

LOUGHBOROUGH AREA COMMITTEE – 6TH JANUARY 2020

Report of the Head of Planning and Regeneration

Part A

ITEM 8 DRAFT CHARNWOOD LOCAL PLAN 2019-36

Purpose of Report

To enable the members of the Committee to be consulted on the Draft Charnwood Local Plan 2019-36.

Action Requested

That the members of the Committee consider the Draft Charnwood Local Plan 2019-36 as it relates to Loughborough and that members provide their responses through the consultation process.

Reason

To perform the Committee's function to be consulted on matters of policy and strategic direction which relate to or affect the Loughborough town area.

Policy Justification and Previous Decisions

The Charnwood Core Strategy was adopted in November 2015 and provides a development strategy for the Borough to 2028 setting out where and how new development should take place in the Borough. The Council is working with its partners to deliver that plan and, in accordance with the requirement to keep plans up to date and reviewed at least every five years, work has also commenced on the preparation of a new Charnwood Local Plan for a longer period to 2036. This will align the local plan with the recently published Leicester and Leicestershire Strategic Growth Plan and take account of changes to planning policy and guidance, including the standard method for assessing local housing need.

The new Charnwood Local Plan, once adopted, will form part of the development plan and provide the basis for determining planning applications in Charnwood. It will replace the Charnwood Local Plan Core Strategy (2015) and the saved policies from the Borough of Charnwood Local Plan (2004).

A wide range of evidence base reports have been prepared to assess topic areas such as landscape, transport, ecology, viability, flooding, employment and housing. These have informed the work which has taken place to understand the roles of different settlements, what land is available for development, constraints to development and the options for delivering homes and jobs.

A sustainability appraisal of the draft plan has been undertaken to appraise the social, environmental and economic effects of the plan from the outset. This is an

integral part of the plan making process and will help to ensure that the plan will contribute to achieving sustainable development.

On 17th October 2019, the Cabinet approved the Draft Charnwood Local Plan and associated Policies Map for public consultation (minute 38 2019/20 refers). Further details of the draft plan are set out in Part B of this report and the plan is available to view here: https://www.charnwood.gov.uk/draft_charnwood_local_plan_2019_36.

Implementation Timetable including Future Decisions

The responses received to the consultation, including those provided by members of the Committee, will be assessed and used to inform the preparation of a Pre-Submission Charnwood Local Plan. This version of the local plan will undergo a further round of statutory consultation next year, in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The local plan and the responses to that consultation will be submitted to the Secretary of State for an examination in public. If the appointed Planning Inspector finds the plan is sound it will then need to be formally adopted by Council before it becomes part of the development plan.

Report Implications

Financial Implications

The cost of preparing the Charnwood Local Plan in 2019/20 can be met within existing budgets.

Risk Management

No specific risks have been identified with the actions the Committee is being asked to take.

Background Papers: [Cabinet 17th October 2019 Item 6 – Draft Charnwood Local Plan \(2019-36\)](#)
[Interim Sustainability Appraisal Report \(October 2019\)](#)
[Charnwood Local Plan evidence base](#)

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Part B

Draft Charnwood Local Plan 2019-36

Following two earlier consultations, the Draft Charnwood Local Plan identifies a preferred option for the development strategy for Charnwood, taking account of the reasonable alternatives, and proposes a range of draft policies to deliver that strategy. The key policies are summarised below and the full plan is available to view here: https://www.charnwood.gov.uk/draft_charnwood_local_plan_2019_36.

Scale of Growth

The local housing need for Charnwood has been calculated using the national standard methodology and identifies a need for 1,082 homes a year, a total of 18,394 between 2019 and 2036. Taking account of the homes planned through the Core Strategy, the draft plan makes provision for an additional 7,252 homes. This will ensure the plan meets the identified housing need in the Borough and also provides a degree of flexibility to maintain a supply of housing land. The draft plan proposes that 1,919 of those 7,252 homes would be located in or adjacent to Loughborough.

Distribution of Growth

The draft local plan proposes a preferred development strategy of urban concentration and intensification of the urban areas, with some growth dispersed to other areas of the Borough. It focuses housing and employment at the edge of Leicester, proposes managed growth at Loughborough, and directs growth to Shepshed with a smaller scale growth at Service Centres and Other Settlements. A list and map of the allocations of land that are proposed to deliver this strategy are set out in the draft plan.

Housing

The draft local plan seeks 30% affordable homes on all housing developments of 10 houses or more. It also seeks a mix of house types, tenures and sizes and at least 5% of new homes that meet standards for being wheelchair accessible or adaptable. New policies are proposed on space standards for the internal dimensions of homes and requirements for plots for self-build/custom-build housing on developments of 20 or more dwellings. A policy is also included on how applications for gypsies, travellers and travelling showpeople sites will be considered.

There is an expanded policy proposed on houses in multiple occupation (HMOs) which lowers the threshold currently set out in guidance and seeks to avoid new HMOs in areas with a 10% or more concentration of HMOs. A draft policy is also included for campus and purpose built student accommodation supporting new purpose built student accommodation on the Loughborough University and College campuses or in locations that are easily accessible from the campuses.

Employment and Regeneration

The draft local plan identifies the land that is available for employment over the plan period to 2036. There are no new allocations of land required as sufficient allocations were made in the Core Strategy. The draft policies also confirm support for the Loughborough Science and Enterprise Park.

A new draft policy is included on protecting existing good quality employment sites and supporting appropriate economic development in rural areas, such as small scale expansion and farm diversification. Draft policies also continue the support for the regeneration of Loughborough and Shepshed and appropriate developments in town centres and other shopping areas. This includes support for a mixed use development at Baxter Gate/Pinfold Gate in Loughborough. There is also a new draft policy that seeks to prevent an overconcentration of hot food takeaways in town centres.

Environment

The draft local plan includes a range of policies on the environment including draft policies that seek to protect the countryside, identify areas of local separation and green wedge and set out specific approaches to development in the Charnwood Forest, National Forest, and River Soar and Grand Union Canal Corridor.

Draft policies also seek to conserve and enhance the natural and historic environment, including achieving a net gain in biodiversity from development. A new draft policy seeks to maintain and extend tree cover in the Borough.

The draft local plan seeks to protect existing recreation and community facilities and requires new recreation facilities to be provided from developments of 10 dwellings or more. It also confirms the allocation of land at Nanpantan for additional burial space.

Climate Change

The draft plan includes new and updated policies on renewable and low carbon energy (which identify opportunity areas for wind and solar energy installations), sustainable construction, managing flood risk and sustainable travel including electric car charging points.

Infrastructure and Delivery

The draft local plan seeks to ensure development is supported by the necessary infrastructure and commits the Council to working with infrastructure providers to ensure those needs are met and prepare an Infrastructure Delivery Plan.