

# Draft Charnwood Local Plan 2019-36

Summary document

# Draft Charnwood Local Plan 2019-36 Consultation

Charnwood Borough Council is holding a six-week consultation about the draft Charnwood Local Plan 2019-36 between November 4 and December 16, 2019.

The draft local plan sets out the vision of Charnwood's future growth and how the Council will balance that growth while making sure the environment is looked after and communities have the infrastructure they need.

The current local plan guides development until 2028 and the new draft Charnwood Local Plan which will ultimately replace it looks further ahead until 2036.

This document gives a summary of the full draft local plan and while the Council would encourage people to read the full document, we hope this summary is helpful in understanding the plan.

The full document and frequently asked questions can be found on the Council website, simply visit [www.charnwood.gov.uk/draftlocalplan](http://www.charnwood.gov.uk/draftlocalplan) where you can also complete our online consultation form.

Broadly speaking, the draft Charnwood Local Plan 2019-36 includes proposals for:

- retaining 382 acres of employment land in the current plan to help provide for 8,900 jobs needed in the borough until 2036
- sustainable locations for an additional 7,250 homes to help meet demand up until 2036.
- protecting nearly 4,000 acres of open countryside, including natural open spaces between settlements and green wedges around the urban edge of Leicester
- opportunity areas for wind and solar energy installations which could power thousands of homes and help reduce carbon emissions
- a new policy on Houses in Multiple Occupation (HMOs) proposing tighter restrictions on new HMOs and applications to create larger HMOs
- restrictions on new hot food takeaways
- retaining and strengthening policies on managing flood risk
- one additional retail site in Loughborough town centre
- supporting Loughborough town centre by encouraging a more diverse mix of uses including retail, residential, leisure, office and professional services
- encouraging sustainable construction methods

The draft local plan is accompanied by a policies map. This is in two parts and can be found at the end of this summary. The maps show the areas which are proposed for a number of uses.

These include new housing, employment land, protected countryside and sites that would be suitable for wind and solar energy.

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The next three pages briefly set out each of the policies in the draft local plan.

## Development Strategy

The starting point for the development strategy is that the local housing need for Charnwood is 1,082 new homes per year, a total of 18,394 homes between 2019 and 2036. Some of these homes are already accounted for either through existing planning permissions or allocations in the current local plan.

The draft local plan is proposing that this need is met in the following way.

Housing Need and Supply	Homes
Local Housing Need (1,082 per annum)	18,394
Housing Supply:	
• North East of Leicester Sustainable Urban Extension	3,325 <sup>1</sup>
• West of Loughborough Sustainable Urban Extension	3,200
• North of Birstall Sustainable Urban Extension	1,950
• Other Planning Permissions at 31st March 2019	3,949
• Saved Charnwood Local Plan 2004 Allocation	40
Supply Sub-total	14,464
To be found	5,930

However, the draft local plan proposes that the Council plans for approximately 1,300 additional homes over the plan period to achieve sufficient flexibility to maintain a supply of housing land. The draft plan therefore proposes to make provision for a further 7,252 homes over the plan period to 2036 rather than 5,930.

The draft local plan sets out allocations to meet this need. The draft local plan doesn't propose any additional allocations of employment land.

Good design is a key factor in achieving the Council's vision. The draft plan sets out a policy for achieving high quality design and states that the Council will prepare a supplementary planning document to provide guidance to support the policy.

<sup>1</sup> The North East of Leicester Sustainable Extension will provide 4,500 homes when it is complete and 3,325 of these will be provided in the plan period to 2036.

## Housing

- **Meeting our housing needs:** This draft policy takes the development strategy and makes specific allocations for new development to meet the housing needs that have been identified. A list of the allocations can be found later in this document.
- **Affordable Housing:** 30% affordable homes will be sought on all housing developments of 10 houses or more.

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- **Housing Mix:** A mix of house types, tenures and sizes to meet needs and at least 5% of new homes that meet standards for being wheelchair accessible or adaptable will be sought. Provision of bungalows and other house types will be encouraged that address the needs of older people.
- **Space Standards:** New developments should at least meet the Government's guideline standards for the internal dimensions of homes.
- **Self-build and Custom Housebuilding:** A new draft policy seeks to assist people who wish to build their own homes by setting aside plots for this on developments of 20 or more dwellings.
- **Houses in Multiple Occupation (HMOs):** The draft policy includes a 10% saturation threshold in Loughborough to avoid a concentration of HMOs and seeks to avoid the sandwiching of homes between HMOs. A draft policy is also included to support new purpose built student accommodation on the University and College campuses or in locations that are easily accessible from them.
- **Gypsies, Travellers and Travelling Showpeople:** The draft policy updates the Core Strategy policy and sets out how applications for sites for gypsies, travellers and travelling showpeople will be considered.

## Employment and Regeneration

- **Economic Development:** Identifies the land that will be made 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 policy also confirms support for the Loughborough Science and Enterprise Park.
- **Protecting Our Existing Employment Sites:** A new draft policy seeks to protect existing good quality employment land.
- **Regeneration Strategy:** Draft policies seek to support the regeneration of Loughborough, Shepshed and the Watermead Corridor.
- **Our Rural Economy:** The draft policy seeks to support appropriate economic development in rural areas such as small scale business expansion and farm diversification.
- **Town Centres and Shopping:** The draft policy supports appropriate developments in town centres and other shopping areas, including a mixed use development at Baxter Gate/ Pinfold Gate. There is also a new draft policy that seeks to prevent an over concentration of hot food takeaways in town and village centres.

## Environment

- **Countryside and Landscape:** Draft policies seek to protect the countryside, identify areas of local separation and green wedges and set out specific approaches to development in the Charnwood Forest, National Forest, and River Soar and Grand Union Canal Corridor.

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- **Biodiversity, Geodiversity and Heritage:** Draft policies seek to conserve and enhance the natural and historic environment, including achieving a net gain in biodiversity from development.
- **Tree Planting:** A new draft policy seeks to maintain and extend tree cover in the borough.
- **Healthy Communities, Open Space, Sport and Recreation:** The draft policy seeks to protect existing facilities including community facilities. It also seeks new facilities to be provided from developments of 10 dwellings or more. This section also confirms the allocation of land at Nanpantan for additional burial space.

## Climate Change

- **Renewable and Low Carbon Energy:** A new draft policy supporting new wind and solar energy installations where their impacts on the environment and local people have been addressed. The policy identifies opportunity areas for green energy production.
- **Sustainable Construction:** The draft policy seeks design and construction methods that reduce the impact of development on climate change.
- **Managing Flood Risk:** The draft policies seek to direct development to those areas where flood risk is lowest, reduce the impact where this is not possible and deliver sustainable drainage systems to manage water flows.
- **Sustainable Travel:** The draft policies seek good walking, cycling and public transport links and charging points for electric vehicles to be provided on new developments.

## Infrastructure and delivery

- **Road Transport:** The draft policies seeks to ensure that the impacts of development on the highway network are mitigated appropriately and appropriate car parking is provided.
- **Education and Health:** The draft plan commits the Council to working with infrastructure providers to ensure infrastructure needs are met.
- **Delivery and Viability:** The draft plan states that the Council will prepare an Infrastructure Delivery Plan and viability assessment to better understand the infrastructure that is required to support development and how that can be provided.

## Allocations policies

The Charnwood Core Strategy identified directions of growth to the north of Birstall for a sustainable urban extension and for the Watermead Regeneration Corridor. The draft local plan contains updated policies for these areas to confirm them as allocations.

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Below is a table of the proposed sites for housing. The table contains a site reference number, a description of the location and the number of homes it is proposed could be built there.

If you look at the map at the exhibition or online you can cross reference the sites with the reference number to find out how many homes it is proposed the site could accommodate.

<b>SITE REF</b>	<b>SITE DESCRIPTION</b>	<b>SITE LOCATION</b>	<b>HOMES</b>
<b>Sustainable Urban Extensions</b>			
<b>HS1</b>	<b>North East of Leicester Sustainable Urban Extension</b>	<b>Thurmaston</b>	<b>4,500</b>
<b>HS2</b>	<b>North of Birstall Sustainable Urban Extension</b>	<b>Birstall</b>	<b>1,950</b>
<b>HS3</b>	<b>West of Loughborough Sustainable Urban Extension</b>	<b>Loughborough</b>	<b>3,200</b>
<b>Leicester Urban Area</b>			
<b>HS4</b>	<b>Land off Birstall Meadow Road/Long Meadow Way</b>	<b>Birstall</b>	<b>10</b>
<b>HS5</b>	<b>Land at Gynsill Lane and Anstey Lane</b>	<b>Glenfield</b>	<b>120</b>
<b>HS6</b>	<b>Land south east of Syston</b>	<b>Syston</b>	<b>747</b>
<b>HS7</b>	<b>Brook Street</b>	<b>Syston</b>	<b>45</b>
<b>HS8</b>	<b>Land north of Barkby Road</b>	<b>Syston</b>	<b>157</b>
<b>HS9</b>	<b>Barkby Road</b>	<b>Syston</b>	<b>208</b>
<b>HS10</b>	<b>Land at Melton Road</b>	<b>Syston</b>	<b>34</b>
<b>HS11</b>	<b>Queniborough Lodge</b>	<b>Syston</b>	<b>132</b>
<b>HS12</b>	<b>Works opposite 46 Brook Street</b>	<b>Thurmaston</b>	<b>7</b>
<b>HS13</b>	<b>Works adjacent 46 Brook Street</b>	<b>Thurmaston</b>	<b>5</b>
<b>HS14</b>	<b>Rear of 36-46 Colby Road</b>	<b>Thurmaston</b>	<b>12</b>
<b>HS15</b>	<b>Rear of Manor Medical Centre, Melton Road</b>	<b>Thurmaston</b>	<b>20</b>
<b>HS16</b>	<b>Land off Barkby Thorpe Lane</b>	<b>Thurmaston</b>	<b>70</b>
		<b>Sub-total</b>	<b>1,567</b>

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<b>SITE REF</b>	<b>SITE DESCRIPTION</b>	<b>SITE LOCATION</b>	<b>HOMES</b>
<b>Loughborough Urban Centre</b>			
HS17	Land at Frederick Street	Loughborough	10
HS18	Land off Beacon Road	Loughborough	54
HS19	Sital House, 3-6 Cattlemarket	Loughborough	15
HS20	Southfields Road Car Park	Loughborough	33
HS21	Devonshire Square Opportunity Site	Loughborough	252
HS22	Former Petrol Station, Pinfold Gate	Loughborough	25
HS23	Part of Baxter Gate Opportunity Site	Loughborough	210
HS24	Retail Warehouse Car Park, Regent Place	Loughborough	37
HS25	Beacon House, Forest Road	Loughborough	9
HS26	31-32 Market Place	Loughborough	5
HS27	138-144 Knightthorpe Road	Loughborough	13
HS28	Former Main Post Office, Sparrow Hill	Loughborough	16
HS29	Carillon Court Shopping Centre, Derby Square	Loughborough	43
HS30	Park Grange Farm, Newstead Way	Loughborough	15
HS31	Land off Highland Drive and Knox Road	Loughborough	24
HS32	30 Meadow Lane	Loughborough	52
HS33	Land off Leconfield Road	Loughborough	25
HS34	Land rear of Snell's Nook Lane	Loughborough	120
HS35	Land at Woodthorpe, east and west of A6004 Epinal Way	Loughborough	334
HS36	Nanpantan Grange, Land south west of Loughborough.	Loughborough	544
HS37	Extend Park Grange Farm	Loughborough	83
		<b>Sub-total</b>	<b>1,919</b>

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SITE REF	SITE DESCRIPTION	SITE LOCATION	HOMES
<b>Shepshed Urban Area</b>			
HS38	Land off Fairway Road	Shepshed	378
HS39	Land at Tickow Lane (Phase 2)	Shepshed	394
HS40	32 Charnwood Road	Shepshed	15
HS41	Land west of Tickow Lane	Shepshed	330
HS42	Land at Oakley Road	Shepshed	133
HS43	Land west of the B591/Ingleberry Road and north of Iveshead Lane	Shepshed	174
HS44	Land north of Hallamford Road and west of Shepshed	Shepshed	250
HS45	20 Moscow Lane	Shepshed	49
HS46	Land rear of 62 Iveshead Road	Shepshed	76
HS47	Land rear of 54 Iveshead Road,	Shepshed	5
HS48	Land at Tickow Lane	Shepshed	210
HS49	Land off Ashby Road West	Shepshed	27
		<b>Sub-total</b>	<b>2,041</b>
<b>Service Centres</b>			
HS50	High Leys Farm/Manor Farm	Anstey	110
HS51	Albion Street/Rosebery Road	Anstey	8
HS52	84 Melton Road	Barrow Upon Soar	18
HS53	Land south of Melton Road	Barrow Upon Soar	130
HS54	Land north of Melton Road	Barrow Upon Soar	120
HS55	Leicester Road	Mountsorrel	10
HS56	Loughborough Road	Quorn	75
HS57	Land south of Rothley	Rothley	44
HS58	Land at Woodcock Farm	Rothley	107

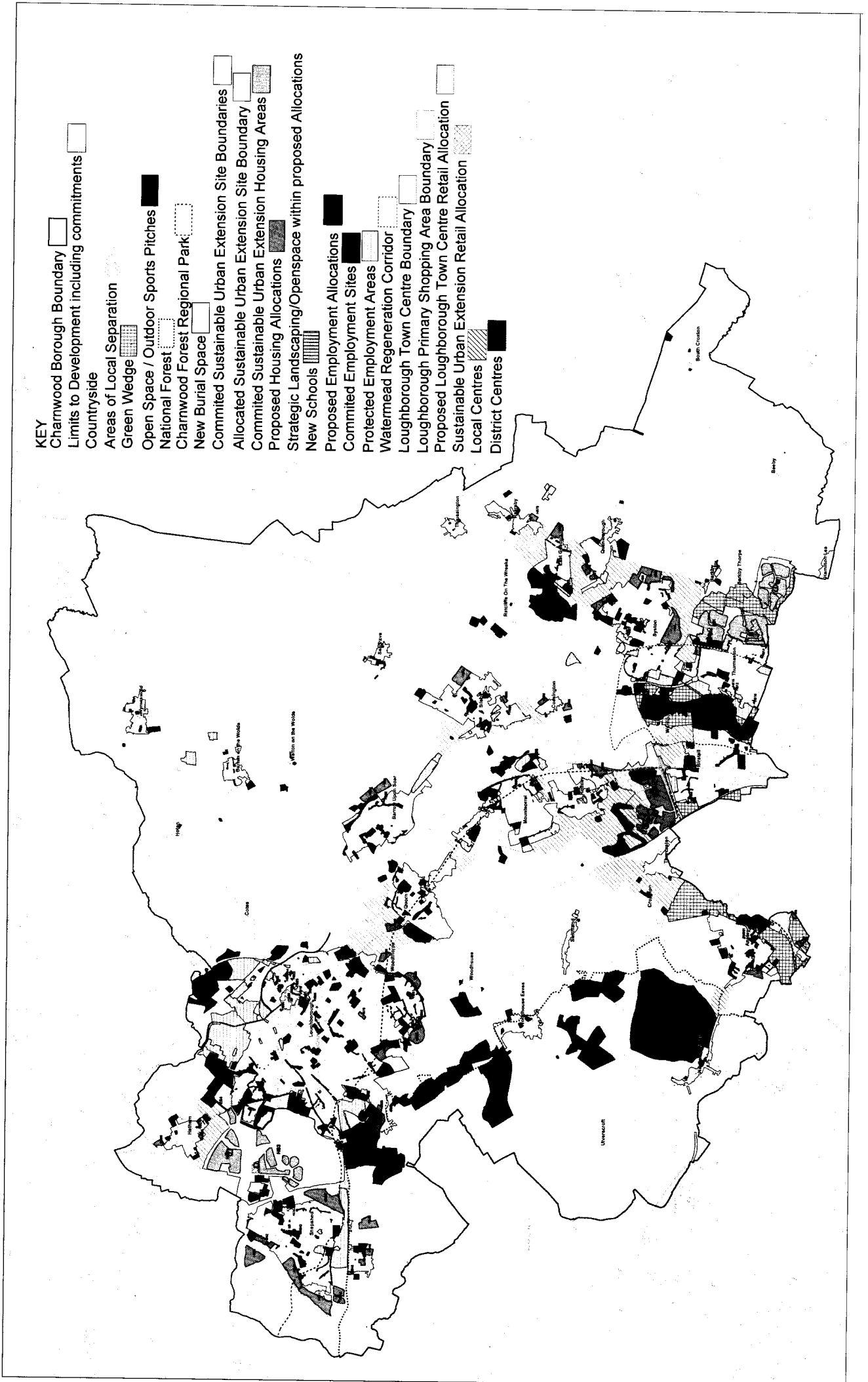
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<b>SITE REF</b>	<b>SITE DESCRIPTION</b>	<b>SITE LOCATION</b>	<b>HOMES</b>
<b>HS59</b>	<b>Factory at the corner of Park Road and Seagrave Road</b>	<b>Sileby</b>	<b>11</b>
<b>HS60</b>	<b>Land rear of The Maltings site, High Street</b>	<b>Sileby</b>	<b>13</b>
<b>HS61</b>	<b>36 Charles Street</b>	<b>Sileby</b>	<b>11</b>
<b>HS62</b>	<b>9 King Street</b>	<b>Sileby</b>	<b>14</b>
<b>HS63</b>	<b>Kendal Road</b>	<b>Sileby</b>	<b>32</b>
<b>HS64</b>	<b>Land off Barnards Drive</b>	<b>Sileby</b>	<b>228</b>
		<b>Sub-total</b>	<b>931</b>
<b>Other Settlements</b>			
<b>HS65</b>	<b>Land west of Main Street and north of Syston Road</b>	<b>Cossington</b>	<b>54</b>
<b>HS66</b>	<b>Land rear of Derry's Garden Centre</b>	<b>Cossington</b>	<b>70</b>
<b>HS67</b>	<b>Land off Melton Road</b>	<b>East Goscote</b>	<b>223</b>
<b>HS68</b>	<b>Land rear of 89 Loughborough Road</b>	<b>Hathern</b>	<b>29</b>
<b>HS69</b>	<b>Land off Zouch Road</b>	<b>Hathern</b>	<b>50</b>
<b>HS70</b>	<b>J R Walton, The Leys</b>	<b>Hathern</b>	<b>6</b>
<b>HS71</b>	<b>Land off Melton Road</b>	<b>Queniborough</b>	<b>55</b>
<b>HS72</b>	<b>Land at Threeways Farm</b>	<b>Queniborough</b>	<b>100</b>
<b>HS73</b>	<b>Land off Gaddesby Lane</b>	<b>Rearsby</b>	<b>47</b>
	<b>Sites to be identified through neighbourhood planning process</b>		<b>160</b>
		<b>Sub-total</b>	<b>794</b>
		<b>TOTAL</b>	<b>7,252</b>

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# Policies map 1



# Policies map 2

- KEY
- CHARNWOOD BOROUGH BOUNDARY
  - LIMITS TO DEVELOPMENT
  - SUITABLE WIND ENERGY LOCATIONS
  - SUITABLE SOLAR ENERGY LOCATIONS

