

## CHAPTER 9: RECREATION AND TOURISM

### PARAGRAPHS 9.5 to 9.6 - THE CHARNWOOD PERSPECTIVE

#### Inspector's Recommendation

9.4 *I recommend that the "Glossary" to the Plan be modified in accordance with PC 213.*

#### CBC Decision

Accept.

#### Reason

For the reasons set out in paragraphs 9.2 & 9.3 in the Inspector's Report.

#### Proposed Modification

M9.1

Insert a new definition in the Glossary.
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#### GLOSSARY

##### ACCESS HOUSING

Housing with design.....

##### NATIONAL PLAYING FIELDS ASSOCIATION (NPFA)

The National Playing Fields Association is an independent charity which has responsibility for acquiring, protecting and improving playing fields, playgrounds and play space. The NPFA is widely acknowledged as the leading authority on the design, layout and safety of playing space.

##### NET DENSITY

The number of.....

### POLICY RT/2 - INFORMAL AND LAND EXTENSIVE FACILITIES

#### Inspector's Recommendation

9.11 *I recommend that no modification be made in response to these objections.*

#### CBC Decision

Accept.

#### Reason

For the reasons set out in paragraphs 9.6 to 9.10 in the Inspector's Report.

#### Proposed Modification

None.

**POLICY RT/3 - PLAY SPACES IN NEW DEVELOPMENT****Inspector's Recommendation**

9.19 *I recommend that no modification be made in response to these objections.*

**CBC Decision**

Accept.

**Reason**

For the reasons set out in paragraphs 9.13 to 9.18 in the Inspector's Report.

**Proposed Modification**

None.

**POLICY RT/4 - YOUTH/ADULT PLAY IN NEW DEVELOPMENT****Inspector's Recommendation**

9.25 *I recommend that the Policy and its RJ be modified in accordance with PC 214.*

**CBC Decision**

Accept.

**Reason**

For the reasons set out in paragraphs 9.21 to 9.24 in the Inspector's Report.

**Proposed Modification****M9.2**

Modify Policy RT/4 and paragraph 9.16.  
Insert new reasoned justification after paragraph 9.16.

**9.15 POLICY RT/4**

~~Where the grant of a planning permission for housing development would result in or add to an identified deficiency in youth/adult play facilities in the area, the Borough Council will require the provision of appropriate recreational facilities on the basis of 425 sq. metres of recreational space per 10 dwellings. The payment of a commuted sum in scale with the development as a contribution to the provision of improved recreational facilities may also be considered where the necessary land is not immediately available within or adjacent to the site.~~

**In granting planning permission for residential development, the Borough Council will require the provision of appropriate recreational facilities on the basis of 425 sq metres of recreational space per 10 dwellings. Where the necessary land is not immediately available within or adjacent to the site, the Borough Council will seek to negotiate the payment of a commuted sum in scale with the development as a contribution to the provision of recreational facilities.**

9.16 ~~Many of the settlements in the Borough fall well below the NPFA's recommended minimum standard for youth/adult play of 1.6-1.8ha per 1,000 population, which equates to 425 sq. metre per 10 dwellings. Large new developments can provide the opportunity to tackle some of these identified deficiencies, either directly through the provision of new facilities, or through contributions to further provision in the locality. The Borough Council is anxious to provide adequate recreational facilities for the population of the Borough, particularly in the settlements where the recreation space provision falls well below the NPFA's recommended minimum standard. The minimum standard for facilities for youth/adult use is 1.6-1.8ha per 1,000 population, which equates to 425 sq metre per 10 dwellings. Where there is an identified need, new residential development will be required to provide the minimum standard of youth/adult play space.~~

Where the proposed development site is within the National Forest, the Borough Council will allow the developer to provide tree planting in line with National Forest guidelines in place of youth/adult play space where it is appropriate

## **POLICY RT/5 - AMENITY OPEN SPACE IN NEW DEVELOPMENT**

### **Inspector's Recommendation**

9.31 *I recommend that the RJ to the Policy be modified in accordance with PC 215.*

### **CBC Decision**

Accept.

### **Reason**

For the reasons set out in paragraphs 9.27 to 9.30 in the Inspector's Report.

### **Proposed Modification**

**M9.3**

Insert new reasoned justification after paragraph 9.18.
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9.18 [No Change].

Where the proposed development site is within the National Forest the Borough Council will allow the developer to provide tree planting in line with National Forest Guidelines in place of amenity open space where it is appropriate.

## **POLICY RT/6 - DESIGN OF PLAY AREAS**

### **Inspector's Recommendation**

9.35 *I recommend that no modification be made in response to these objections.*

### **CBC Decision**

Accept.

### **Reason**

For the reasons set out in paragraphs 9.33 & 9.34 in the Inspector's Report.

**Proposed Modification**

None.

**POLICY RT/7 - SAFEGUARDING EXISTING RECREATIONAL LAND AND BUILDINGS****Inspector's Recommendation**

9.49 *I recommend that :-*

- (i) *the Policy be modified in accordance PC 216;*
- (ii) *the Proposals Map be modified in accordance with PCs 217 and 218;*
- (iii) *a new Policy be inserted into the Plan following RT/7, (Replacement Derby Road Playing Fields, Hathern) in accordance with PC 219;*
- (iv) *in the context of my conclusions in paragraph 9.41, above, the Council gives further consideration to the intention of the Policy and its compatibility or otherwise with paragraph 9.22 of the text of the LP.*
- (v) *the Council should re-appraise the text of the second line of sub paragraph (iii) of the Policy which should read "...having regard to.....".*

**CBC Decision**

Accept (i), (ii), (iii), & (v).

Accept (iv), subject to the addition of the words 'or last in use' after 'land or buildings currently....'.

**Reason**

(i), (ii), (iii) & (v) For the reasons set out in paragraphs 9.37 to 9.48 in the Inspector's report.

(iv) To make clear that in addition to land and buildings currently used for recreation purposes the Policy RT/7 should apply to recreation sites that are not in use but have the potential for continuing recreational use. This would accord more fully with the government's policy advice for sport and recreation set out in PPG17.

**Proposed Modification****M9.4**

Modify Policy RT/7.
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9.21 **POLICY RT/7**

**Planning permission for the development of land or buildings currently or last in use used for recreational purposes will not be granted unless:**

- i) an equivalent range of replacement facilities are provided well located to serve the local community; or**
- ii) the recreation facilities can be retained and enhanced through redevelopment of a small part of the site; or.**

iii) the land or buildings have been the subject of a local authority appraisal and have been confirmed as unnecessary for recreational purposes ~~have~~ **having** regard to the existing and predicted requirements of the community supplemented by an assessment of local circumstances. For recreational land the NPFA minimum standard of 2.4ha per 1,000 population will be applied on the following basis:

- 0.6-0.8ha childrens playing spaces
- 1.6-1.8ha for outdoor sport with at least 1.2ha being sports pitches.

and provided significant trees, open spaces, or other features important in defining the amenities of the locality would not be lost.

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**Proposed Modification**
**M9.5**

Insert new Policy RT/A and reasoned justification after paragraph 9.22.
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**REPLACEMENT DERBY ROAD PLAYING FIELDS, HATHERN**

**POLICY RT/A**

**Planning permission will be granted for the development of playing fields on land adjacent to the proposed Dishley Grange employment site, as indicated on the Proposals Map, provided any associated development is:**

- i) ancillary to the use of the land for outdoor sport and recreation;**
- ii) small in scale and located so as to retain the open and undeveloped character of the landscape; and,**
- iii) suitably landscaped in order to screen built features, structures and areas of car parking from wider view.**

The development of the existing Derby Road playing fields for employment purposes will displace three cricket squares, four football pitches and four hockey pitches and remove from public use the landscape margins of the formal playing areas. Minimum disruption to sporting interests and casual recreation needs will be best served by the relocation of these facilities to a suitable site within the same general locality.

The line of the distributor road proposed in association with the employment allocation marks a logical and obvious limit to the northern expansion of Loughborough. The land between Hathern and the employment site is variously designated as Green Wedge or countryside and throughout falls within the Soar Valley Area of Local Landscape Value. Recreation use is entirely in keeping with these policies provided any accommodation for changing, clubrooms and maintenance can be designed and located so as to be unobtrusive in order to preserve the open and undeveloped character of the landscape. Landscape planting may mitigate the impact of development and add to the amenity of the countryside within an area of modest tree and hedgerow cover.

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**Proposed Modification**
**M9.6**

Remove the safeguarding existing recreational land and buildings notation from the land fronting Hollow Road, Anstey on the west sheet of the Proposals Map (see Plan M9.6)
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**Proposed Modification****M9.7**

Add the safeguarding existing recreational land and buildings notation to the land at Syston Road, Cossington on the east sheet of the Proposals Map (see Plan M9.7)

**POLICY RT/8 - NATURAL GREEN SPACE****Inspector's Recommendation**

9.55 *I recommend that no modification be made in response to these objections.*

**CBC Decision**

Accept.

**Reason**

For the reasons set out in paragraphs 9.52 to 9.54 in the Inspector's Report.

**Proposed Modification**

None.

**POLICY RT/9 - STRUCTURAL OPEN SPACE PROVISION IN NEW DEVELOPMENT****Inspector's Recommendation**

9.70 *I recommend that the Proposals Map be modified in accordance with FPC 236.*

**CBC Decision**

Accept.

**Reason**

For the reasons set out in paragraphs 9.61 & 9.62 in the Inspector's Report.

**Proposed Modification****M9.8**

[Note: Aspects of this Proposed Modification rely upon the Council's Further Proposed Changes which have not previously been subject to public consultation]

Amend the large housing site commitment and structural open space notations at Beacon Road, Loughborough on the west sheet of the Proposals Map (see Plan M9.8)

**POLICY RT/10 - ALLSOPPS LANE, LOUGHBOROUGH - RECREATION AND AMENITY AREA****Inspector's Recommendation**

9.74 *I recommend that paragraph 9.29 of the text be modified in accordance with PC 221.*

**CBC Decision**

Accept.

**Reason**

For the reasons set out in paragraphs 9.72 & 9.73 in the Inspector's Report.

**Proposed Modification****M9.9**

Modify paragraph 9.29.
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9.29 The site is particularly well located to provide for the informal recreation needs of neighbouring communities where the dense pattern of Victorian housing has resulted in little public open space provision and access to the surrounding countryside is limited. Continuing settlement will render impractical the use of the site for formal playing fields. However restoration to informal parkland, community woodland and wildlife habitats is both beneficial and achievable with the assistance of grant aid and the voluntary agencies. The site may also be suitable for the development of an Ecology Park with visitor facilities. Any scheme will need to include fencing to prevent trespass onto operational railway land.

**POLICY RT/11 - LINEAR RECREATION ROUTES****Inspector's Recommendation**

9.80 *I recommend that paragraph 9.31 of the text be modified in accordance with PC 222.*

**CBC Decision**

Accept.

**Reason**

For the reasons set out in paragraphs 9.76 to 9.79 in the Inspector's Report.

**Proposed Modification****M9.10**

Modify paragraph 9.31.
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9.31 There are a number of linear routes in the Borough that provide opportunities for recreational and low key tourism development, including the river corridors. Some of the routes form part of long-distance routes passing through the Borough such as the Dover to Inverness cycle route. The Great Central Steam Railway is already a very successful tourist attraction. Initiatives to consolidate the steam railway operation will normally be encouraged. Many of these linear routes provide attractive links to the main urban centres and could help to divert pressure away from destinations in the Charnwood Forest. Where it does not create conflict, linear routes should be suitable for a variety of users.

**POLICY RT/12 - ALLOTMENTS****Inspector's Recommendation**

9.85 *I recommend that paragraph 9.33 of the text be modified by incorporating PC 223.*

**CBC Decision**

Accept.

**Reason**

For the reasons set out in paragraph 9.84 in the Inspector's Report.

**Proposed Modification****M9.11**

Modify paragraph 9.33.
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9.33 Gardening continues to be a popular activity and allotments provide a valuable opportunity for people to pursue their hobby, particularly where they do not have access to a garden. Allotment land is therefore an important recreational resource and can also be an attractive amenity as open space. PPG3 makes it clear that planning policies should recognise the need to retain valuable amenity open space within urban areas including allotment land. It is important that allotments are protected from alternative uses where there is a proven demand or where they function as an important open space in the local landscape (see Policy EV/22 21). Where sites include areas of ecological interest proposals will be judged against policies EV/27-EV/30.

**POLICY RT/14 - WATERMEAD COUNTRY PARK****Inspector's Recommendation**

9.103 *I recommend that :-*

- (i) *in accordance with PC 224, the Plan be modified by deleting Policies RT/14 and RT/18 and their supporting text and substituted by the new Policy RT/14 (Watermead Country Park);*
- (ii) *the Proposals Map be modified in accordance with PC 224 subject to it being made clear that the PC does not apply to the former Country Club site.*
- (iii) *in accordance with PC 225, the Plan be modified by the insertion of new Policy RT/\*\* (Wanlip Country Club).*

**CBC Decision**

Accept (i), (ii), & (iii).

**Reason**

For the reasons set out in paragraphs 9.87 to 9.102 in the Inspector's report.

**Proposed Modification****M9.12**

Delete Policy RT/14 together with paragraph 9.38 and replace with a new Policy and reasoned justification.
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Amend the Watermead Country Park notation on the east sheet of the Proposals Map (see Plan M9.12)
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## WATERMEAD COUNTRY PARK

## 9.37 POLICY RT/14

~~Land shown on the Proposals Map south of Wanlip Road will continue to be developed as a Country Park to help direct pressure from the Charnwood Forest. Planning permission will not be granted for any development within or adjacent to the park which would be detrimental to its use and enjoyment as a Country Park.~~

Within Watermead Country Park planning permission will be granted for the development of:

- i) a caravan and camping site with ancillary buildings on approximately 5ha of land immediately accessible from and adjacent to the Wanlip Road entrance;
- ii) a Country Park Information Centre with warden's accommodation centrally located and easily accessible from the principal car park;
- iii) footpaths, cycleways and bridleways with bridges and accommodation works as necessary; and
- iv) buildings and structures of a minor scale designed for the purposes of supporting leisure and recreation uses within the Country Park.

Provided:

- a) the development through sensitive siting, design and construction makes a positive contribution to visual amenities without appearing as intrusive within the wider landscape;
- b) suitable landscaping measures are undertaken to screen from wider view areas used for camping and caravans and service areas; and
- c) measures are undertaken to avoid adverse impact, either directly or indirectly, upon habitats of greater value locally to the conservation and enhancement of wildlife.

9.38 ~~Within the valley of the River Soar between Birstall and Thurmaston Watermead Country Park is being developed as a major recreational area including extensive areas for water based recreation. The Council, in consortium with the County Council and Leicester City Council has and will continue to fully support the initiatives for recreation development in this area as established in the Wanlip Action Area and management plans. Watermead Country Park is the product of the restoration of an area of worked out sand and gravel pits in the Soar Valley. Under the management of the County Council, with the support of the Borough Council, a major leisure and recreation facility has been developed to rival the attractions of Charnwood Forest and other heavily visited sites, relieving pressure in those areas. The further development of the site is guided by an adopted management plan which defines the aims of the Country Park as being:~~

- ~~• to provide a close and accessible facility for people from urban areas who may otherwise not visit the countryside at all or not so often;~~
- ~~• to provide a facility capable of absorbing a large number of countryside visitors, thus relieving pressure on more sensitive or over-used countryside elsewhere; and~~
- ~~• to protect and where possible enhance the wildlife.~~

The Country Park has recently achieved the level of maturity necessary to attract enhanced visitor numbers and to withstand the resultant pressures. However the park lacks a focal point for visitor facilities and information and for on site management and administration. Accordingly a visitor centre, which could also serve as a countryside centre for Leicestershire, is proposed for a central location. The County Council is currently exploring sources of funding for such a facility.

Market research has identified a need for a caravan and camping site in the area to the north of Leicester. Derelict land adjacent to the Wanlip Lane entrance to the park with convenient connections to the A46 would appear to be well placed to satisfy this requirement. In combination with an area of paddock land to the east of the access road an attractive and viable facility may be development. In the layout and landscaping of the development particular measures will be required to protect from harmful disturbance an adjacent heronry and nesting bank for sand martins.

To the south of the Borough boundary the Country Park continues under the administration of the City Council providing a seamless wedge of countryside penetrating the urban area, consistent with the purpose of Green Wedge policy. The unified character of the Country Park is however hindered by the presence of a substantial tract of private land situated between the "County" and "City" components. Efforts are continuing to negotiate public access over this land with river crossings as necessary.

### **.Proposed Modification**

**M9.13**

Add a new Policy RT/D and supporting text after Policy RT/14.

Delete the green wedge designation from the Wanlip Country Club site and replace it with a new site specific notation on the east sheet of the Proposals Map (see Plan M9.13)

### **WANLIP COUNTRY CLUB**

#### **POLICY RT/D**

**Planning permission will be granted for the development of land within and adjacent to the site of the former Wanlip Country Club for the following uses:**

- i) Public house, cafe, restaurant;**
- ii) Hotel;**
- iii) Club house;**
- iv) Conference facilities;**
- v) Self catering holiday accommodation;**
- vi) Indoor and outdoor sports facilities; and/or**
- vii) marina.**

#### **Provided:**

- a) the development through sensitive siting, design and construction makes a positive contribution to visual amenities without appearing as intrusive within the wider landscape;**

- b) the site is comprehensively landscaped so as screen partially the built components of development and to break up the mass of any large buildings;
- c) vehicular access is taken from Wanlip Road.

In addition the Borough Council will seek to negotiate with the developer contributions towards:

- the Watermead Country Park Visitor Centre;
- improvements to access to all areas of Watermead Country Park; and
- the enhancement of the canal corridor.

The land lying between Skiing Lake and Pavilion Lake is largely derelict having been damaged by previous mineral extraction activities. The former Wanlip Country Club similarly stands derelict and neglected. Immediately alongside mineral processing continues together with the recycling of builders' rubble. Planning permission for these operations expires in 2001.

The site is further degraded by the need for access for vehicles carrying infill materials for the restoration of mineral workings at Birstall and Wanlip.

With the blighting influence of these operations likely to be removed soon after the turn of the century the potential is created for a redevelopment of the site with related benefits to the Country Park.

The previous use as a country club provides a basis for future development within the hotel/leisure sector. The site derives considerable advantage from its association with water areas, both as an amenity and as a resource for recreation. Visitors might also be expected to enjoy the attractions and benefits offered within the Country Park.

Any development must necessarily respect the essentially countryside character of the site. Accordingly any built components should be designed so as to minimise their intrusion into the landscape; fragmented development with lodge type chalets separated by landscaping and open air recreation uses is more likely to be successfully integrated in such a setting than large scale buildings more urban in character. Where buildings of a non domestic scale are necessary for central facilities, indoor sporting or leisure purposes the impact of their height and mass may be broken up by design with complementary landscape planting to complete the effect. Particular advantage may be derived from the opportunities to exploit views over Pavilion Lake, Skiing Lake and the Grand Union Canal although care should be exercised to protect the rural amenities of the adjacent Country Park.

The commercial viability of the Country Club site is likely to be influenced significantly by the accessibility of Watermead Country Park with its opportunities for quiet recreation, nature study, sailing and fishing, providing a foil for the potentially more intensive sporting and leisure pursuits anticipated in association with the development proposed. In view of these factors it is considered appropriate to negotiate with the developer to assist in the funding of remaining development proposals within the Country Park, the benefits of which would enhance the prospects for a successful business while aiding the completion of the Country Park itself.

**Proposed Modification****M9.14**

Delete Policy RT/18 together with its heading, and reasoned justification.

Delete the proposed caravan and camping site notation in the Watermead Country Park on the east sheet of the Proposals Map (see Plan M9.14)

~~**PROPOSED CARAVAN AND CAMPING SITE IN WATERMEAD COUNTRY PARK, SYSTON**~~

~~9.47 — **POLICY RT/18**~~

~~**Planning permission will be granted for the development of a caravan and camping site on land south of Wanlip Road, Syston as shown on the Proposals Map.**~~

~~9.48 The Wanlip Action Area Local Plan identified the potential for a caravan and camping site as part of the Watermead Country Park. The site lies south of Wanlip road to the east of the River Soar. Any detailed proposals for this site will be judged against Policy RT/19 and any other relevant policies of the Plan.~~

**POLICY RT/15 - NOISE AND SPORT**

**Inspector's Recommendation**

9.107 *I recommend that the Policy and paragraph 9.40 of the RJ be modified in accordance with PC 226.*

**CBC Decision**

Accept.

**Reason**

For the reasons set out in paragraphs 9.105 & 9.106 in the Inspector's Report.

**Proposed Modification****M9.15**

Modify Policy RT/15 and paragraph 9.40.

9.39 **POLICY RT/15**

**Planning permission will not be granted for development related to noise generating sports activity unless all of the following criteria are met:**

- ~~i) — a clear demand for the provision of such facilities can be demonstrated;~~
- ii) i) the proposal does not generate unacceptable levels of noise, dust, fumes, smell or other nuisance to the detriment of neighbouring uses;
- iii) ii) adequate visual and acoustic landscaping and screening is provided;
- iv) iii) the proposal, including any ancillary buildings or structures, does not appear as intrusive in the landscape; and

▼) **iv) the proposal does not adversely affect sites of ecological or geological interest.**

(See also in particular policy TR/21)

9.40 PPG17 emphasises the need to accommodate noise generating sports where a clear demand is identified. The County Council will assist in the identification of appropriate sites. Whilst the provision of sites for these activities would ease the unauthorised and damaging use of sensitive areas, they need to be carefully located to ensure problems of visual intrusion, noise and other nuisances are minimised.

## **POLICY RT/16 - TOURISM**

### **Inspector's Recommendation**

9.112 *I recommend that Policy RT/16 and paragraph 9.43 be modified in accordance with PCs 227 and 230 (RT/23).*

### **CBC Decision**

Accept.

### **Reason**

For the reasons set out in paragraphs 9.109 to 9.111 in the Inspector's Report.

### **Proposed Modification**

**M9.16**

Modify Policy RT/16 and paragraph 9.43.
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### 9.42 **POLICY RT/16**

**Planning permission for the development of tourist accommodation and visitor facilities will be granted provided the following criteria are met:**

- i) the development would not harm the amenities enjoyed by neighbouring uses;**
- ii) any new buildings or alterations to existing buildings are of a scale, design and appearance sympathetic to the site and its surrounding area;**
- iii) existing features on site including trees, hedges, walls are retained wherever possible**

(See also in particular Policies ST/1 and TR/21)

9.43 Much of Charnwood's attractiveness as a tourist destination stems from its natural features, including the Charnwood Forest and the river valleys. It is also attractive as a tourist location because of its proximity to nearby tourist attractions such as Snibston Discovery Park and Leicester. This policy seeks to ensure that new tourism facilities are provided without having an unacceptable impact on the special character of Charnwood. The Charnwood Tourism Strategy works in partnership with other agencies to implement projects that will develop Charnwood's attractiveness as a tourist destination

**POLICY RT/17 - GRAND UNION CANAL****Inspector's Recommendation**

9.117 *I recommend that the Policy and RJ be modified in accordance with PC 228.*

**CBC Decision**

Accept.

**Reason**

For the reasons set out in paragraphs 9.114 & 9.116 in the Inspector's Report.

**Proposed Modification****M9.17**

Modify Policy RT/17 together with its heading, and paragraph 9.45.
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**GRAND UNION CANAL OPPORTUNITY SITE****9.44 POLICY RT/17**

**Land around the Grand Union Canal, Loughborough is identified on the Proposals Map as a major opportunity site for redevelopment. In determining applications for development of the site the Borough Council will permit a range of compatible uses such as shops, offices, business, residential, leisure, entertainment and tourism facilities which would maximise the recreational and tourism potential of the canal and be appropriate to a town centre location.**

9.45 The spur of the Grand Union Canal terminating at Bridge Street is an area with great potential for redevelopment to secure significant environmental improvements to one of the key "gateways" to the town centre. The southern portion of the site may be marginally is affected by the line of the inner relief road. This presents the opportunity to consider the options for comprehensive development in this area.

**POLICY RT/19 - TOURIST CARAVAN AND CAMPING SITES****Inspector's Recommendation**

9.127 *I recommend that no modification be made in response to these objections.*

**CBC Decision**

Accept.

**Reason**

For the reasons set out in paragraphs 9.123 to 9.126 in the Inspector's Report.

**Proposed Modification**

None.

**POLICY RT/20 - HOTEL/RESTAURANT AT BULL-IN-THE-HOLLOW FARM****Inspector's Recommendation**

9.132 *I recommend that no modification be made in response to this objection.*

**CBC Decision**

Accept.

**Reason**

For the reasons set out in paragraphs 9.129 to 9.131 in the Inspector's Report.

**Proposed Modification**

None.

**POLICY RT/21 - SOAR VALLEY CENTRE, MOUNTSORREL****Inspector's Recommendation**

9.138 *I recommend that :-*

- (i) *the Plan be modified by including the proposed new Policy in accordance with PC 229, together with the related amendment to the Proposals Map, subject to;*
- (ii) *before modifying the text to the new Policy, the Council should satisfy itself that the last sentence of that text dealing with implementation accords with advice in Circular 1/97 and PPG1.*

**CBC Decision**

Accept (i).

Accept (ii), except that this last sentence be replaced with a more up to date statement on the latest position relating to the Soar Valley Centre.

**Reason**

For the reasons set out in paragraphs 9.134 to 9.137 in the Inspector's report and to reflect the most up to date position regarding the Soar Valley Centre.

**Proposed Modification****M9.18**

Add a new Policy RT/E and reasoned justification after paragraph 9.50.

Amend the symbol for Soar Valley Centre on Inset 6 of the Proposals Map (see Plan M9.18)

**SOAR VALLEY CENTRE, MOUNTSORREL****RT/E**

**Planning permission will be granted for the development of a recreation and community centre on land to the rear of Mountsorrel Memorial Hall, provided:**

- i) the building through attention to its scale, mass, layout and design, makes a positive contribution to local visual and residential amenities,**
- ii) any lighting associated with the illumination of outdoor sports areas is positioned and orientated to avoid the effects of light pollution upon adjacent areas of housing land,**
- iii) the site is comprehensively landscaped to screen service areas and to enhance the amenity of the development overall.**

The site has been a long-term commitment through a proposal of the adopted Soar Valley Local Plan. The original proposal included a retail development as well as recreation and community facilities. The lack of retail interest in the site has led to a review of the situation and the proposal now focuses on the recreation and community facilities for the Soar Valley Centre. A financial contribution towards a recreation and community facility has been secured from the developer of the adjacent housing development. It is also the intention that money for a scheme will come forward through a National Lottery Fund Bid.

**POLICY RT/22 - SAFEGUARDING PLAY AREA SPACE****Inspector's Recommendation**

9.141 *I recommend that no modification be made in response to this objection.*

**CBC Decision**

Accept.

**Reason**

For the reasons set out in paragraph 9.140 in the Inspector's Report.

**Proposed Modification**

None.

**POLICY RT/23 - MUSEUM IN LOUGHBOROUGH****Inspector's Recommendation**

9.145 *I recommend that paragraph 9.43 to Policy RT/16 be modified in accordance with PC 230.*

**CBC Decision**

Accept.

**Reason**

For the reasons set out in paragraphs 9.143 & 9.144 in the Inspector's Report.

**Proposed Modification**

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See Proposed Modification M9.16

**POLICY RT/24 - PROCTORS PLEASURE PARK, BARROW UPON SOAR**

**Inspector's Recommendation**

9.150 *I recommend that no modification be made in response to this objection.*

**CBC Decision**

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Accept.

**Reason**

For the reasons set out in paragraphs 9.147 to 9.149 in the Inspector's Report.

**Proposed Modification**

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None.

**POLICY RT/25 - BENTLEY'S NURSERIES, ROTHLEY**

**Inspector's Recommendation**

9.157 *I recommend that no modification be made in response to this objection.*

**CBC Decision**

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Accept.

**Reason**

For the reasons set out in paragraphs 9.152 to 9.156 in the Inspector's Report.

**Proposed Modification**

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None.

**POLICY RT/26 - LAND NORTH OF WANLIP ROAD, SYSTON**

**Inspector's Recommendation**

9.180 *I recommend that no modification be made in response to these objections.*

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**CBC Decision**

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Accept.

**Reason**

For the reasons set out in paragraphs 9.159 to 9.179 in the Inspector's Report.

**Proposed Modification**

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None.

**POLICY RT/27 - HOTEL SITE NORTH OF MEYNELL ROAD, QUORN**

**Inspector's Recommendation**

*9.186 I recommend that no modification be made in response to this objection.*

**CBC Decision**

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Accept.

**Reason**

For the reasons set out in paragraphs 9.182 to 9.185 in the Inspector's Report.

**Proposed Modification**

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None.

**POLICY RT/28 - RECREATION RESOURCE - GARENDON PARK, LOUGHBOROUGH**

**Inspector's Recommendation**

*9.190 To accord with my recommendation under Policy H/34, I recommend that no modification be made in response to this objection.*

**CBC Decision**

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Accept.

**Reason**

For the reasons set out in paragraphs 9.188 & 9.189 in the Inspector's Report.

**Proposed Modification**

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None.