

APPENDIX D – QUESTIONS RAISED BY RESPONDENTS

Questions raised in response to Smith Stuart Reynold's representation on the Core Strategy on behalf of Fox Strategic Land and Property in relation to South West Loughborough

The Borough Council is in the process of preparing a Local Development Framework for Charnwood. This will gradually replace the current Local Plan and be used to make planning decisions in the Borough. The first document being prepared for the Local Development Framework is the Core Strategy, which will set out the overall strategy for development and allocate strategic development sites. The Council have undertaken a number of consultations on the Core Strategy, the most recent in October 2008.

Smith Stuart Reynolds on behalf of Fox Strategic Land and Property made comments on the Core Strategy Further Consultation Document, published in October 2008. Their consultation response proposed a Sustainable Urban Extension to the South West of Loughborough. This proposal prompted a large number of representations and many respondents raised questions in their consultation responses. This paper considers and answers these questions.

Q. Is the South West Loughborough site in the Regional Spatial Strategy?

A The Regional Spatial Strategy does not allocate specific sites for housing development, it sets the overall housing figures for the Borough and sets out an overall strategy of urban concentration and regeneration to guide the location of development. It is the role of the Local Development Framework (LDF) to identify where development should be located. South West Loughborough is identified in the LDF Core Strategy Further Consultation Document (October 2008) as one option the Council is considering for a Sustainable Urban Extension to Loughborough. This consultation document sets out officer views and does not identified South West Loughborough as the preferred location for development in Loughborough. The Borough Council's Cabinet have not yet made a decision about locations for development. It is expected that Cabinet will consider the Core Strategy next summer following further evidence base work.

Q Has consideration been given to Charnwood Forest becoming a National Park?

*A There is no intention to create a National Park. The Regional Spatial Strategy does, however, recognise the need for measures to protect and enhance the particular assets of the Charnwood Forest and makes provision for a Regional Park initiative. A vision statement has been produced which has been endorsed by Leicestershire County Council, Charnwood Borough Council, Hinckley & Bosworth Borough Council and North West Leicestershire District Council. More information can be found here:
http://www.leics.gov.uk/index/environment/countryside/environment_management/treeswoodland/charnwood_forest/charnwood_forest_vision_statement.htm*

Q Has an assessment of effects of surface water and effluent discharge in this valley been carried out?

A The Borough Council has prepared a Strategic Flood Risk Assessment for the Borough as part of the evidence base to inform the preparation of the Local Development Framework.

This identifies surface water runoff as a key issue for all of the Sustainable Urban Extension options. The Borough Council is therefore in the process of commissioning a Surface Water Management Plan for Charnwood to further assess these issues. The Council are also working closely with the Environment Agency and Severn Trent Water to ensure appropriate infrastructure is in place to support development wherever it is located.

Q What proposals are included for the waste management of these 3000 houses and what sites are being considered?

A No proposals have been submitted on waste management. No decision has been made about the location of development at Loughborough at this stage. If the Council was persuaded this site was needed to meet future housing needs the details for waste management would need to be developed through the masterplanning process when more information would be available about the number and types of houses and businesses on the site.

Q Has an assessment of the numbers of extra cars entering and exiting the proposed development been carried out?

A The scale of development that could be accommodated on this site has been considered in two transport assessments. The latest assessment modelled the impact of 3,000 extra homes in this part of Loughborough. More detailed assessment would need to be done if this site was chosen and once the final access points were resolved through masterplanning. The assessments can be viewed here: <http://www.charnwood.gov.uk/pages/transportassessment>.

Q What assessment tool is used to calculate volume of traffic movements?

A The Core Strategy Further Consultation Report relies upon a 'desktop assessment' of the broad transport implications of potential growth options for the Borough. More detailed assessment followed during 2009 which made use of the Loughborough Traffic Model, which was further enhanced to create a multi-modal capability. The transport Assessments are available on the website here: <http://www.charnwood.gov.uk/pages/transportassessment>.

Q Are there going to be proposals for a dual carriageway from the Nanpanton Road or the M1 to join A6 to the south of Loughborough?

Where is the location of a new dual carriageway?

A The Council has not yet decided where new housing development should be located around Loughborough and the transport solution will need to reflect this decision. There are currently no proposals to build a dual carriageway from the Nanpanton Road to the A6 south of Loughborough, but it is one of the options that has been considered as part of the transport assessment work available to view here: <http://www.charnwood.gov.uk/pages/transportassessment>.

Q How will air quality be monitored and where will the Air Quality station be sited?

A There is no historical monitoring for this area due to the lack of any traffic related issues and limited number of residential properties in this area. The area is generally quite open which will help to assist in the dispersal of exhaust fumes, existing properties are typically set back from the road and traffic volumes are currently considered to be moderate.

In relation to the proposal for development in this area, any additional traffic created by the proposed development would have to be assessed and we would need the break down of anticipated vehicle types. The Council's main concern in terms of air quality would be in relation to any potential traffic increase that Nanpantan Road would have to absorb and specifically the potential knock-on effect of congestion at both The Priory and Forest Road junctions. If the Council was persuaded this site was needed to meet future housing needs the developers would be required to provide some air quality modelling data and traffic flow predictions to cover predicted NO2 & PM10 levels at these 2 bottle-necks and at properties on the southern side of the Priory Junction.

Q Is the network capable of taking the increased traffic?

A The most recent transport assessments undertaken by the Borough Council suggest that a development of 3,000 dwgs south west of Loughborough could not be satisfactorily accessed off the existing road network even with some local improvements. The assessments will be available shortly at <http://www.charnwood.gov.uk/pages/transportassessment>.

Q Do the Officers have a duty to reply to me within a certain timescale and what is my recourse if this duty is not adhered to?

A Officers seek to acknowledge representations within 5 working days. Respondents may make a complaint if they are not acknowledged within this time.

Q Are there any Councillors owning land that will be affected by the footprint of this development?

A Officers are not aware of any councillors who own land affected by the footprint of this development.

Q Has the application taken consideration of the impending change in status of Charnwood Forest?

A This is not a planning application but a development promoted by a respondent to the Core Strategy Further Consultation Report. The Core Strategy Further Consultation report notes the importance of the Charnwood Forest in landscape terms and mentions the proposal for a Regional Park.

Q There is an area mentioned in the application called a "conservation area". What does this mean and what is being conserved?

A This is not a planning application but a development promoted by a respondent to the Core Strategy Further Consultation Report. The promoters of the proposal, Smith Stuart Reynolds on behalf of Fox Strategic Land and Property, propose a 'conservation buffer' between the proposed development and the Outwoods. The promoter's documentation states 'The development is set below the 85 metre contour to retain views of the Out Woods ridge and protect the relationship between the town's settlement edge and the wider landscape setting. The upper parts of the site will be preserved for agricultural and conservation uses to create a visual and physical buffer between the urban fringe, the forest and the important ecological sites. A new footpath network will enhance existing public rights-of-ways and increase access from the urban area to the countryside'.

Q If there is any possibility of this site being developed, how will this affect the "conservation area"?

A The conservation buffer is proposed by the promoters of a Sustainable Urban Extension South West of Loughborough, it is not a Council designated area. No decision has been made about the location of development at Loughborough at this stage. If the Council was persuaded this site was needed to meet future housing needs, this proposed conservation buffer would need to be considered in detail through the masterplanning process.

Q If approval is finally granted to this or an amended application, how long is the approval valid from the date granted?

A This is not a planning application but a development promoted by a respondent to the Core Strategy Further Consultation Report. This development is being proposed through the Local Development Framework process. No decision has been made about the location of development at Loughborough at this stage.

Q Does this e-mail permit me to be kept informed about any developments relating to the application?

A This is not a planning application but a development promoted by a respondent to the Core Strategy Further Consultation Report. As a respondent you will be kept informed of the next stages of the Core Strategy process. It is expected that Council's Cabinet will consider the Core Strategy next summer following further evidence base work.