

ISSUES & OPTIONS



QUESTIONS ~ Summary Responses

65 RESPONSES

THE ISSUES

QUESTION 1:

The issues listed at pages 5 and 6 of the Issues and Options paper are the key issues facing Charnwood.

	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree	No Response
Number	2	36	8	0	0	19
Percent	4%	78%	17%	0%	0%	

Is there anything that we have missed?

- * Development of community facilities eg health facilities, schools, sporting, leisure and community meeting places
- * Protection and management of the built or historic environment
- * Sustaining rural communities due to development pressures and expected changes to farming practices
- * Make adequate housing provision for all including students and the elderly
- * Deliverability and realistic timescale of allocated permitted development sites
- * Remediation of contaminated land
- * Renewable energy issues
- * Ensure work with all sectors of community, eg faith communities
- * Reference made to Strategic Employment Development and Regional Economic Strategy
- * Reduce light pollution
- * Management of public rights of way and general access to the countryside
- * Loss of employment opportunities within walking distance for the less skilled workers
- * Shortage of hotels in tourist areas
- * Use of the canal to provide positive opportunity for development and leisure facilities
- * Impact of the London Olympics

Which of the issues listed at pages 5 and 6 are the most important? (Please tick issues you consider most important)

Issue	No.	Issue	No.	Issue	No.	Issue	No.	Issue	No.	Issue	No.
1	19	6	9	11	10	16	6	21	14	26	15
2	13	7	18	12	6	17	19	22	7	27	8
3	17	8	9	13	15	18	4	23	13		
4	6	9	3	14	11	19	8	24	3		
5	21	10	17	15	9	20	11	25	6		

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THE VISION AND OBJECTIVES

QUESTION 2:

The Council's Corporate Vision detailed at pages 7 and 8 is the right vision for the Charnwood LDF.

	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree	No Response
Number	0	39	5	2	0	19
Percent	0%	85%	11%	4%	0%	

Is there anything that should be added?

- * Improve health of the population and ensure healthcare facilities are available
- * Enhance and preserve environmental assets including biodiversity, geodiversity and accessible green space.
- * Need for smaller community schools in south Loughborough, Barrow and Mountsorrel
- * Renewable energy and recycling
- * Support for elderly people in rural areas
- * Strategic Employment Sites close to Leicester and Loughborough and the Science Park at Loughborough
- * No emphasis on the multicultural population of Charnwood.
- * National Forest does not feature within the 10-year vision.
- * Identify and strengthen rural visions and objectives eg as an element of the vibrant local economy whilst preserving the best of the countryside, including Charnwood Forest and the villages
- * Recognition of pockets of high deprivation and social inclusion
- * Wide portfolio of employment land available to meet needs of indigenous industries wishing to locate in the Borough and to benefit those in areas of high unemployment
- * Additional employment and is needed to continue to facilitate the areas a centre for high technology and knowledge based industries
- * Raise the profile of Loughborough and improve its facilities so more money is spent in the Borough
- * Many of the objectives relate to specifically Loughborough and not the whole Borough
- * Encouragement of each part of Loughborough to develop a community approach to create an inclusive society with reduced crime.

QUESTION 3:

The objectives listed on page 9 are the right ones for Charnwood.

	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree	No Response
Number	5	35	5	0	0	20
Percent	11%	78%	11%	0%	0%	

How could they be improved?

- * Ensure policies derive from the objectives and they incorporate indicators for monitoring purposes
- * Ensure no more of the heritage is removed
- * Promotion of local healthcare facilities, hospitals and schools
- * Consideration of the impact of development on landscape. Expand reference to protecting distinctive landscapes to protecting and adding to the value of such landscapes
- * Too much emphasis on Loughborough
- * Urban sprawl along the Soar and Wreake valleys
- * Developments should minimise energy use in layout, design and construction
- * Provision of employment sites to meet needs of indigenous industries and others wishing to relocate to the Borough
- * To meet housing requirements ensure an uninterrupted supply of housing land

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- * Safeguard Limits to Development in Birstall
- * Concern over the impact of highway traffic on the road when sustainable development providing high quality facilities for the communities is provided
- * Identify how issues relating to the Bangladeshi community in Loughborough will be improved in addition to student issues
- * Develop a thriving and sustainable Black Minority Ethnic enterprise
- * Increase contribution of waterways to the community by supporting their sustainable development
- * Specific objective for the development of the university in a planned and sustainable manner
- * National Forest should feature
- * Include objective relating to tourism development, opportunities to promote the outdoor recreation resource of Charnwood Forest, linked with the creation of new woodland sites with public access in the National Forest area and Potential to develop Loughborough as a gateway to the National Forest
- * Inclusion of meeting places and art features in new development to help create a sense of belonging and cohesion
- * Include reference to green infrastructure
- * Small towns and larger villages may be suitable for modest developments which will help maintain the rural economy and diversity and also help meet local needs and strengthen existing public transport facilities
- * Strengthen objectives for rural areas to enable such communities to have a viable future
- * Locate new residential development to provide a choice of urban and rural living environments
- * Include bungalows for the elderly
- * Develop locations adjacent to Leicester City
- * No reference is made about the regeneration and development around the canal
- * Meet current strategic requirements but also those that emerge through the RSS and latest household projections

THE TIMESCALE

QUESTION 4:

What timeframe should the LDF Core Strategy cover? Should we plan for longer term growth?

	Number	Percent
Up to 2016	12	30%
Up to 2021 and beyond	28	70%
No Response	23	

- * No timescale needed
- * Both medium and long term plans are required to allow support service providers to plan their development programmes
- * Proposed changes to PPG3 advocate a 15 year housing supply should be specified in Local Plans
- * Up to 2016 in line with the Structure plan and 2021 and beyond to take account of the extended timeframe of the LDF
- * Regulations call for the documents to be in general conformity with the RSS

Should the Core Strategy adopt a flexible approach to the future scale of growth?

	Number	Percent
Yes	39	91%
No	4	9%
No Response	22	

- * No. Flexibility could produce uncertainty in future development decisions and lead to more appeals.
- * Yes, with clear principles but flexibility to reflect changing circumstances
- * Essential as requirements from RSS8 will not be known for some time
- * Guidance in RSS on the application of the annual housing provision rates. Consider phasing the release of land if you extend the plan period beyond 2016 as the revision of the RSS may alter the housing provision requirements

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- * Provision must be made for certainty in terms of housing for at least 10 years worth of supply of which 5 years must be readily available.
- * Support flexibility in terms of how development comes forward to ensure a continuous supply of employment and housing land at any one time. There must be a minimum requirement and flexibility for greater levels to ensure that the supply of housing and employment land is actually provided.

Should we allocate additional employment land to compensate for losses of existing land and premises?

	Number	Percent
Yes	29	69%
No	13	31%
No Response	23	

- * No cannot afford to lose more farmland
- * No. Further development would almost certainly be in green wedges or countryside. No justification for allocating more Greenfield land for unpredicted levels of development. Land should only be released in exceptional circumstances
- * No. Use windfall and brownfield sites
- * Yes. To maintain balanced communities
- * Yes, but only if required to retain jobs in the locality
- * Take all opportunities to develop opportunities for small business units within communities, providing employment for local people without the need for transport and seeding the businesses of the future
- * Yes. But ensure retention of brownfield sites for employment and build more houses in rural areas

THE SETTLEMENT HIERARCHY

QUESTION 5:

The suggested settlement hierarchy listed on page 14 is an appropriate order of settlements for the Borough.

	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree	No Response
Number	7	21	10	5	0	22
Percent	16%	49%	23%	12%	0%	

If not, how should it be changed?

- * Relocate all students onto Loughborough campus removing need for more housing other than social housing
- * Oppose any attempt to include Anstey on the Principle Urban Area (PUA)
- * Birstall should be a service centre and not a PUA
- * Important that the rural economy is maintained and existing facilities are maximised, particularly where they interact well with nearby areas
- * Development of service centres cannot be achieved until facilities are provided such as pedestrian crossings, cycle paths, improving public transport and accessible shops.
- * Smaller settlements around the Borough need a gradual and modest provision of housing to satisfy the need for homes
- * Any site should be given equal opportunity if it is in the correct position for development

There are no villages in Charnwood that function as Rural Centres for a surrounding rural area.

	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree	No Response
Number	5	12	11	13	0	24
Percent	12%	29%	27%	32%	0%	

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If you disagree, which settlement(s) do you think function as a Rural Centre?

- * Anstey
- * Rothley
- * Quorn
- * Barrow upon Soar
- * Woodhouse
- * Woodhouse Eaves
- * Sileby
- * Mountsorrel
- * Syston
- * East Goscote
- * Wymeswold
- * Rearsby
- * The service centres effectively act as Rural Centres in the Structure Plan. This strategic status is otherwise unclear
- * Villages in the National Forest could have the potential for tourism related businesses all contributing towards the implementation of the National Forest Strategy
- * Belton, Hathern and Long Whatton use facilities in Shepshed
- * Several villages in Charnwood act as rural service centres in that they serve smaller communities
- * Some development should be directed to villages for rural needs

Should we direct development to certain villages to enable them to become Rural Centres?

	Number	Percent
Yes	16	43%
No	21	57%
No Response	26	

If yes, which village(s) should we support as Rural Centres?

- * Quorn
- * East Goscote
- * Sileby
- * Rothley
- * Rearsby
- * Wymeswold
- * Mountsorrel
- * Those listed as Service Centres
- * Villages of a population of 5000 or more
- * Development should be assessed on its merits, being allowed where appropriate and where there is a need.
- * Sustain villages with some new development appropriate to the scale of settlement
- * None. Disagree with concept. Rather than concentrate services they should be diversified with different villages offering different services

ISSUES & OPTIONS

THE DIRECTIONS FOR GROWTH

QUESTION 6:

Options of new settlements or spreading development between settlements are not consistent with Regional Spatial Strategy and Structure Plan guidance and should not be pursued.

	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree	No Response
Number	11	17	11	2	1	23
Percent	26%	40%	26%	5%	2%	

If you think they should be considered please indicate why:

- * Concentration of development must be accompanied by a stronger emphasis on improving services such as health centres and local leisure facilities
- * Development should be assessed on its merits, being allocated where appropriate
- * All settlement boundaries should be looked at to enable further development in the correct locations

Which of the broad directions of growth listed at pages 17-23 do you think provides the most sustainable option? Please rank them in order of priority (1-5 for South Charnwood and 1-7 for North Charnwood)

South Charnwood				
Site	Rank 1	Rank 2	Rank 3	Rank 4
S1	14	5	1	5
S2	3	5	7	6
S3	5	12	5	4
S4	1	5	3	8
S5	5	1	7	0

North Charnwood							
	Rank 1	Rank 2	Rank 3	Rank 4	Rank 5	Rank 6	Rank 7
N1	20	1	0	2	1	0	1
N2	0	6	3	4	4	3	3
N3	2	4	3	1	5	6	3
N4	4	4	3	1	4	5	3
N5	4	12	4	3	2	0	3
N6	2	4	7	6	3	4	3
N7	1	2	3	4	2	3	7

Are there any other broad directions of growth that you think need to be considered? Please indicate why.

- * Avoid areas prone to flooding
- * Lack of facilities and amenities in Charnwood which will affect all options identified
- * Should not plan for growth as it is not sustainable
- * Growth in villages would be unsustainable and harmful to their character
- * Development should be concentrated in existing settlements
- * Developments need to be sustainable in location and the nature of the development and deliver community benefits
- * Regeneration of eastern part of Loughborough to create an attractive mixed use area

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GREEN WEDGES OF OPEN LAND

QUESTION 7:

In reviewing existing Green Wedges we should identify the opportunities for urban growth that could help to deliver improved public access to green space and recreational facilities for urban residents.

	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree	No Response
Number	7	25	8	4	0	21
Percent	16%	57%	18%	9%	0%	

Which of the existing Green Wedges do you consider would provide the best opportunity to secure improved public access and recreation in tandem with urban growth?

	Yes
Leicester (Beaumont Leys)/ Birstall/ Thurcaston /Anstey / Cropston	3
Birstall/Leicester/ Thurmaston (Soar Valley North)	12
Beaumont Leys/Glenfrith/Anstey/Groby	4
Syston/Thurmaston (East of Melton Road)	1
Loughborough/Shepshed	15
Loughborough/Quorn	3
Loughborough/Hathern	10

Please add any other comments you may have on the review of Green Wedges:

- * Green wedges should not be treated like green belts.
- * Sensible farm and rural diversification projects should be allowed within Green Wedges
- * Green Wedges should not be built on. They enable settlements to retain their identities and local nature, form and character
- * Landscape character assessments may be useful in identifying areas next to urban areas most suitable for development.
- * Retain the Green Wedge on the Rothley Brook valley to safeguard the villages including Anstey, Cropston, Rothley and Thurcaston.
- * Green Wedges should be part of a green infrastructure network
- * Green infrastructure contributes to quality of life and needs to be considered at a strategic level and given the same priority as other types of development
- * Changes should be coordinated with Leicester City Council
- * Developing green wedges cannot improve local access. Open spaces need to be incorporated within settlements to require access without using cars
- * The sequential approach means there is a need for development to take place in Green Wedges and this needs to be clearly set out in the LDF
- * Areas between Birstall and Beaumont Leys, Shepshed and Loughborough and Anstey, Cropston and Thurcaston should be green wedge
- * Give consideration to the water related recreational potential at Watermead Country Park while protecting the green character of this stretch of waterway
- * Green wedges should be retained but with a more constant review of them
- * The larger area of green the better
- * Sensible farm and rural diversification projects should be allowed within Green Wedges

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AREAS OF LOCAL SEPARATION

QUESTION 8:

Areas of Local Separation should be retained in the LDF.

	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree	No Response
Number	17	19	4	2	1	22
Percent	40%	44%	9%	5%	2%	

Are there any existing Areas of Local Separation that you feel should be reviewed?

- * Areas of Local Separation should not be treated like green belts and prevent development.
- * Areas of local separation are no longer needed as policies. Countryside policies can ensure areas between settlements are properly protected
- * Land north west of Epinal Way extension roundabout merits release from Area of Local Separation
- * South Loughborough
- * All settlement boundaries should be reviewed

Are there any new areas that should be identified?

- * Land between Newtown Linford and Field Head/Markfield on Markfield lane
- * Field to the south east of the A6/A46 junction should be added to the area of separation

PROTECTING THE COUNTRYSIDE

QUESTION 9:

Outside the Charnwood Forest, a single countryside policy, supported by landscape character assessments, provides the best option to safeguard the character of Charnwood's countryside.

	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree	No Response
Number	9	27	4	5	0	20
Percent	20%	60%	9%	11%	0%	

If you disagree, which areas in Charnwood, other than Charnwood Forest, do you feel merit special protection?

- * Derby Roads playing Fields
- * Garendon Park
- * Soar Valley including River Mantle Valley
- * Afforestation of Wymeswold airfield would increase the recreation area available
- * The landscape character approach recognises all areas of landscape are special and all development should be sympathetic to its location
- * Designations such as SSSIs and SINCS must be taken into account at landscape as well as site level
- * Countryside policies are capable of protecting any area of countryside and further designations are not necessary and create duplication and misunderstanding of the policy
- * Production of a corridor study in association with British Waterways for the Grand Union Canal/river Soar which could inform and support the countryside policy
- * Production of a landscape character assessment should inform whether there is a need for countryside policies for particular areas
- * Specific protection to ancient woodland and ancient and veteran trees

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A STRATEGY FOR REGENERATION

QUESTION 10:

The Core Strategy should focus its regeneration strategy on those parts of Loughborough and Shepshed identified as experiencing the highest levels of deprivation.

	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree	No Response
Number	7	21	11	3	0	23
Percent	17%	50%	26%	7%	0%	

How should the locational strategy for the Core Strategy be used to benefit the most deprived areas in Charnwood?

- * To improve living conditions and access to all services and activities in larger and smaller settlements
- * Development strategy based on the sequential approach
- * Develop rural economy through rural diversification
- * Consider a wider area than Loughborough and consider whole of Charnwood as well as areas outside of Charnwood
- * Improve areas of deprivation through regeneration but not at the expense of other areas
- * Provision of mixed housing to encourage community integration

What else can the Core Strategy do to address issues of social exclusion and deprivation?

- * Problem families moved to one area where needs can be met
- * Encourage communities to be self sufficient
- * Ensure development is located in urban areas adjacent to areas of social exclusion
- * More jobs and new infrastructure will help people achieve more
- * Improvement schemes in deprived areas
- * Reuse of redundant or underused buildings eg vacant industrial sites in Loughborough
- * Access to green space and woodland contributes to quality of life and sustainable development.
- * Welcome the designation of the eastern part of Loughborough as an urban priority area and action area
- * Encourage faith groups to be outgoing

BALANCED COMMUNITIES

QUESTION 11:

How can the Core Strategy help to create mixed balanced communities?

- * Ensure all areas have the same standards of facilities
- * Might be able to remove barriers by promotion of mixed balanced communities
- * Include policies for social and cultural issues
- * Not all communities need to be balanced, eg the university
- * Implement a green space strategy ensuring access to green spaces and biodiversity
- * Mixed housing stock with a mix of types and tenures of housing
- * Greater self sufficiency for communities by encouraging localised energy production
- * Improvement of access to facilities in larger settlements by better transport
- * Engagement of local communities at an early point
- * Target communities in the deprived areas to identify the key issues in terms of creating a balanced community
- * Relationship between population and employment needs to be considered

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TACKLING CLIMATE CHANGE

QUESTION 12:

A strategy of urban concentration is the best option to help tackle climate change in Charnwood.

	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree	No Response
Number	3	16	15	2	1	28
Percent	8%	43%	41%	5%	3%	

What else can the Core Strategy do to address the issue of climate change locally?

- * Ring road in Loughborough
- * Car ban for students
- * Safe, convenient and attractive provision for cyclists and pedestrians and priorities for non car modes to reduce dependency on car modes
- * Avoid development in flood risk areas
- * High standards of energy conservation and low energy use in all new developments
- * Policies to reduce emissions including sustainable land use patterns and practices, adequate green space to act as carbon sinks
- * Use sustainable urban drainage systems
- * Creation of new woodlands
- * Widen the canal and River Soar at flood chokepoints but this could transfer the problem to other areas

A NEW SCIENCE PARK

QUESTION 13:

Which of the options identified at pages 31 and 32 do you think could provide the most sustainable option for a new Science Park of up to 50 hectares? Please rank them in order of priority.

Option	Rank 1	Rank 2	Rank 3	Rank 4
Option 1: Land West of Loughborough University, South of A512	24	7	2	8
Option 2: Land west of Loughborough, north of A512	7	13	6	2
Option 3: Brownfield Site in Loughborough	6	7	11	4
Option 4: Locations Outside Loughborough (Wymeswold Airfield, South of Sileby)	8	3	1	15

Are there other locations we should consider?

- * Wymeswold airfield
- * Is 50 ha really needed? Better to have smaller sites
- * Environmental constraints need to be identified including flood risk issues, impacts on Garendon Park, National forest boundary and Charnwood Forest and traffic.
- * Science park needs to be located close to the university
- * Brownfield sites in Loughborough might be appropriate depending on its potential and location
- * Relationship with the proposed strategic employment site

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PLANNING FOR TOWN CENTRES

QUESTION 14:

The Core Strategy should support the further expansion of Loughborough Town Centre as an important sub-regional centre for shopping, culture and leisure.

	Strongly Agree	Agree	Not Sure	Disagree	Strongly Disagree	No Response
Number	13	17	6	1	1	28
Percent	34%	45%	16%	3%	3%	

Should we identify opportunities for expansion and/ or additional development in any of the existing District Centres to strengthen their vitality and viability?

District Centre	Yes	No
Gorse Covert District Centre, Loughborough	4	14
Shelthorpe District Centre, Loughborough	4	13
Anstey Village Centre	12	5
Barrow Upon Soar Village Centre	11	8
Birstall Village Centre	13	6
Shepshed Town Centre	10	9
Sileby Village Centre	16	5
Syston Town Centre	15	5
Barkby Thorpe Road, Thurmaston (Former Co-op Site)	4	14

What else could we do to safeguard the vitality and viability of existing centres?

- * Loughborough is too spread out and lacks amenities and facilities
- * The Rushes complex could be the place to locate all pubs and clubs
- * No further expansion in Anstey for retail facilities, however it lacks leisure facilities
- * New district centres are needed near Holywell and Grange park
- * Further expansion should be concentrated in existing centres
- * Ensure vehicle parking is available and at minimal or free cost
- * High quality development is needed in Loughborough
- * Growth should be accommodated by more efficient use of land and buildings in existing centres which should be aided by conversions, redevelopment and change of use
- * Cultural and leisure opportunities of the waterways should be engaged to support the vitality and viability of centres
- * Improve public transport in rural and urban areas
- * Inconsistent references to service centres, rural centres and district centres
- * Review existing settlement boundaries regularly allowing appropriate development
- * Work towards complying with the Disability Discrimination Act

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AN ACCESSIBLE BOROUGH

QUESTION 15:

The potential Local Transport Plan schemes referred to at page 34 should be main priorities in Charnwood.

	Strongly Agree	Agree	Not Sure	Disagree	Strongly Disagree	No Response
Number	5	29	6	0	0	25
Percent	13%	73%	15%	0%	0%	

Are there any other schemes that need to be considered?

- * Bus station
- * Question the benefits of a by pass as it will increase traffic and reduce the use of local services by no through traffic
- * Services should be accessible in villages
- * Improvements of access to Nottingham and Leicester using rapid transit
- * Assist in reducing traffic eg increase costs of motoring, improvements and reduction of cost to public transport, cycle routes and training

Which of Options 1, 2 and 3 detailed at page 35 do consider would provide the most appropriate basis for a sustainable and integrated land use and transportation strategy for Charnwood?

	Number	Percent
Option 1	14	39%
Option 2	22	61%
Option 3	0	0%
No Response	27	

Are there any other Options to be considered?

- * Relate level of Council tax to car ownership
- * Improve public transport, cycling and walking - Public transport will never be good enough to reduce most car use
- * Use of Great Central Railway and development of light tramway network
- * Promotion of towpaths and link them into associated networks. Increased green spaces and biodiversity makes walking and cycling more enjoyable
- * Provision of bus services that link urban areas to village and visitor attractions
- * Bus station
- * Integrated transport systems
- * Direct some development to villages for rural needs
- * New developments should take into account the needs of mothers with children and pushchairs, blue badge holders, cycle stands and provision for bus shelters.