

General Comments

Contributor	Summary of Comments
RN69/7 Ms Youngs	Provide houses in mixed use developments for safety and security, and minimise travel.
RN94/14 Countryside Agency	Suitable sites should be informed by their ability to achieve a wide range of sustainable development objectives. Wish to see landscape character assessment work underpinning the process to identify the location of least sensitive landscapes which can absorb development easily. Advocate use of Quality of Life Assessment in the pursuit of high quality design, achieve sustainable development and enhanced quality of life for all. Need to take account of Parish Plans, Village Design Statements and the Quality of Life Capital Approach to assist in preparation of Action Area Plans. Consider the need to prepare Concept Statements in advance of allocating specific sites. Concept Statements explain how policies and objectives of the Local Development Document should apply.
RN107/5 Mr Keeling	The survey conducted by the Midlands Rural Housing Association will undoubtedly confirm that there is an imbalance between 'executive' dwellings and modest 'family' homes. LDF needs to redress this imbalance.
RN104/5 WESSRA	Accepting housing developments will take place, need emphasis on careful development of rural and semi-rural recreational facilities. Taking a more inclusive approach can reduce the associated risks to equestrianism.
RN102/2 A Newtown Linford Parish Councillor (anonymous)	Housing design is a priority and materials, particularly in conservation areas. New development should preserve character of location. VDS will be important, providing local information.

Question 11: Are there any brownfield or greenfield sites in Charnwood that you think would be suitable for new housing?

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RN03/10 Andrew Granger & Co	Wymeswold Airfield.
RN07/2 Mr & Mrs Hyde	Sort out redevelopment of derelict building on Loughborough High Street near Southfields. Council should intervene where there are stumbling blocks constraining development eg. Marathon knitwear Update regulations with regard to the impact of certain construction techniques on local residents during construction phase - eg. hammering of piles causes significant noise and vibrations – Please consider building methods and the effects that they have.
RN22/1 Mr Merrick	Houses prioritised for first time buyers and rental, prohibit from being used for student accommodation.
RN19/11 Porter	Woodhouse/Rothley
RN34/11 T Birkinshaw	Land between Beacon Road and Parklands Drive. Use as many small infill areas as possible.
RN33/4 Mrs Gerrard	None- air quality is poor enough
RN37/7 Woodhouse Parish	2 brownfield sites at Bradgate Nursing Home, Brand Lane and Forest Rock Garage/Cantonese Restaurant, Church Hill, Woodhouse Eaves.

ISSUES PAPER RESPONSES: A BOROUGH WITH DECENT HOMES

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Council	
RN43/1 M&S Solicitors Ltd	Site off Pinfold/Rempstone Road (Storkitt Lane), Wymeswold should be considered for approx 36 dwellings (various maps, drawings and details included).
RN56/5 GVA Grimley (University)	Moat Farm on the southern edge of Loughborough, would be happy to discuss this as an option for residential development.
RN53/11 Smith Stuart Reynolds (George Wimpey East Midlands Ltd)	<p>Land west of Gorse Hill, Anstey (currently lies within designated Green Wedge), abuts the defined Leicester and Leicestershire Urban Area, is close to shops, jobs and services at Beaumont Leys, Glenfield and Anstey and so is considered a sustainable location. (Maps and a landscape and visual appraisal are included.)</p> <p>Land at Melton Road East Goscote (currently lies within designated Area of Local Separation between East Goscote and Rearsby), lies on edge of sustainable community of East Goscote and so is considered a sustainable location. (Maps and a landscape and visual appraisal are included.)</p>
RN50/4 Highway Agency	Directing housing development towards rural areas between Loughborough and the A46, such as Wymeswold and Burton on the Wolds, which have already been identified in the Local Plan, may reduce impact on the local trunk road network, but would be less sustainable than in larger settlements.
RN61/1 Landmark Planning	Site on northern edge of Anstey (north of Fairhaven Road). PPG3 advocates a sequential approach to development, and urban extensions are a priority once sites within urban areas have been exhausted. The Structure Plan states that between 1996-2016 2950 houses are required in the CLPA, which this site is located within. Anstey is a sustainable settlement, and sequentially this is a good location. The site could provide limited provision for housing whilst protecting the appearance and character of the countryside. It would provide a good rounding off opportunity for built development in the area.
RN60/1 Landmark Planning	88 Broad Street, Syston - a vacant employment site within predominantly residential area within walking distance of the town centre. PPG3 advocates a sequential approach to the location of development. Brownfield sites within urban areas are the first choice. Its redevelopment would lead to environmental benefits for existing residents. Conversion into small industrial units would not lead to an improvement in residential amenity, it could lead to a greater impact. Very sustainable location close to shops, community facilities, bus routes and railway station.
RN62/1 Landmark Planning	Open area of land on the edge of Thurmaston/Syston. Bounded to the east by the railway line, and Barkby Thorpe Lane to the south. PPG3 advocates a sequential approach to development, and urban extensions are a priority once sites within urban areas have been exhausted. Structure Plan requirements between 1996-2016 in CLPA is 2950, which this site is located within. Council housing land available figures identify a balance of 1359 dwellings to find by 2016. Urban Capacity Study identified 41 sites capable of yielding ten or more dwellings, an estimated yield of 1400 dwellings. However, unlikely all 41 sites will come forward. Many Plans have a 20% friction factor to account for some sites in not coming forward. Dwellings yet to be completed amounts to 5715 (9400-3685 completions to September 2003). 20% factor would result in a buffer of 1144 houses. Council needs to allocate more land to ensure no under provision. Thurmaston and Syston are sustainable settlements, and sequentially this is a good location for development. This site could assist in meeting housing requirements whilst still protecting the purpose of the Green Wedge. It would provide a good rounding off opportunity for built development in the area, in a location close to services/facilities. Railway line provides a logical boundary, which could define future limits to development. Noise from railway could be mitigated.

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RN71/6 William Davis Ltd	<p>The following sites were raised in the adopted local plan, but not recommended by Inspector for inclusion. Rejected on 'need' rather than objection in principle. Thus, all sites merit consideration in the LDF. South East of Tickow Lane, Shepshed; Bramcote Road, Loughborough; Bull in the Hollow Farm, Leicester Road, Loughborough; Buddon Lane, Quorn; Manor Holt, Loughborough Road, Mountsorrel; East of Mountsorrel Lane, Rothley.</p> <p>The latter scheme involved the relocation of the Rolls Royce playing field, but leaving it in situ with a more limited scheme would be more appropriate. It would relate well to employment development at Rothley Lodge, and the suggested potential extension (as detailed in 7 c)</p> <p>Manor Holt is included within these proposals but also independently. Although in the Rothley Mountsorrel Area of Local Separation in the Local Plan, this small previously developed site merits consideration in the LDF, it was not promoted as an objection site to the Local Plan.</p>
RN74/1 Antony Aspbury Associates (Stoney Gate Lane Ltd)	<p>Land west of 'Grange Park' and to west of H/I (g) Land South of Hazel Road and Manor Road and immediately south of Rainbows Hospice, Loughborough.</p> <ul style="list-style-type: none"> • Currently (incorrectly) designated as Structural Open Space (Policy RT/9) but there is significant open space provision to the north; • Amounts to 5 hectares accommodating 150 dwellings; • Hugs recently extended built-up area on south side of Loughborough and would round off built-up area; • Make efficient use of spare capacity in existing infrastructure, utilities and community facilities recently provided/upgraded in this area; • Provides land to meet some of identified housing needs in North Charnwood.
RN75/1 N Hodgett	<p>Land at Kendal Road, Sileby, adjacent recent Jelson development (and possibly corner of adjacent field) to round-off up to the Midland Mainline railway. Currently used for horticulture.</p>
RN76/1 Redrow Homes (Midlands) Ltd	<p>Land at Scraptoft on edge of Hamilton, north east of Leicester:</p> <ul style="list-style-type: none"> • Logical and sustainable extension to city • Contribute to existing range and services and facilities in and around Hamilton • Easy access to a range of employment in city centre accessible by a variety of bus routes. <p>(Map, archaeological assessment and environmental/ sustainability audit included)</p>
RN77/1 Marrons (Keogh)	<p>Land at OS2900 off Loughborough Road, Walton on the Wolds, currently outside the Limits to Development, could provide an opportunity for modest new development for rural, affordable housing meeting local needs. (Map included)</p>
RN80/1 Stephen Roberts Associates	<p>Land off Brick Kiln Lane, Shepshed (approx 2 acres) is suitable for new housing. Located in Shepshed one of main urban areas identified in Structure Plan, not strictly brownfield but part of horticultural business for many years, access to site off Iveshead Road and Brick Kiln Lane. (Map included).</p>
RN81/1 Bloor Homes	<p>Extend Park Grange Park Farm, Loughborough in form of a modest well designed extension to existing commitment. Site is consistent with strategic guidance to locate development in and around Loughborough and help to meet housing requirements in North Charnwood.</p>
RN83/9 S Bradwell	<p>Develop smaller sites (aware of benefits larger sites can bring in providing contributions for local services) to offer more choice and to respect local character when building in smaller settlements. Could be more adaptable and may serve to meet local housing needs.</p>

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RN86/3 FPDSavills (Grace Dieu & Garendon Estates)	Land at Tickow Lane, Shepshed – located on edge of major settlement that contains a wide range of local services, has a high standard of accessibility, well located relative to existing employment areas, well contained by existing roads and other physical features and capable of accommodating more than 250 dwellings. (Map included)
RN86/4 FPDSavills (Grace Dieu & Garendon Estates)	Land to north west of Loughborough – create sustainable urban extension, fronts A6, well related to Dishley Grange development area, capable of contributing to, and benefiting from the services in this part of Loughborough, well contained by physical features including woodland at Belle Vue Hill and capable of accommodating more than 250 dwellings. (Map included)
RN86/5 FPDSavills (Grace Dieu & Garendon Estates)	Garendon Park – strategically well related to Loughborough, the University and main transport routes, well contained in a series of parcels and capable of sensitive, sustainable development either as a whole or in parts. (Map included)
RN89/1 P Hubbard	Enough brownfield sites that can be constructively used for social housing – abandoned garages, workshops, wasteland.
RN99/1 Holmes-Antill	Package of proposals at Wanlip for mixed residential, which incorporates redundant farmland areas, in association with a link road to A6 to form a bypass to the village.
RN110/6 Hoton Parish Council	Areas in Nottingham Road, Empress Road and Cumberland Road.

Housing Figures

Contributor	Summary of Comments
RN12/2 English Nature	The urban capacity study should be the first priority of any housing policies to meet Government targets on the housing required, which yet has not been met.
RN45/4 CPRE - Charnwood	<p>Housing figures on page 9 are hopelessly out of date. Total left to find does not include 65 per year on small sites, large brownfield sites coming forward on a weekly basis. Small sites allowance is too low and should be updated. Monthly monitoring updates should be produced to determine the need to develop any further greenfield sites.</p> <p>Challenge is to find housing sites that will not increase flood risk or damage the landscape.</p> <p>The plan must ensure higher densities, in line with the Structure Plan (30-50 dwellings per hectare) than those achieved in the past.</p>
RN53/1 Smith Stuart Reynolds (George Wimpey East Midlands Ltd)	The principal housing issue should be to 'plan for sufficient new homes to meet the <i>strategic planning requirement</i> ' rather than to meet local needs as is stated in the document.
RN53/5 Smith Stuart Reynolds (George Wimpey East)	Concerned that the annual level of housing completions in South Charnwood (the CLPA) is lower than required (112 compared to 147.5) due to insufficient housing land that is genuinely available. More sites are therefore required to meet this shortfall.

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Midlands Ltd)	<p>Split the small site allowance between North and South Charnwood by assessing past rate of development for each sub area.</p> <p>Split brownfield opportunities between North and South Charnwood.</p>
RN39/1 Leicester City Council	Issues paper on decent homes addresses sequential approach and is comprehensive. Only omissions are phasing of greenfield housing and density considerations (as in PPG3 advice). Latter can also be added to issues on design.
RN63/3 Action for a Better Charnwood	<p>Housing figures on page 9 are hopelessly out of date. Total left to find does not include 65 per year on small sites, large brownfield sites coming forward on a weekly basis. Small sites allowance is too low and should be updated. Monthly monitoring updates should be produced to determine the need to develop any further greenfield sites.</p> <p>Plan must provide for needs of the whole community and give greater choice of housing. Must ensure higher densities, in line with the Structure Plan (30-50 dwellings per hectare) than those achieved in the past.</p> <p>Brownfield sites need to hold a history of previous use and incorporate a timescale before being declared redundant for employment use.</p> <p>Challenge is to find housing sites that will not increase flood risk, damage the landscape or improper creation of brownfield sites.</p>
RN76/3 Redrow Homes (Midlands) Ltd	Local Development Framework must ensure there are sufficient homes built to meet strategic housing requirements. This is not the same as providing sufficient homes to meet market demand or meeting local needs (as suggested on page 3). The Structure Plan has intentionally restricted the scale of housing provision influencing the price level and so affordability of housing locally. Barker review has highlighted the difficulties – economic and social- created from the general shortage of housing. Housing figures of page 9 should therefore be regarded as the bare minimum requirement, particularly for South Charnwood (the CLPA).
RN82/7 Pegasus Planning Group (David Wilson Estates/ Wilson Bowden Devts)	<p>Clear that greenfield sites will need to be released. In terms of the number of homes required need to take account of: Planning Statement 17 July 2003 – Government seeks to ensure 10 year supply of housing land available from the adoption of any plan.</p> <p>Barker Report March 2004 – notes a weak supply of housing contributes to macroeconomic instability, hinders labour market flexibility and constrains economic growth. Homes are becoming increasingly unaffordable. The report sets out a number of recommendations to address lack of supply and responsiveness of housing including that more land should be allocated for development, local plans should be more realistic in their initial allocation of land and be more flexible in bringing forward additional land for development, and a further buffer of land (20-40%) should be allocated to improve planners responsiveness to changes in demand.</p>
RN85/13 Leicestershire County Council	Sites should be identified through a comprehensive urban capacity study. Housing Policy 3 provides a Plan-wide perspective. Any new development will have transport implications that will need to be addressed.

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RN92/4 Mr Pickford	Area to southwest of Airfield could be developed for a variety of housing types, set in parkland landscape. Many residents have expressed that housing would be more desirable than existing use. Housing would complement science park. (see general comments in prosperous borough)
RN103/1 Mather Jamie	Jason Works on Clarence Street, Loughborough. Although rejected in urban capacity report we consider it suitable for residential. It is outdated for use as employment, and our clients want to relocate. Residential would compliment other residential conversions close by, and the building is of architectural merit.
RN103/2 Mather Jamie	Shephed Lace, Great Central Road, Loughborough. Rejected in urban capacity report because it is in employment use we consider it is suitable for residential. Buildings no longer considered suitable for employment. Owners unwilling to invest. Residential is therefore an option for redevelopment. Factory space is in low demand, there is little interest.

Question 12: What types of housing do you think are needed, for example affordable housing or sheltered housing for the elderly? Where is this housing needed?

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RN02/3 Association of Charnwood Tenants	Family housing is in short supply. Stop building one bed flats – inflexible even for elderly.
RN03/11 Andrew Granger & Co	Mixed housing possibly including houses and offices.
RN05/1 BFJ Langman	Small houses/flats for retirement in locations for people to remain in the community, particularly Wanlip/Birstall.
RN15/2 N Simpson	Queniborough needs affordable homes to allow young people to remain in the village.
RN11/10 Anstey Parish Plan Group	Ensure reasonable proportion of low cost homes and social houses provided as part of new development. A better mix of housing types in new developments, competition and increased range.
RN07/1 Mr & Mrs Hyde	50% of housing developments should be low cost housing. Loughborough should have ratios for each type – single, couple, family, student, elderly – and tenure of housing to redress community balance. Mix types not large clusters. Provide elderly/warden controlled flats close to the town centre facilities and on brownfield sites eg. Baxtergate hospital. Loughborough has an increasingly ageing population due to the impact of the University on the town – there is a need to encourage young people on a permanent basis to sustain economic development. Redevelop bars/clubs/pubs for housing. Developers should include healthcare facilities in their plans as part of planning consent.

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RN19/12 Mr Porter	Layout another estate like Shelthorpe. Development of Dishley, Maxwell Drive and Old Ashby Roads has been a disaster, poor planning
RN24/11 Thorpe Acre 2000	The statistics show where the needs are. Quality affordable housing is important for young families.
RN34/12 T Birkinshaw	Current trend suggests both types will increasingly be needed.
RN33/5 Mrs Gerrard	There are enough empty homes for the less affluent. All nursing homes that have been shut can be reopened for the elderly.
RN37/8 Woodhouse Parish Council	Consideration should be given to providing affordable housing at reasonable rates to allow the younger residents to remain in Woodhouse and Woodhouse Eaves.
RN45/6 CPRE - Charnwood	<p>Up to date surveys on the need for affordable housing are required so that enough is provided in the District.</p> <p>There should be a general inclusive mix of housing types to meet all needs – young and old, new to market, downsizing and larger households – on all sites not just larger allocations. Must be provision for affordable homes in every village so that there is a balanced mixed community. Avoid creation of large areas of housing with similar characteristics.</p> <p>Plan must enable and encourage planning applications for rural exceptions sites through active search for such sites.</p> <p>Must ensure safe areas for children to play in any new development.</p>
RN53/4 Smith Stuart Reynolds (George Wimpey East Midlands Ltd)	Concerned about the use of term 'affordable' in the sustainable environment section. It is misleading to imply the LDF will only provide homes that are affordable. This does not comply with the usual meaning in the context of housing and development plan policy.
RN53/10 Smith Stuart Reynolds (George Wimpey East Midlands Ltd)	Provide a range of house types and sizes including an element of affordable housing consisting of social and intermediate housing to meet the identified needs of key workers and others.
RN54/8 A Kay	Number of households is increasing but their average size is decreasing. Yet many new residential developments contain a high proportion of larger (4 and 5 bedroom) houses. Planning policies should insist new developments consist mostly smaller houses or flats. A substantial proportion must be affordable, although there is also a need for more luxurious one or two bedroom units for the increasing number of single, financially well-off people.
RN51/2 British Waterways	Consideration should be given to opportunities for houseboats.
RN64/6 Ms Humphreys	Affordable/starting homes. New developments should be flexible to cater for students or starter homes depending on demand, rather than building cluster flats which preclude anything except short term student use.

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RN70/5 Government Office for the East Midlands	Third bullet conflicts with Circular 06/98 and proposed change to PPG3 which states 'affordable housing should not normally be sought on sites less than 0.5 hectares or developments less than 15 dwellings'.
RN63/3 Action for a Better Charnwood	Up to date surveys on the need for affordable housing are required so that enough is provided in the District. There should be a general inclusive mix of housing types to meet all needs – young and old, new to market, downsizing and larger households – on all sites not just larger allocations. Must be provision for affordable homes in every village site so that there is a balanced mixed community. Avoid creation of large areas of housing with similar characteristics. Plan must enable and encourage planning applications for rural exceptions sites through active search for such sites.
RN65/1 M Johnstone	Increase supply of housing and reduce house prices by building student accommodation on campus or in town away from residential areas. Help first time buyers, low earners and pensioners by returning to low cost council housing for rent with the option to buy.
RN68/1 Sileby Parish Council	Development must be within Sileby village boundaries and should include centrally located sheltered housing. Sileby has had large amount of development in the past, new development should be located to smaller villages where affordable housing for first time buyers should be made available, as there is no suitable properties for this group. Parking in Loughborough for all people should be charged as that for Borough councillors and officers.
RN78/2 TR Brown	More sheltered housing for elderly not mixed in with other types of housing. More affordable housing in villages to stop young people having to move out.
RN80/2 Stephen Roberts Associates	Land at Brick Kiln Lane, Shepshed is capable of accepting a proportion of affordable housing to accommodate local residents.
RN82/8 Pegasus Planning Group (David Wilson Estates/ Wilson Bowden Devts)	Need for a variety of types of houses in terms of size and tenure. Edge of urban area greenfield sites often the best location to guarantee delivery of affordable housing in appropriate numbers. The requirements for affordable housing are often not met through the re-use of previously developed land in urban areas.
RN85/14 Leicestershire County Council	These sites should be identified through a comprehensive study of local needs. Housing Policy 4 refers to affordable housing. The housing and care needs of the ageing population need to be addressed in the Framework. By 2016, the over 80 year old population is projected to increase by 46%.
RN69/8 Ms Youngs	Terraced houses provide affordable housing, but most are rented to students. Could the University be forced to provide more student accommodation.
RN87/1 Charnwood CVS	Mixed/single/family housing and for young and old. Housing for young families and young people who need to get on the housing ladder – price of property plus buy to let excludes many people.
RN90/2 HBF	Text states Loughborough housing market affected by high demand for student rented accommodation, which has inflated price of terraced housing. It is vital in setting housing requirement that the Council takes account of additional housing needs that are being generated by these higher number of students.

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RN97/5 Mr Hill	If trend is towards smaller homes and we have an ageing population, homes for them should be priority. Need to take action on trends.
RN94/15 Countryside Agency	The provision of affordable rural housing could be provided by allocation of Sites for Social Diversity (SDD), to redress socio-economic imbalances within rural communities caused by open market housing. It would comprise of allocations of affordable housing for local people only, where housing needs surveys demonstrate a need. 'Exceptions' policies are common in rural areas but often fail to secure the most suitable or sustainable sites. The Agency has taken legal advise on such a policy and concluded that when framed as to be tenure neutral, based on land use objectives it will withstand legal challenge, and is line with PPG3. Note that submission includes a suggested policy to be included on this. Would like to highlight the consultation draft of proposed revisions to PPG3 published by ODPM, which has some changes from a rural perspective.
RN98/7 Charnwood & North West Leicestershire Primary Care Trust	Important that the planning of housing developments takes into account access to healthcare and education facilities.
RN98/8 Charnwood & North West Leicestershire Primary Care Trust	Design of houses should consider the needs of the ageing population – providing flexibility to enable people to live longer in their own homes eg. design of staircases, positioning of electrical sockets etc.
RN108/3 Cllr Edwards	Under-supply of starter homes and with an ageing population need to have a 'homes for life' build strategy. Retirement communities such as in Markfield and Thurcaston, could be considered but in more sustainable locations, middle sized villages seem appropriate.
RN102/1 A Newtown Linford Parish Councillor (anonymous)	Emphasis on affordable homes, especially in villages. Need a clear strategy to recognise the difficulties and solve the issues. Need to recognise changing profile of population, LDF covers 10-15 years, must accommodate changes. More sheltered accommodation may be necessary. As pointed out in our Village Appraisal 2001.
RN110/7 Hoton Parish Council	Low cost housing, possibly with housing associations to help first time buyers.
RN111/1 Mr and Mrs Hill	Extend limits to development on east side of Main Street, Ratcliffe on the Wreake, to allow older village residents to live in smaller properties, thus releasing larger properties for younger families.
RN112/8 Wymeswold Parish Council	Welcome emphasis of housing which meets the needs of the community. Parish is having a Housing Need Survey conducted which could provide information. Concern that recent developments are unsuitable for local needs as they have all been large homes.