Flood Risk

2.25 The two river corridors of the Soar and the Wreake are an important part of our landscape and provide enjoyment and opportunities for walking, cycling and other leisure activities to the communities who live close to them. The corridors also constrain development due to the risk of flooding. The changes in the world's climate mean there is potential for an increase in the frequency and severity of flooding. Understanding flood risk is important and will help shape the development strategy.

Historic Environment

2.26 Charnwood has a rich built heritage including the Great Central Railway Corridor, the industrial heritage of Loughborough and distinctive villages. We have over 1,000 listed buildings, 37 conservation areas, 21 scheduled monuments, 3 registered parks and gardens and 200 locally listed buildings.

2.27 However, some of our historic areas and buildings may be at risk from development pressures and neglect. We want to protect our historic areas and buildings and, where opportunities arise, enhance our heritage assets.

Access to facilities and services

2.28 People require access to services and facilities to meet their day to day need and it is therefore important that we understand what opportunities are available when we choose locations for new development.

2.29 We have assessed the services and facilities available within our settlements and the relationship each settlement has with the urban centres of Loughborough and Leicester to understand their role and function which helps us to understand which settlements might be capable of supporting new development. The assessment[8] has been published for consultation alongside this paper.

2.30 The assessment found that Loughborough remains the social and economic focus of the north of the Borough as the main 'Urban Centre' in Charnwood. To the south of the Borough, Leicester provides this focus as the main urban centre for Leicestershire.

2.31 Shepshed, Birstall, Thurmaston and Syston are found to function as 'Urban Settlements' forming part of a wider urban area with Loughborough or Leicester. These settlements benefit from a full range of services and facilities that meet day to day needs as well as excellent transport links and a close relationship with Loughborough or Leicester. There is a choice of services e.g. a range of food stores to choose from and a range of employment opportunities.

2.32 Anstey, Barrow Upon Soar, Mountsorrel, Quorn, Rothley and Sileby act as 'Service Centres' with a good range of services and facilities and good public transport links to Loughborough and/or Leicester. The remainder of the Borough's villages are much smaller in size and have fewer services available. However, there continues to be those settlements with some access to services and facilities ('Other Settlements') and those which have more limited access ('Small Villages or Hamlets'). The proposed Settlement Hierarchy is shown in Table 1 below.

2.33 Alongside this work on the role of settlements, we have also reviewed the boundaries for all our settlements with the exception of the Small Villages and Hamlets which are not currently considered to be suitable locations for new homes. The boundaries[9] are due to be published for consultation shortly.

2.34 **We would like to hear your views on the findings of the Settlement Hierarchy and Settlement Limits to Development Assessments**, which have a strong relationship with the development strategy options.

8 Charnwood Settlement Hierarchy Assessment (2018)
9 Settlement Limits to Development Assessment (2018)

Table 1:
Proposed Charnwood Settlement Hierarchy

PROPOSED CATEGORY	SETTLEMENT
Urban Centre *A settlement that has a range of employment opportunities and higher order services that meet all of the day to day needs of residents and are accessible to the surrounding area.*	Loughborough
Urban Settlement *A settlement that has a range and choice of services and facilities that meet the day to day needs of residents and physically or functionally forms part of a wider Leicester or Loughborough Urban Area.*	Birstall
	Shepshed
	Syston
	Thurmaston
Service Centre *A settlement that has a range of services and facilities to meet most of the day to day needs of the community and good accessibility to services not available within the settlement.*	Anstey
	Barrow Upon Soar
	Mountsorrel
	Quorn
	Rothley
	Sileby
Other Settlement *A settlement that has some of the services and facilities to meet the day to day needs of the community.*	Barkby
	Burton on the Wolds
	Cossington
	East Goscote
	Hathern
	Newtown Linford
	Queniborough
	Rearsby
	Seagrave
	Swithland

PROPOSED CATEGORY	SETTLEMENT
	Thrussington
	Thurcaston
	Woodhouse Eaves
	Wymeswold
Small Village or Hamlet *A settlement that has limited services and facilities to meet the day to day needs of the residents.*	Barkby Thorpe
	Beeby
	Cotes
	Cropston
	Hoton
	Prestwold
	Ratcliffe on the Wreake
	South Croxton
	Ulverscroft
	Walton on the Wolds
	Wanlip
	Woodhouse
	Woodthorpe

The need for infrastructure

2.35 Delivering new homes and jobs will not be possible without also improving the Borough's infrastructure including roads, schools, health facilities, parks and open spaces, and utilities like gas, water and electricity. New and improved infrastructure will support new developments and mitigate the impacts on existing communities. This can be done by working with our infrastructure partners such as Leicestershire County Council and Western Power. Developers will also play a key role, by providing infrastructure on their development sites and through legal agreements[10].

2.36 There are changes and challenges in the school and health systems that will affect planning for school places and health care provision. The introduction of the academy system and parental choice mean children do not automatically attend their nearest school. This makes it difficult for local authorities

10 Section 106 of the Town and Country Planning Action 1990, Section 278 of the Highways Act 1980 and the provisions of the Community Infrastructure Levy

to plan for school places and this is complicated further by growth which brings an increase in the population in an area. The health care system is also under pressure from an ageing population, an undersupply of General Practitioners and changes to funding. These all have impacts when planning for new homes.

2.37 In general, smaller developments rely on existing infrastructure and where capacity needs to be increased they make contributions that fund improvements. However, infrastructure partners highlight that it is not always possible to increase capacity at existing accommodation. Whilst large scale developments have greater potential to plan for, and deliver, new services and facilities this can take a long time. Changing circumstances can also make coordinated service delivery difficult or result in delays to both new homes and services coming forward. With these issues in mind, the Clinical Commissioning Groups which oversee healthcare in the Borough have confirmed a preference for funding to improve existing practices rather than see new facilities as part of larger sites. We will work with the local education authority and the clinical commissioning group to understand the relationship growth has with their services and what this means for preparing a development strategy.

2.38 Ongoing discussions with infrastructure providers will help the understanding of the major infrastructure constraints and needs in the Borough and this will have a strong influence on the development strategy options.

Viability

2.39 Local plans are required to be deliverable and whilst the impacts of development should be mitigated planning obligations should not be so high that developers cannot afford to pay for them. This means policy requirements related to design, affordable housing, infrastructure and renewable energy need to be capable of being managed without making development unviable. However, the impacts of growth and how to manage them will be discussed with our partners.

Ability to deliver new homes and jobs

2.40 We have assessed whether the housing market can deliver the number of homes needed by 2036 (which is explored in Chapter 3). Our evidence has looked at sites of different types and sizes. The evidence tells us that we have enough land and that the market can build and sell those homes.

2.41 There are many small potential development sites but taken together they do not have the capacity to meet the whole housing need. Our evidence shows that large sites will also be needed but that these are complex and because of the time they take to deliver they will meet needs towards the end of the plan period and be completed after 2036.

2.42 Our evidence also tells us that there is a point where simply adding more sites does not increase the rate of housing delivery as the housing market cannot absorb them.

Chapter 3: How Much Development is Needed?

3.1 National planning policy says local plans should meet the objectively assessed need for homes and jobs in their area. For Charnwood, the evidence for this is set out in the Leicester and Leicestershire Housing and Economic Development Needs Assessment (2017). It found a need for 994 homes a year to 2036 or 24,850 homes in total between 2011 and 2036. It also found a need for 56-79ha of employment land for the same period in Charnwood. The government expects to adopt a new standard methodology for calculating housing need. Whilst the standard methodology has not yet been put in place we do not expect the need for homes to change significantly.

3.2 The Charnwood Core Strategy sought to deliver 13,940 homes and around 75ha of employment land as well as strategic provision of 77ha of land for a Science and Enterprise Park adjacent to Loughborough University between 2011 and 2028. The plan proposed three large scale Sustainable Urban Extensions:

- North East of Leicester at Thurmaston (4,500 homes and 13ha employment);
- West of Loughborough (3,000 homes and 16ha of employment);
- North of Birstall (1,500 homes and 15ha of employment).

3.3 It also identified a regeneration corridor at Watermead to support the regeneration of Thurmaston, help meet our need for jobs and maximise the potential of the Country Park.

3.4 The new Local Plan will review and, where appropriate, carry forward these commitments which will contribute to meeting the need for homes and jobs up to 2036.

Housing Need and Supply

3.5 Work has started to deliver the development proposed through the Core Strategy. Since 2011, around 18,500 homes have been built or committed through the Core Strategy and by the granting of planning permission. As Table 2 below shows, this means a further 6,451 homes are needed to meet needs for the longer plan period up to 2036 once commitments are taken into account.

3.6 Our delivery evidence[11] shows, however, that not all of our existing sites will be built by 2036. The evidence also shows that any additional sites provided by the new local plan may also not be complete by 2036 and suggests that we consider providing sufficient land for flexibility to take account of changing circumstances. How much land should be identified for new homes is one of the key questions we are consulting on and we will return to this issue in Chapter 4 as part of the housing strategy options.

11 Charnwood Delivery Evidence (2017)

Table 2:
Charnwood Housing Need and Land Supply 2011-2036

	HOMES
Housing Need (2011 - 2036)	24,850
Completions (2011-17)	4,259
Planning Permissions (at 31 March 2017)	9,280
Allocations (Core Strategy)	4,860
To be found	**6,451**

Employment Need and Supply

3.7 The Charnwood Employment Land Review (2018) recommends 66ha of employment land is provided by the new plan to meet need and market demand. The review also suggests that consideration is given to a further 10ha for large warehousing. Since 2011 around 79ha of employment land has been developed or committed through planning permissions and allocations in the Core Strategy. As Table 3 shows, commitments are sufficient to meet the quantitative need for employment land although there are qualitative issues to consider such as location and type.

Table 3:
Charnwood Employment Need and Land Supply 2011-2036

	Offices B1A/B (ha)	Industrial B1C/B2 & Small B8 (ha)	Strategic Distribution B8 (ha)	Total (ha)
Employment Need (2011-2036)	17.00	49.00	10.00	76.00
Completions (2011-2017)	3.35	4.60	0	7.95
Planning Permissions (at March 2017)	0.67	12.54	0	13.21
Allocations (Core Strategy)	16.30	42.00	0	58.30
Difference - Need & Supply	*-3.32*	*-10.14*	*10.00*	*-3.46*

Chapter 4: What are the Reasonable Development Strategy Options

4.1 We need to meet our housing and employment needs whilst respecting our environmental constraints. This paper starts the discussion about the development strategy options that are available to do this. This chapter sets out the reasonable options that have been identified for the broad development strategy having regard to evidence. Each of the options responds in differing ways and degrees to the issues, constraints and opportunities discussed in Chapter 2. **We want to hear your views on whether there are other reasonable options that should be considered.**

4.2 Alongside this consultation document, we have also published a report[12] which appraises the environmental, social and economic effects of the different development strategy options identified through evidence. The report forms part of the technical, supporting evidence base which informs the preparation of the local plan, providing commentary on the positive and negative effects that can be anticipated from the different options. This appraisal helps us understand the relative differences between the options.

4.3 The reasonable options for housing and employment are discussed below in turn and a summary is provided of each option's environmental, social and economic effects. The overall development strategy for Charnwood will bring together a combination of the options discussed below. **We want to hear your views on the options, how they have been assessed and how they should combine to provide a development strategy for the Borough to cover the period to 2036.**

Housing Strategy Options

Growth Scenarios

4.4 In Chapter 3 we explained that our delivery evidence[13] shows that not all the homes allocated in the Core Strategy and with planning permission will be built by 2036. Taking this into account land for a minimum of 8,100 homes will be needed if we are to meet our need.

4.5 Our evidence also considers the ability of the housing market to meet the need for homes and suggests that providing a greater supply of land, for up to 15,700 homes, would maximise the potential for maintaining housing supply by providing flexibility to take account of changing circumstances.

4.6 Providing the minimum amount of land needed (8,100 homes) would restrict the impacts on the environment although this would depend on the location of development. However, there would be no flexibility in the supply of land and if circumstances change the plan could become out of date. If this happened, applications for planning permission would be considered under the national presumption in favour of sustainable development and our local plan would have less influence on decisions.

12 Interim Sustainability Appraisal Report (2018)
13 Charnwood Delivery Evidence (2017)

4.7 Providing the number of homes in the higher growth scenario (15,700 homes) would increase the potential for meeting housing needs by maintaining a sufficient supply of land and reduce the prospects of the plan becoming out of date. However, it would put greater pressure on our environment, infrastructure and services and the improved prospects for the plan retaining its influence needs to be carefully considered against this.

4.8 We would like to hear your views on the amount of land that provides the right balance to meet needs, provide flexibility and control whilst protecting our environment.

4.9 We also want to hear your views about the right mix of site sizes to facilitate delivery whilst supporting the provision of infrastructure.

Broad Locations for Housing Development

4.10 The opportunities for distributing new housing across the Borough have been considered, from most new homes being provided at the larger, more sustainable settlements on the edge of Leicester or at Loughborough and Shepshed, to new homes being dispersed through the Borough as well as considering the potential for new settlements in the countryside.

4.11 Leicester is the main urban area within the Housing Market Area. Most of the potential strategy options seek to maximise capacity on the edge of Leicester in recognition of the City's focus for jobs, and higher order facilities within Leicester and Leicestershire.

4.12 We have not been able to consider an option which meets housing need purely through development on brownfield land due to a lack of sites. For that reason, all the options for housing development would have a significant negative effect on soil resources and a negative effect on minerals resources in the Borough.

Option 1 - Leicester and Loughborough Urban Areas

4.13 This option would focus development on the key Urban Areas, firstly at the Leicester Urban Area (edge of Leicester, Birstall, Thurmaston and Syston) and then Loughborough Urban Area (Loughborough and Shepshed).

4.14 This option focuses development in areas with good access to jobs, services and public transport with the potential to reduce the need for long car trips, support continued economic growth in key locations and have a positive impact on health. This option is predicted to bring significant benefits for deprived communities with improved infrastructure and affordable housing. The concentration of development means there is greater potential for development to support decentralised energy schemes and deliver strategic green infrastructure and therefore have a greater positive impact on climate change.

4.15 This option would, however, have negative impacts on a range of environmental factors including on landscape character, the historic environment, biodiversity, water quality, air quality and flood risk. There is also insufficient capacity in the Leicester and Loughborough Urban Areas to accommodate the amount of housing in the higher growth scenario.

Option 2 - Leicester and Loughborough Urban Areas and Service Centres

4.16 This option would focus development on the Urban Areas with a smaller proportion of development focused on the Service Centres.

4.17 The majority of development would be focused on Leicester Urban Area (edge of Leicester City, Birstall, Thurmaston and Syston), then Loughborough Urban Area (Loughborough and Shepshed), with remainder of development focussed on Service Centres (Anstey, Barrow Upon Soar, Mountsorrel, Quorn, Rothley, Sileby).

4.18 This option focuses development in areas with good access to jobs, services and public transport. This means there is the potential to reduce the need for long car trips, to support key employment locations, improve health and benefit deprived communities with improved infrastructure and affordable housing. The concentration of development, particularly in a high growth scenario, means there is the potential to create a critical mass to support new onsite facilities in some areas.

4.19 This option does, however, have the potential for negative impacts on a range of environmental factors due to the concentration of development. This is particularly the case in a higher growth scenario where there is greater potential negative impacts on air quality, landscape character, the historic environment, and biodiversity and especially flood risk.

4.20 This option has the potential to provide some flexibility with a choice of sites, which makes it more likely that the housing needs would be met over the plan period. The greater number and types of sites should also ensure that the needs of a variety of communities could be met.

Option 3 - Settlement Hierarchy Distribution

4.21 This option would focus development on the Urban Areas and then Service Centres with the remainder of development directed to the Other Settlements.

4.22 This more dispersed development pattern would still focus a significant proportion of development on Leicester Urban Area (edge of Leicester City, Birstall, Thurmaston and Syston) and then Loughborough Urban Area (Loughborough and Shepshed). It would also focus a smaller proportion of development on the Service Centres (Anstey, Barrow Upon Soar, Mountsorrel, Quorn, Rothley, Sileby). The remaining development would be focussed on Other Settlements (Barkby, Burton on the Wolds, Cossington, East Goscote, Hathern, Newtown Linford, Queniborough, Rearsby, Seagrave, Swithland, Thrussington, Thurcaston, Woodhouse Eaves and Wymeswold).

4.23 This option focuses the majority but not all of the development in areas with good access to jobs, services and public transport with the potential to reduce the need for long car trips, support key employment locations and benefit deprived communities with improved infrastructure and affordable housing. In a high growth scenario there is potential for positive impacts on health and climate change. However these are reduced in a lower growth scenario as the critical mass may not be achieved to support improvements in infrastructure.

4.24 This option does, however, have the potential for negative impacts on a range of environmental factors including landscape character, biodiversity and water quality, particularly in the high growth scenario where there are also likely to be significant negative impacts on air quality and the historic environment. A more dispersed distribution of development does mean, however, there is predicted to be a reduced potential impact on flood risk compared to more concentrated patterns of development.

4.25 This option has the potential to provide flexibility with a choice of sites, which makes it more likely that the housing needs would be met over the plan period. The greater number and types of sites should also ensure that the needs of a variety of communities could be met.

Option 4 - Proportionate Distribution

4.26 This option would distribute new housing in proportion to the population of each settlement hierarchy tier (set out in Chapter 2) and would be a more dispersed pattern of development.

4.27 This is would mean development sites being identified in all settlements in the Borough including the Small Villages and Hamlets.

4.28 In a lower growth scenario this more dispersed approach has the potential to better avoid impacts on biodiversity, flood risk and air quality. However in a high growth scenario there could be negative impacts on all of these factors and other environmental factors including impacts for the historic environment and water quality which would be effected in either growth scenario. The dispersed nature of this option means it would significantly impact on the landscape character as well as negatively impact on climate change due to the increased likelihood of car travel and reduced accessibility.

4.29 The positive effects on social aspects are less certain or reduced due to the benefits of development being dispersed and critical mass reduced including the benefits development would offer deprived communities, the local economy or health.

4.30 This option has the potential to provide flexibility with a choice of sites, which makes it more likely that the housing needs would be met over the plan period. The greater number and types of sites should also ensure that the needs of a variety of communities could be met.

Option 5 - Leicester and Loughborough Urban Areas and New Settlements

4.31 There are four large sites which have been promoted to the council which are situated away from our larger towns and villages and which have been categorised as new settlements. Taken together these new settlements do not have the capacity to meet our housing needs, and would need to be combined with other sites to form a development strategy for the borough.

4.32 Option 5, therefore, includes development at Leicester Urban Area (edge of Leicester, Birstall, Thurmaston and Syston) and maximising the potential for development of new settlements. The remainder of development would be focussed at Loughborough Urban Area (Loughborough and Shepshed).

4.33 This option would concentrate a significant proportion of development in the Urban Areas which provide the most accessible locations for jobs, services, facilities and public transport. However it also locates development in a new settlement which would not benefit from existing infrastructure.

4.34 This combination of development at the Urban Areas and a new settlement has the potential to have less impact on environmental factors such as biodiversity, flood risk, water quality and the historic environment.

4.35 This option also has the potential to provide social and economic benefits, however these would only be more minor in nature. New settlements could create new facilities and enhancements to green infrastructure which would benefit health. However, substantial development at a new settlement reduces the potential for positive effects at Loughborough and the Service Centres in terms of benefiting deprived communities and the local economy.

4.36 The potential impact on climate change is uncertain as a significant amount of development is directed to the Urban Areas where there is relatively good access to facilities and jobs to help minimise increases in transport emissions. However, the overall impact will depend on whether the new settlement includes sufficient new services and facilities to serve new communities and avoid an increase in car travel.

4.37 There is insufficient capacity identified within Loughborough and Leicester Urban Areas and within identified new settlements to accommodate the amount of housing in the higher growth scenario.

Option 6 - Leicester and Loughborough Urban Areas and Service Centres and New Settlements

4.38 As in option 5 this option directs development towards four large sites in Charnwood which are situated away from our larger towns and villages and which have been categorised as new settlements. As explained under option 5, these new settlements do not have sufficient capacity to meet our housing needs

4.39 This option therefore includes development at Leicester Urban Area (edge of Leicester City, Birstall, Thurmaston and Syston) and maximising development of new settlements. The remainder of development would be distributed between Loughborough Urban Area (Loughborough and Shepshed) and Service Centres (Anstey, Barrow Upon Soar, Mountsorrel, Quorn, Rothley and Sileby).

4.40 This option would concentrate a significant proportion of development in the Urban Areas and Service Centres which provide the most accessible locations for jobs, services, facilities and public transport. However it also locates development in new settlements which would not benefit from existing infrastructure. This combination of development at the urban areas and new settlements has the potential to have less impact on environmental factors such as biodiversity, flood risk, water quality and the historic environment, although the negative impacts increase under a high growth scenario.

4.41 This option also has the potential to provide social and economic benefits. However, these would only be more minor in nature in a lower growth scenario and greater in a high growth scenario as more development would be focused at the urban areas and Service Centres and benefit deprived communities and the local economy. New settlements could also create new facilities and enhancements to green infrastructure which would benefit health.

4.42 The potential impact on climate change is uncertain as a significant amount of development is directed to the urban areas where there is relatively good access to facilities and jobs to help minimise increases in transport emissions. However, the overall impact will depend on whether the new settlement includes sufficient new services and facilities to serve new communities and avoid an increase in car travel.

4.43 This option has the potential to provide some flexibility with a choice of sites, which makes it more likely that the housing needs would be met over the plan period. The greater number and types of sites should also ensure that the needs of a variety of communities could be met.

Option 7 - New Settlements

4.44 This option would focus development on a single standalone new settlement with 8,000 to 10,000 new homes, the location of which would be identified through the Local Plan.

4.45 It is important that all of the reasonable alternative options for the development strategy for Charnwood are identified. In doing so, consideration has been given to whether our housing need could be wholly accommodated by a single standalone new settlement. Our evidence suggests, however, that there is not a large enough site available or being promoted in the Borough. If a standalone settlement was to be pursued as the development strategy for Charnwood there would need to be a site identification process to overcome these barriers and find a suitable location.

4.46 Experience from other large scale developments across the country suggests that a new settlement may take between 5 and 13 years to plan for and, taking into account delivery timescales for infrastructure and other works, a new settlement option is unlikely to deliver new housing before 2030. A project of this size is also likely to experience delays due to the complexity of development. With that in mind, housing completions may not take place until after 2036.

4.47 Given these long lead in times a new settlement may only represent a longer term strategy for Charnwood's development needs beyond the end date of this plan. However, if a new settlement is considered an appropriate strategy for meeting the borough's development needs in the longer term it might be sensible to identify and plan for it now rather than leave it to the next plan. This issue will need to be carefully considered as part of this plan.

4.48 The effects associated with this option are difficult to determine accurately as the location of a new settlement has not been identified. The primary difference between this option and all of the other options is the almost complete reliance on one development to meet the borough's housing needs, meaning less choice and flexibility in the delivery of new homes. A new standalone settlement would be the focus of growth for the Borough possibly with delivery going beyond 2050. This option is unlikely to help address deprivation, support the local economy or provide accessibility as

development would be removed from existing communities and established services and transport links.

4.49 This option has the potential to have fewer negative impacts on environmental factors with the potential to avoid sensitive areas for biodiversity, water quality, flood risk and the historic environment. However, there is likely to be a negative impact on landscape character. A concentration of growth could also affect air quality and climate change emissions depending upon where the settlement was located and the transport measures secured.

4.50 We want to hear your views on the options set out above and whether there are other options that should be considered.

Employment Strategy Options

4.51 Chapter 3 explains that our evidence[14] suggests there is sufficient land with planning permission or committed in the Core Strategy to meet the overall quantitative need for employment land. The evidence does, however, suggest there are qualitative issues to consider such as the location and type of employment land.

4.52 The opportunities to meet our employment development needs to 2036 have been considered and the options identified through evidence are set out below.

Option 1 - Rely on Existing Employment Allocations

4.53 This option would represent a 'business as usual' strategy, relying on existing allocations in the Charnwood Local Plan Core Strategy and Borough of Charnwood Local Plan.

4.54 This option does not involve any new land being identified and therefore would not have any new environmental, social and economic effects. This option has the potential for long term positive effects on the local economy through the delivery of employment land to meet identified needs.

Option 2 - Identify New Employment Land to Facilitate Regeneration

4.55 This option would identify 10ha of new employment land in order to release poorer quality employment sites for alternative uses.

4.56 Our evidence tells us that we have a sufficient amount of land allocated for offices and small scale industrial uses to provide for these types of jobs to 2036. It does, however, show we have a number of sites which are in employment uses in Thurmaston which are well occupied and functional but have a poor relationship with surrounding uses and in some cases are constrained by poor access. Our evidence suggests identifying around 10ha of new employment land north of Leicester in the new Local Plan to enable the release of these existing employment sites to alternative uses such as housing.

14 Charnwood Employment Land Review (2018)

4.57 This option would not involve any net additional land being identified and therefore would not have any new significant environmental, social and economic effects. This option has the potential for long term positive effects on the local economy through the delivery of employment land to meet identified needs and delivery of new and higher quality employment land.

Option 3 - Identify New Employment Land for Large Warehousing

4.58 This option would identify 10ha of new employment land to respond to demand for large warehousing.

4.59 Our evidence indicates that the Council should consider whether it is appropriate to identify 10ha of land for large warehousing. The distribution of large warehousing will require further discussion with partners under the duty to cooperate due to the strategic nature of this type of employment. Our evidence suggests that this land would need to be delivered in a single location with excellent access to the strategic road network and is therefore likely to be located to the north east of M1 Junction 23, near Shepshed.

4.60 This option would deliver an additional 10ha of employment land and offers the opportunity to address demand for large warehousing. Therefore, it has the potential to have a significant positive effect on the local economy and to positively contribute to tackling deprivation through the provision of jobs in accessible locations. It also has the potential for localised negative effects on biodiversity, air quality, soil resources and water quality, although these are not anticipated to be significant.

Chapter 5: Sites that are Available

5.1 Local plans must be deliverable within the plan period and there must be a realistic prospect of housing sites identified for the first five years being built and a reasonable prospect that sites identified for six years onwards will come forward.

5.2 We have prepared a land availability assessment [15] which identifies the land that landowners and developers have submitted to the Council for consideration for development. The assessment considers the prospects for different sites through evidence of their availability, suitability and achievability. We have also considered the potential for development within settlement limits [16] and have a good understanding of the potential land available to meet the need for homes and jobs.

5.3 Appendix C shows the sites that have been promoted or suggested for housing development by landowners, developers or others. More detailed information about these sites can be viewed here: www.charnwood.gov.uk/strategic_housing_land_availability_assessment. Appendix D summarises the number of promoted and suggested homes for each category from the settlement hierarchy discussed in Chapter 2 based on our evidence.

5.4 In total there are over 200 developable housing sites being promoted to the Council in the Borough in addition to those allocated or with planning permission. Taken together these sites could provide 22,268 homes. Not all of these sites will be needed and it is important to understand how the different individual sites can contribute to the reasonable options for the development strategy.

5.5 For employment land, there are a limited amount of new employment sites being promoted to the Council and these are set out in Appendix E.

5.6 The reasonable alternative options for development strategies set out in Chapter 4 have been informed by this evidence and we will only consider sites we know are available through our evidence and capable of contributing towards meeting development needs.

5.7 If there are other sites that you wish to see considered as part of the development strategy then these should be submitted to us through this consultation.

5.8 Our evidence on land availability has prevented us considering a strategy involving small sites only and as there is no land available [17] of a sufficient size for a significant standalone settlement we have also not been able to consider that at this stage.

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15 Charnwood Strategic Housing and Employment Land Availability Assessment (2017)

16 Urban Capacity Study 2018

17 A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell

Chapter 6: What Happens Next

6.1 This consultation seeks comments on the reasonable options for a development strategy for Charnwood. It has been published alongside a significant amount of other evidence and we are also seeking views on the:

- Interim Sustainability Appraisal;
- Settlement Hierarchy Assessment;
- Areas of Local Separation and Green Wedges Review;
- Settlement Limits to Development Assessment; and
- whether there are any available sites that are not included in the Strategic Housing Land Availability Assessment.

6.2 All these documents are available to view on the Council's website here: www.charnwood.gov.uk/local_plan_review.

6.3 Finally we welcome comments on the factors that influence the development strategy, including the existing Vision, the issues we must respond to and the future of Charnwood.

6.4 There are a number of questions that can be considered when responding to this consultation:

- Are there any other reasonable alternatives that can accommodate the need for homes and jobs?
- Do you have any comments on how the reasonable options have been sustainability appraised?
- Can you put forward any additional land that is available for development that has not been identified in the Council's Strategic Housing Land Availability Assessment?
- Do you think that the Council's vision is correct? Are there parts of it that need to change or could be added to?
- What evidence do you think the Council needs in order to identify its development strategy to 2036?

6.5 Comments should be submitted to the Council by no later than **5pm on Thursday 7th June 2018** either through the online portal , by emailing localplans@charnwood.gov.uk or writing to the address below:

Plans, Policies and Place-Making Team
Charnwood Borough Council
Southfields
Loughborough
LE11 2TN

6.6 The Council will consider the representations made before identifying Preferred Options for the development strategy. The programme for preparing the new local plan is set out in the Local Development Scheme 2018 which sees a Draft Local Plan being prepared for consultation in October 2018.

Appendix A: Core Strategy Vision 2011-28

A VISION FOR CHARNWOOD 2028

In 2028 Charnwood will be one of the most desirable place to live, work and visit in the East Midlands.

Development will have been managed to improve the economy, quality of life and the environment.

Charnwood will be recognised for the role Loughborough plays in the region's knowledge-based economy.

Our strong and diverse economy will provide more employment opportunities for local people including higher skilled, better paid jobs in high technology research and manufacturing, sports, tourism, creative and cultural industry clusters.

Growing business will have been retained and new investment secured. The Loughborough Science and Enterprise Park and growing Loughborough University will be at the heart of Loughborough's brand as a 'centre for excellence'. Business and technological links with the City of Leicester will have been strengthened through the Watermead Regeneration Corridor.

Our landscape and the special buildings, heritage and ecology it contains will be in a good state. Our picturesque villages will have retained their strong sense of identity.

Our community will have access to a range of green spaces, leisure and recreational facilities across Charnwood and new parkland in Loughborough and Thurmaston will be provided. The Charnwood Forest will be recognised as a Regional Park. The River Soar and Wreake will be improved for wildlife and people.

Charnwood will be recognised for delivering growth to a high design quality that benefits the community.

The demand for housing will be focused on Loughborough and the edge of Leicester City. New sustainable urban extensions at West Loughborough and Thurmaston, as well as other planned areas of growth, will incorporate good quality design and reflect our strong local distinctiveness.

Our community will have access to homes to suit their needs. In particular, there will be a good provision of affordable housing particularly in rural communities. Issues previously associated with houses in multiple occupation will have been managed and social cohesion will have improved.

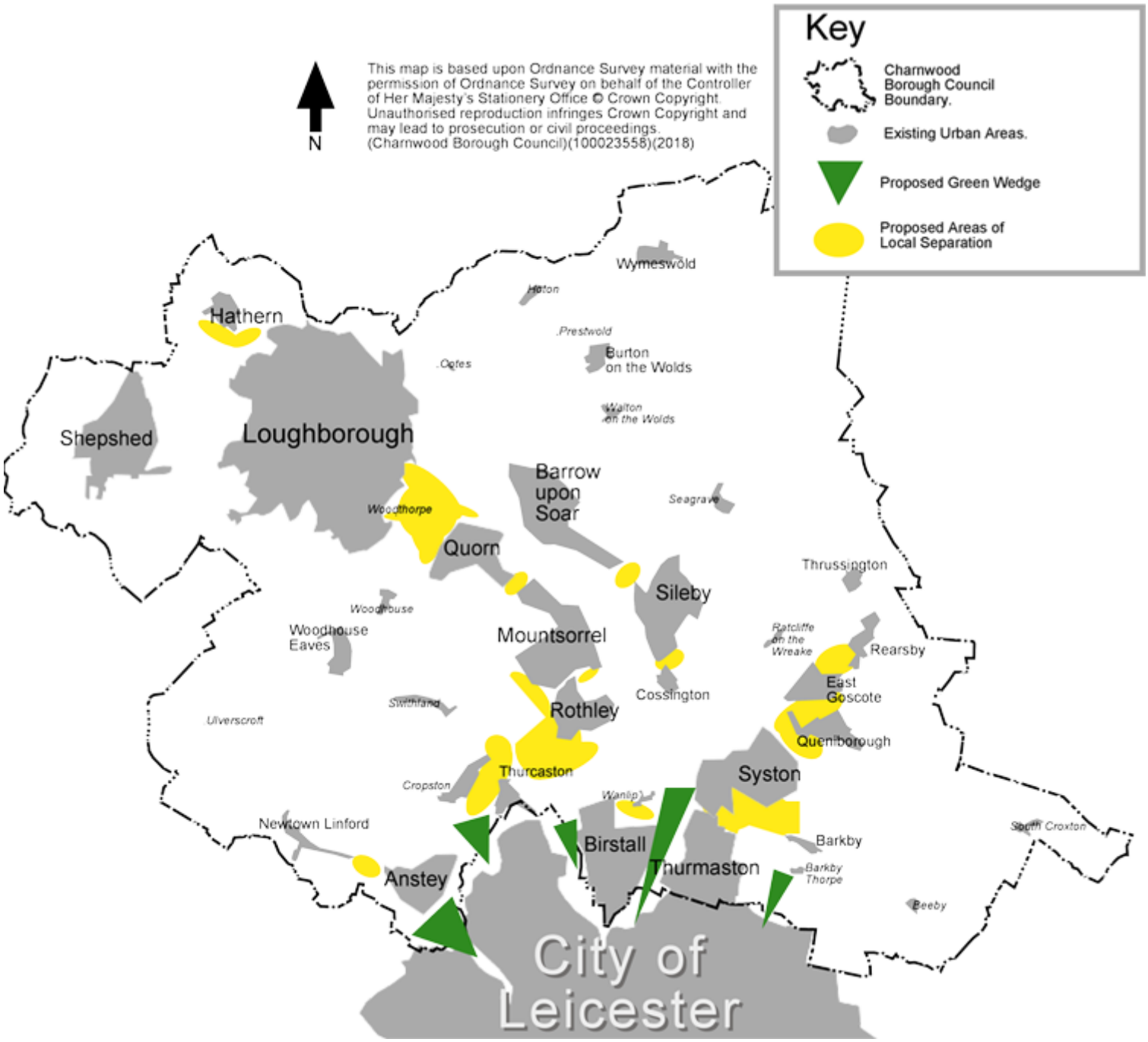
Loughborough will continue to be the main economic, social and cultural heart of the Borough. It will be an attractive, compact and 'walkable' destination for shopping, leisure, entertainment and culture. Our other settlements, including a regenerated Shepshed, will have an attractive provision of local shops, culture and leisure facilities.

Our community will have better access to jobs and services, with a choice to walk or cycle. For longer trips Charnwood will be known for its excellent connections by bus or rail, including a restored Great Central Railway. Some trips will no longer be necessary as an expansive broadband network will make Charnwood one of the best connected semi-rural boroughs in the country.

Our community will enjoy a cleaner and greener environment. Charnwood will be well prepared for the impacts of climate change and will be playing its part in reducing greenhouse gas emissions.

Our community will have a sense of ownership and increased pride in their local areas due to strong neighbourhood planning.

Appendix B: Areas of Local Separation and Green Wedge Review



Appendix C: Housing Sites Promoted or Suggested for Development

SITES PROMOTED OR SUGGESTED FOR DEVELOPMENT

KEY

Sites with planning permission or identified in the Local Plan

Sites promoted or suggested for development

Source: Charnwood Strategic Housing and Employment Land Availability Assessment (2017)

Charnwood Borough Council
Council Offices
Southfield Road
Loughborough
Leicestershire
LE11 2TX

www.charnwood.gov.uk

Charnwood

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Appendix D: Capacity for Housing Development by Settlement Category

Capacity for Housing Development by Settlement Category

PROPOSED SETTLEMENT CATEGORY	SETTLEMENT	CAPACITY (Number of Homes)
Urban Centre	Loughborough	5,509
Urban Settlement	Shepshed	2,765
	Birstall	45
	Thurmaston	925
	Syston	1,684
	Edge of Leicester	692
Service Centre	Anstey	952
	Barrow Upon Soar	1,055
	Mountsorrel	67
	Quorn	674
	Rothley	686
	Sileby	1,145
Other Settlement	See Table 3 for settlement list	2,966
Small Village or Hamlet	See Table 3 for settlement list	735
New Settlement	Near Barkby	690
	Near Thurcaston	578
	Near Cotes	975
	Near Wymeswold	770

Appendix E: Employment Sites Promoted or Suggested for Development

Sites Promoted or Suggested for Employment Uses

SITE REF	SITE NAME
PSE390	Land off Anstey Lanes
PSE350	Charnwood Edge, Cossington
PSE123	Land East of Loughborough
PSE265	Land West of Snells Nook Lane, Loughborough
PSE251	Sports Ground off Leicester Road, Loughborough
PSE233	Disused Nursery r/o 263 Loughborough Road
PSE107	Land at Farley Way, Quorn
PSE349	Rearsby Business Park
PSE268	Rearsby Business Park Extension
PSE240	Rowena (Wyedale) Garden Centre
PSE24	Land off Fairway Road, Shepshed
PSE69	Land South East of Syston

APPENDIX B – LIST OF RESPONDENTS TO CONSULTATION (APRIL-JUNE 18)

ORGANISATIONS
Urgo Ltd
Environment Agency
Thurcaston & Cropston Parish Council
CPRE
Quorn Parish Council
Canal & River Trust
Nanpantan Ward Residents Group (NWRG)
Barrow upon Soar Parish Council
Marrons on behalf of William Davis
Sturdee Poultry Farms Ltd
Marine Management Organisation
NFU
Thurcaston & Cropston Parish Council
Sport England
Barkby and Barkby Thorpe Action Group (BABTAG)
Barkby & Barkby Thorpe Parish Council
Leicestershire Local Access Forum
The Country Practice Syston (NHS)
Woodbrook Vale School
Woodhouse Parish Council & King George's Charity
GAMMA
Thurmaston Parish Council
Nottinghamshire County Council
Persimmon on behalf of Charles Church
Geoffrey Prince Ass on behalf of Cawrey Ltd
Chair of Governors - Woodbrook Vale School
Cossington Parish Council
Theatre Trust
Forestry Commission
East Midlands Airport
Hoton Parish Council
Highways England
Wallace Land Investments.
Anstey Parish Council
Harborough District Council
Marrons on behalf of Hallam Land Management
Marrons on behalf of Mather Jamie
Hinckley & Bosworth Borough Council
Leicester City Council
GVA on behalf of St Philips
Burton on the Wolds, Cotes and Prestwold Parish Council
Mountsorrel Parish Council
Lichfields on behalf of Commercial Estates Group (CEG),
Tetlow King Planning
Home Builders Federation Ltd
IRM Planning on behalf of William Davis and Parker Strategic Land
Carter Jonas LLP on behalf of Leicestershire County Council
Peter Bretts on behalf of Barwood Development Securities Ltd
Pegasus on behalf of Davidsons Developments
Pegasus on behalf of Hallam Land Management Ltd
Pegasus on behalf of Taylor Wimpey
Pegasus on behalf of David Wilson Homes
Wanlip Parish Meeting
Pegasus on behalf of Jelson Homes

ORGANISATIONS
Pegasus on behalf of Jelson Homes & Davidsons Developments Ltd
Leicestershire County Council
William Davis
Savills on behalf of Taylor Wimpey
Melton Borough Council
Savills on behalf of Trustees of The Grace Dieu and Longliffe Estates
Pegasus on behalf of Strata Homes Ltd
Natural England
Hollins Strategic Land
Education and Skills Funding Agency
Haddon Way Residents Association
Heaton Planning Ltd on behalf of Swithland Homes
West Leicestershire Clinical Commissioning Group
Fisher German on behalf of Rearsby Trust
Rearsby Parish Council
Pegasus on behalf of Rothley Temple Estate (note: came in the post)
Pegasus on behalf of Wilson Enterprise Ltd (note: came in the post)
Pegasus on behalf of Davidsons Developments Ltd (note: came in the post)
NHS Property Services Ltd
Andrew Hiorns Town Planning Ltd on behalf of Parker Strategic Ltd