

## ***FOREWARD, PREFACE AND CHAPTER 1 : INTRODUCTION***

### **FOREWORD AND PREFACE**

#### **RECOMMENDATION**

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

### **MAIN CHANGES FROM THE CONSULTATION DRAFT LOCAL PLAN**

#### **RECOMMENDATION**

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

### **PARAGRAPHS - 1.1 to 1.37 - CHAPTER 1 - INTRODUCTION**

#### **RECOMMENDATIONS**

**1.21 I recommend that:-**

- (i) the Plan be modified in accordance with PC 1 and PC 2 together with FPC 233.**
- (ii) paragraph 1.24 of the Plan, as proposed to be modified by FPC 233, be further modified by the insertion of an additional sentence or sentences, at the end of the seventh paragraph, to indicate more precisely how monitoring of the Plan is to be carried out.**

## ***CHAPTER 2 : STRATEGY***

### **PARAGRAPHS 2.1 to 2.5 - THE STRATEGIC POLICY CONTEXT**

#### **RECOMMENDATION**

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

### **PARAGRAPHS 2.6 to 2.11 - NATIONAL PLANNING POLICY GUIDANCE**

#### **RECOMMENDATION**

**2.10 I recommend that no modifications be made in response to these objections.**

**POLICY ST/1 - OVERALL STRATEGY FOR CHARNWOOD****RECOMMENDATIONS****2.105 I recommend that:-**

- (i) the Plan be modified in accordance with PC 3, PC 4, PC 5, PC 6, PC 7, PC 8, PC 9, PC 10, PC 11, PC 12 and PC 13.
- (ii) the Plan be further modified by the addition of the following statement at the end of paragraph 2.7 “Sustainable development seeks to deliver the objective of achieving, now and in the future, economic development to secure higher living standards while protecting and enhancing the environment. PPG1 paragraph 4 includes the commonly used definition, “*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*”. The Council is committed to the principles of sustainable development”.
- (iii) the Plan be modified further by the deletion of the words “PPG1 General Policies and Principles March 1992” in paragraph 2.11 and by the addition of the words “PPG1 General Policy and Principles February 1997”.
- (iv) paragraph 2.23 of the RJ be modified further by the addition of the following sentence after the words “non renewable resources”. “PPG1 paragraphs 4 to 7 give more recent advice for creating a more sustainable pattern of development ...”.
- (v) Policy ST/1 (i) of the Plan be modified further by the deletion of the phrase “ensures that development is sustainable” and by the addition of the phrase “generates sustainable patterns of development”.
- (vi) Policy ST/1 (v) be modified further by the deletion of the existing clause and by the addition of “identify areas of Green Wedge and other areas of open land necessary to preserve the separate identity of settlements and to ensure that as urban development takes place, undeveloped links to the countryside extending outwards from the urban areas are retained”.
- (vii) the RJ to Policy ST/1 (v) be modified further by the deletion of the final sentence of paragraph 2.31 and by the addition of the following: “To arrest this trend the Structure Plan requires the definition of structurally important areas of open land” (Green Wedges) around Loughborough and Leicester. The role of Green Wedges is to ensure that as urban development proceeds areas of open land are retained to prevent the coalescence of settlements and to preserve linkages to the countryside, together with the encouragement of their positive management. The inner boundaries of Green Wedges will be reviewed through successive Plan reviews and should not be confused with Green Belts, to which a greater degree of permanence attaches. The Structure Plan further allows for the identification of Areas of Local Separation between smaller communities where the other policies of the Plan would not provide sufficient security to prevent development which would lead to an unacceptable reduction in the separation of settlements contributing to a loss of character and identity.”

- (viii) the RJ to Policy CT/3 be modified further at paragraph 6.19 of the Plan as a consequence of the proposed modifications (vi) and (vii).
- (ix) the RJ be modified further at paragraph 2.48 by making reference to the National Forest as a major tourist resource in the Borough.

**PARAGRAPHS 2.51 to 2.60 - STRATEGY FOR THE LOCATION OF DEVELOPMENT**

**RECOMMENDATIONS**

2.137 I recommend that the Plan be modified in accordance with PC 14, FPC 15A and PC 22.

**POLICY ST/2 - LIMITS TO DEVELOPMENT**

**RECOMMENDATIONS**

2.183 I recommend that:-

- (i) the Plan be modified in accordance with PC 16, PC 17, PC 18, PC 19, PC 21a and FPC 21A.
- (ii) having regard to my conclusions at paragraph 2.159, the Plan be modified further by amending the definition of the Limits to Development at Green Lane, Seagrave to include all existing buildings and to broadly reflect the boundary of the Conservation Area.

**POLICY ST/3 - INFRASTRUCTURE**

**RECOMMENDATION**

2.198 I recommend that the Plan be modified in accordance with PC 23 and PC 24.

**CHAPTER 3 : ENVIRONMENT**

**PARAGRAPHS 3.1 and 3.2 - INTRODUCTION**

**RECOMMENDATION**

3.4 I recommend that paragraph 3.2 be modified in accordance with PC 25.

**PARAGRAPHS 3.3 to 3.5 - NATIONAL AND STRATEGIC POLICY**

**RECOMMENDATION**

3.8 I recommend that paragraph 3.4 be modified in accordance with PC 26.

**PARAGRAPHS 3.6 and 3.7 - THE CHARNWOOD PERSPECTIVE**

**RECOMMENDATION**

**3.16 I recommend that paragraphs 3.6 and 3.7 be modified in accordance with PC 27.**

**PARAGRAPH 3.8 - DESIGN**

**RECOMMENDATION**

**3.24 I recommend that the Plan be modified by the inclusion of a new Design policy in accordance with PC 28.**

**PARAGRAPH 3.9 - ARCHAEOLOGY**

**RECOMMENDATION**

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

**POLICY EV/1 - NATIONALLY IMPORTANT ARCHAEOLOGICAL SITES**

**RECOMMENDATION**

**3.34 I recommend that :-**

- (i) the Policy be modified in accordance with PC 29 subject to;**
- (ii) the Council giving consideration to the merits of the use of the term "amenity value" in the Policy.**

**POLICY EV/2 - ARCHAEOLOGICAL SITES OF COUNTY AND LOCAL SIGNIFICANCE**

**RECOMMENDATION**

**3.46 I recommend that the Policy and RJ be modified in accordance with PC 30.**

**POLICY EV/3 - PROPOSALS AFFECTING ARCHAEOLOGICAL SITES**

**RECOMMENDATION**

**3.52 I recommend that the Plan be modified in accordance with PC 31.**

**POLICY EV/4 - ALTERATIONS OR EXTENSION TO LISTED BUILDING**

**RECOMMENDATION**

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

**POLICY EV/5 - THE SETTING OF LISTED BUILDINGS**

**RECOMMENDATION**

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

**POLICY EV/6 - CHANGE OF USE OF LISTED BUILDINGS**

**RECOMMENDATION**

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

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**NB : NEW POLICY EV/\* DEMOLITION OF LISTED BUILDINGS**

**3.71 See paragraphs 3.401 to 3.404 of the report (Policy EV/54 of Chapter 3 Environment).**

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**POLICY EV/7 - BUILDINGS OF LOCAL HISTORIC OR ARCHITECTURAL INTEREST**

**RECOMMENDATIONS**

**3.82 I recommend that :-**

- (i) the Policy and RJ be modified in accordance with PC 33.**
- (ii) in the context of paragraph 3.80 of my conclusions, the Council should work as a matter of urgency to produce it's SPG.**

**POLICY EV/8 - HISTORIC PARKS AND GARDENS**

**RECOMMENDATION**

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

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**POLICY EV/9 - DEVELOPMENT IN CONSERVATION AREAS**

**RECOMMENDATIONS**

**3.99 I recommend that :-**

- (i) the Policy be amended in accordance with PC 34 subject to;**
- (ii) having regard to my conclusions in paragraph 3.95, sub paragraph (vii) being modified further to read " .... open spaces of special character (including gardens), other spaces of public value, .....**
- (iii) having regard to my conclusions in paragraphs 3.96 to 3.98, the Council should to give further consideration to the wording of sub paragraphs (ii), (v) and (vi) of the Policy.**

**POLICY EV/10 - ENHANCEMENT OF CONSERVATION AREAS**

**RECOMMENDATION**

**3.106 I recommend that the Plan be modified in accordance with PC 35.**

**POLICY EV/11 - ARTICLE 4 DIRECTIONS**

**RECOMMENDATION**

**3.109 I recommend that the Plan be modified in accordance with PC 36.**

**POLICY EV/12 - ADVERTISEMENTS**

**RECOMMENDATIONS**

**3.116 I recommend that:-**

- (i) no modification be made to the Policy in response to these objections.**
- (ii) paragraph 3.39 be modified in accordance with PC 38 (EV/15).**

**POLICY EV/13 - ADVERTISEMENTS ABOVE FIRST FLOOR LEVEL**

**RECOMMENDATION**

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

**POLICY EV/14 - ADVERTISEMENTS ON LISTED BUILDINGS OR IN CONSERVATION AREAS**

**RECOMMENDATION**

**3.127 I recommend that the Policy and RJ be modified in accordance with PC 37.**

**POLICY EV/15 - ADVERTISEMENTS ALONG MAIN ROAD CORRIDORS**

**RECOMMENDATION**

**3.133 I recommend that the Plan be modified in accordance with PC 38.**

**POLICY EV/16 - AREAS OF SPECIAL CONTROL FOR ADVERTISEMENTS**

**RECOMMENDATION**

**3.139 I recommend that the Plan be modified in accordance with PC 39.**

**POLICY EV/17 - ADVERTISEMENT HOARDINGS**

**RECOMMENDATION**

**3.146 I recommend that:-**

- (i) the Policy and RJ be modified in accordance with PC 40;**
- (ii) the second sentence of paragraph 3.50 be modified further to read “They will only be approved where they do not harm the character or appearance of the area or where as an interim measure they would be the only practical means of screening an unsightly building or area of land”.**

**POLICY EV/18 - PROJECTING SIGNS**

**RECOMMENDATION**

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

**POLICY EV/19 - ACCESS FOR PEOPLE WITH DISABILITIES**

**RECOMMENDATION**

**3.155 I recommend that:-**

- (i) the Policy and RJ be modified in accordance with PC 41.**
- (ii) in the context of my conclusions in paragraph 3.154, the Council should give further consideration to the inclusion of additional text to the Policy and/or by cross referring it to Policy TR/24 to indicate more clearly the definition of "accessibility" as applied to people with disabilities and the scope the Plan can provide for dealing with this issue.**

**POLICY EV/20 - SAFETY IN NEW DEVELOPMENT**

**RECOMMENDATIONS**

**3.160 I recommend that:-**

- (i) no modifications be made in response to these objections.**
- (ii) the Council should consider including a reference to Policy H/14 at the end of Policy EV/20.**

**POLICY EV/21 - OPEN SPACES OF SPECIAL CHARACTER**

**RECOMMENDATIONS**

**3.220 I recommend: -**

- (i) that the Policy, RJ and Proposals Maps be modified in accordance with PC 42, PC 43, PC 44, PC 45, PC 46, PC 47, PC 48, PC 49, PC 50 and PC 51 subject to :-**
- (ii) having regard to my conclusions in paragraph 3.174 the Council, before confirming PC 44 (Hoton), should satisfy itself that the northern boundary of the proposed designation is appropriately shown on the Proposals Map.**

**POLICY EV/22 - TREE PRESERVATION ORDERS**

**RECOMMENDATION**

**3.226 I recommend that the Plan be modified in accordance with PC 52.**

**POLICY EV/23 - ANCIENT WOODLAND**

**RECOMMENDATION**

**3.232 I recommend that the Policy be modified in accordance with PC 53.**

**POLICY EV/24 - LANDSCAPE IMPROVEMENTS**

**RECOMMENDATION**

**3.238 I recommend that the Plan be modified in accordance with PC 54.**

**POLICY EV/25 - DEVELOPMENT AND THE LANDSCAPE**

**RECOMMENDATION**

**3.247 I recommend that the Policy and RJ be modified in accordance with PC 55.**

**POLICY EV/26 - SITES OF NATIONAL ECOLOGICAL OR GEOLOGICAL IMPORTANCE**

**RECOMMENDATIONS**

**3.254 I recommend that:-**

- (i) the Policy be modified in accordance with PC 56, subject to:-**
- (ii) having regard to my comments in paragraph 3.251 about Sites of International Importance, the Council should consider whether the text of the Policy requires any further modification; and**
- (iii) having regard to my comments in paragraph 3.252, the Council should consider further modifying the end of the first paragraph of the Policy to read “and there is no alternative solution or other site suitable for that particular purpose”.**

**POLICY EV/27 - SITES OF COUNTY/DISTRICT LEVEL ECOLOGICAL OR GEOLOGICAL IMPORTANCE**

**RECOMMENDATIONS**

**3.262 I recommend that :-**

- (i) the Policy and RJ be modified in accordance with PC 57 and FPC 57A subject to :-**
- (ii) having regard to my conclusions in paragraph 3.257, the Policy be modified further to remove the reference in it to national need; and**

- (iii) in the context of my comments in paragraph 3.261, the Council should consider modifying the title of the Policy further to read:-  
**SITES OF REGIONAL, COUNTY AND DISTRICT LEVEL ECOLOGICAL OR GEOLOGICAL IMPORTANCE.**

**POLICY EV/28 - SITES OF PARISH LEVEL ECOLOGICAL/GEOLOGICAL INTEREST**

**RECOMMENDATION**

**3.271 I recommend that :-**

- (i) PC 58 should not be implemented.
- (ii) paragraph 3.77 be included at paragraph 3.79 after the revised Policy EV/29.

**POLICY EV/29 - IMPACT OF DEVELOPMENT ON SITES OF ECOLOGICAL/GEOLOGICAL INTEREST**

**RECOMMENDATIONS**

**3.281 I recommend that :-**

- (i) the Policy be modified in accordance with PC 59, PC 60 and FPC 60A subject to:-
- (ii) having regard to my conclusions in paragraph 3.277, the second paragraph of the Policy starting at “Planning applications for new development .....” down to (vi) ending with “ nature conservation features” be reduced to text; and
- (iii) paragraph 3.77 of the Plan be included at paragraph 3.79 after the revised Policy EV/29.

**POLICY EV/30 - SPECIES PROTECTION**

**RECOMMENDATION**

**3.289 I recommend that the Policy and RJ be modified in accordance with PC 62 and FPC 62A.**

**POLICY EV/31 - IMPROVEMENTS TO THE BUILT ENVIRONMENT**

**3.295 I recommend that the Plan be modified in accordance with PC 63.**

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**POLICY EV/32 - IMPROVEMENTS TO THE NATURAL ENVIRONMENT**

**RECOMMENDATION**

**3.303 I recommend that the Plan be modified in accordance with PC 64.**

**POLICY EV/33 - PROTECTION OF WASHLAND**

**3.310 I recommend that**

- (i) the Policy and RJ be modified in accordance with PC 65**
- (ii) having regard to my conclusions in paragraph 3.309, the term “washland” be replaced by the words “flood plain” in the Policy.**

**POLICY EV/34 - DESIGN OF FLOOD ALLEVIATION MEASURES**

**RECOMMENDATION**

**3.314 I recommend that the Policy be modified in accordance with PC 66.**

**POLICY EV/35 - ACCESS TO WATERCOURSES FOR MAINTENANCE**

**RECOMMENDATION**

**3.317 I recommend that the Policy be modified in accordance with PC 67.**

**POLICY EV/36 - SURFACE WATER RUN-OFF**

**RECOMMENDATION**

**3.321 I recommend that the Policy be modified in accordance with PC 68.**

**POLICY EV/37 - SEWAGE DISPOSAL CAPACITY**

**RECOMMENDATION**

**3.326 I recommend that the Policy be modified in accordance with PC 69.**

**POLICY EV/39 - MAINTENANCE AGREEMENTS FOR SEPTIC TANKS**

**RECOMMENDATION**

**3.329 I recommend that the Plan be modified in accordance with PC 70.**

**POLICY EV/40 - GROUND WATER PROTECTION**

**RECOMMENDATION**

**3.333 I recommend that the Policy and RJ be modified in accordance with PC 71.**

**POLICY EV/41 - NUISANCE FROM SEWAGE WORKS**

**RECOMMENDATION**

**3.339 I recommend that the Policy and RJ be modified in accordance with PC 72.**

**POLICY EV/42 - DEVELOPMENT CLOSE TO LANDFILL DISPOSAL SITES AND CONTAMINATED LAND**

**RECOMMENDATION**

**3.342 I recommend that the Policy and RJ be modified in accordance with PC 73.**

**PARAGRAPH 3.110 - RECYCLING**

**RECOMMENDATION**

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

**POLICY EV/44 - TELECOMMUNICATION STRUCTURES**

**RECOMMENDATION**

**3.353 I recommend that the Policy be modified in accordance with PC 74 and FPC 74A.**

**POLICY EV/46 - RESITING OF SATELLITE TELEVISION DISHES**

**RECOMMENDATION**

**3.358 I recommend that:-**

- (i) the Plan be modified in accordance with PC 76;**
- (ii) Policy EV/45 be modified in accordance with PC 75.**

**POLICY EV/47 - NOISE SENSITIVE DEVELOPMENT**

**RECOMMENDATION**

**3.361 I recommend that the Policy be deleted in accordance with PC 77.**

**POLICY EV/48 - NOISE GENERATING DEVELOPMENT**

**RECOMMENDATION**

**3.369 I recommend that:-**

- (i) the Policy and RJ be modified in accordance with PC 77;**
- (ii) having regard to my conclusions in paragraph 3.366, sub paragraph (iii) of Policy EV/25 be modified in accordance with PC 55.**

**PARAGRAPH 3.122 - RENEWABLE ENERGY**

**RECOMMENDATION**

**3.374 I recommend that the Plan be modified by including the new Policy and additional RJ on Renewable Energy in accordance with PC 78 and FPC 78A.**

**POLICY EV/49 - WIND POWER**

**RECOMMENDATION**

**3.380 I recommend that: -**

- (i) the Policy be modified in accordance with PC 79;**
- (ii) having regard to my comments in paragraph 3.379, the Council should consider whether to modify the Policy further to take into account potential planning constraints on the development of wind turbines, other than noise.**

**POLICY EV/50 - LIGHT POLLUTION**

**RECOMMENDATION**

**3.386 I recommend that the Policy be modified in accordance with PC 80.**

**PARAGRAPH 3.127 - PERCENT FOR ART**

**RECOMMENDATIONS**

**3.392 I recommend that the Local Plan be modified by :-**

- (i) the inclusion of a Policy as follows: -**

**PUBLIC ART**

**“The provision of works of public art in places which can readily be seen by the public will be encouraged as an integral part of the design of major developments”.**

(ii) the first sentence of paragraph 3.128 being reworded as follows:-

“The Borough Council supports the Percent for Art initiative and through the Policy will encourage the voluntary provision of public works of art by negotiation with prospective developers”.

**OMISSIONS POLICY EV/51 - RESERVOIRS & WATER RESOURCES**

**RECOMMENDATION**

**3.395 I recommend no modification in response to this objection.**

**OMISSIONS -  
POLICIES EV/52 & EV/53 - DEVELOPMENT & ENHANCEMENT ALONG  
TRAVEL CORRIDORS**

**RECOMMENDATION**

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

**OMISSIONS - POLICY EV/54 - DEMOLITION OF LISTED BUILDINGS**

**RECOMMENDATION**

**3.404 I recommend that the Plan be modified in accordance with PC 32.**

**OMISSION – POLICY EV/55 - HERITAGE ROUTES**

**RECOMMENDATION**

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

**OMISSION – POLICY EV/56 - LAND MANAGEMENT AGREEMENTS**

**RECOMMENDATION**

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

**OMISSIONS – POLICY EV/57 - LOCAL NATURE RESERVES (LNRs)**

**RECOMMENDATION**

**3.415 I recommend that :-**

(i) the Plan be modified in accordance with PC 61 subject to :-

- (ii) the last sentence of the text being further modified to read “The Borough Council will identify and manage Local Nature Reserves to include examples of a wide range of habitat types within the Borough”.

**OMISSION - POLICY EV/58 - NATURE OF LANDSCAPING SCHEMES**

**RECOMMENDATION**

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

**POLICY EV/59 - SAFEGUARD THE SETTING OF DISHLEY GRANGE**

**RECOMMENDATION**

**3.420 See paragraph 5.145 for my recommendations on Dishley Grange.**

***CHAPTER 4 : POPULATION AND HOUSING***

**PARAGRAPHS 4.12 and 4.13 - AIMS AND OBJECTIVES**

**RECOMMENDATIONS**

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

**PARAGRAPHS 4.14 to 4.19 - NEW HOUSING PROVISION**

**RECOMMENDATIONS**

**4.32 I recommend that:**

(i) line 1 of paragraph 4.14 of the Plan be modified by the deletion of the word “provided” and the addition of the word “constructed” after the words “dwellings to be”.

(ii) the Plan be modified by the deletion of the text at paragraph 4.15 and by the addition of the following :

“ At March 1997 a substantial proportion of the overall requirement of 8350 dwellings was already provided for as follows:

		<u><b>DWELLINGS</b></u>	
Strategic Housing Requirement 1991 to 2006		8,350	
<u>Less:</u>			
Completions 1991 to 1997	3,144		
Dwellings under construction on large, non-windfall sites	354		
Expected completions on small sites (less than 0.4ha) 1997 to 2006	585		
Expected completions on windfall sites (0.4ha to 1.0ha) 1997 to 2006	<u>270</u>	<u>4,353</u>	
<u>Balance to be found</u>		3,997	
+ 10% Flexibility allowance		<u>400</u>	
Total Residual Requirement		4,397	
<u>Less:</u>			
Commitments at 1/4/97 on large sites, ie, Outstanding permissions at 3/97		2,304	
Less - on windfall sites	203		
- on small sites	581		
- under construction at 3/97	<u>354</u>	<u>1,138</u>	<u>1,166</u>
<u>Therefore the Plan needs to provide</u>			<u>3,231</u> ”

(iii) the Plan should not be modified by PC 81

(iv) the Plan should be modified by the inclusion of FPC 81A but taking account of recommendation (ii) in relation to paragraph 4.15 and the additional and consequential changes that may be necessary arising from the implementation of recommendation (ii).

**POLICY H/1 - NEW HOUSING ALLOCATIONS**

**RECOMMENDATIONS**

**4.50 I recommend that:**

(i) the Plan be modified in accordance with PC 82 except for the deletion of paragraph 4.20 which should be replaced by the new paragraph 4.20 listed below and for the additional and consequential changes that may be necessary arising from the implementation of this recommendation:

**“4.20 POLICY H/1**

The sites listed below as identified on the Proposals Map are allocated for new housing and related ancillary uses subject to the criteria specified for each site.

		<u>Net Residential</u> Area ha (acres)		<u>Approx No</u> of Dwellings		<u>Net</u> Density	
(a)	Land north of Bradgate Road, Anstey	3.3	(8.1)	60	18	(8)	
(b)	Land between Cotes Road and Willow Way, Barrow upon Soar	12.0	(29.7)	300	25	(10)	
(c)	Land off Nottingham Road, Barrow upon Soar	1.4	(3.5)	35	25	(10)	
(d)	Land at Brook Street, Burton on the Wolds	1.6	(4.0)	40	25	(10)	
(e)	Land at Melton Road, East Goscote	2.7	(6.7)	50	18	(8)	
(f)	Land at Empress Road, Loughborough	1.0	(2.5)	50	50	(20)	
(g)	Land south of Hazel Road and Manor Road, Loughborough	29.4	(72.6)	765	26	(11)	
(h)	Land at Meynell Road, Quorn	0.8	(2.0)	20	25	(10)	
(i)	Land south of A607 and north of Gaddesby Lane, Rearsby	1.0	(2.5)	20	20	(8)	
(j)	Land between Loughborough Road and A6 Bypass, Cossington Lane, Rothley	0.9	(2.2)	20	22	(9)	
(k)	Land at Moscow Lane, Shepshed	2.3	(5.7)	60	26	(11)	
(m)	Land at Kendall Road, Sileby	3.0	(7.4)	75	25	(10)	
(n)	Land at corner of Park Road, Sileby	0.3	(0.7)	25	83	(34)	
(o)	Land at Seagrave Road, Sileby	7.7	(19.0)	200	26	(11)	
(p)	Land at Barkby Lane, Syston	1.4	(3.5)	10	7	(3)	
(q)	Land at Barkby Road, Syston	11.3	(27.9)	270	24	(10)	
(r)	Land north of Harrowgate Drive and west of the A6, Wanlip	27.0	(66.7)	600	22	(9)	
(t)	Land at Wharncliffe Road, Loughborough	2.6	(6.5)	90	35	(14)	
(u)	Land off Kingfisher Way, Loughborough	5.5	(13.6)	150	27	(11)	
(v)	Towles Factory site, Nottingham Road, Loughborough	1.7	(4.2)	75	44	(18)	
(w)	Little Moor Lane, Loughborough	1.0	(2.5)	30	30	(12)	
(x)	Rear 17 – 19 Leicester Road, Mountsorrel	1.1	(2.7)	30	27	(11)	
(y)	Land off Pear Tree Lane, Loughborough	4.2	(10.4)	100	24	(10)	
(z)	Little Haw Farm, Tickow Lane, Shepshed	2.0	(4.9)	20	10	(4)	
(aa)	Land at Barkby Lane, Syston	2.7	(6.7)	30	11	(5)	
(bb)	Land at Hallfields Lane, Rothley	2.0	(4.9)	50	25	(10)	
(cc)	Land at Homefield Road, Sileby	1.0	(2.5)	15	15	(6)	
(dd)	Land at Wysall Lane, Wymeswold	2.3	(5.7)	45	20	(8)	
	<b>TOTAL</b>	<b>133.2</b>	<b>(329.3)</b>	<b>3235</b>	<b>24.3</b>	<b>(9.8)</b>	

(See also in particular Policies ST/3, EV/20, EV/25, H/2, H/3, H/5, H/14, TR/7, TR/17, TR/21, RT/3, RT/4, RT/5, RT/6, RT/8, RT/9)”

N.B The list of sites will require to be renumbered after the Council has considered these recommendations

(ii) the Plan be modified in accordance with FPC 82 A

(iii) the Plan be modified in accordance with FPC 82 B

(iv) the Plan be modified in accordance with FPC 82 C except for the “Total” figures which should be modified to take account of those specified in recommendation (i)

**POLICY H/1(a) - NORTH OF BRADGATE ROAD, ANSTEY**

**RECOMMENDATIONS**

**4.77 I recommend that :-**

- (i) Policy H/1 be amended to indicate a net residential area for the site of 3.3ha and a net density of 18 dwellings per hectare;**
- (ii) the Proposals Map be modified in accordance with the Plan attached as Appendix 1 to Item 8 of the report to the Local Plan Inquiry Sub Committee on 23<sup>rd</sup> September 1998;**
- (iii) the Plan be modified in accordance with PC 83, FPC 83A and FPC 83B subject to;**
- (iv) having regard to my conclusions in paragraph 4.76 the relevant sections of the Policy be reworded as follows:-**

**POLICY H/1(a)**

**Planning permission for residential development of land north of Bradgate Road, Anstey will be granted provided the following criteria are met:**

- (i) Etc....**

**POLICY H/1(b) - COTES ROAD & WILLOW WAY, BARROW UPON SOAR**

**RECOMMENDATIONS**

**4.123 I recommend that the Plan should be modified in accordance with PC 84, FPC 84A, FPC 84B and FPC 84C, subject to:**

- (i) the words “the following criteria are met” being inserted after “provided” in the introductory paragraph.**
- (ii) criterion (v), as it appeared in the Deposit Draft Plan, being reworded as follows:**  
**“vehicular access to the housing areas is taken primarily from the new distributor road;”**
- (iii) criterion (vi), as it appeared in the Deposit Draft Plan, being reworded as follows:**  
**“provision is made for additional school places generated by the development to be assessed in detail in consultation with the Director of Education, Leicestershire County Council and the local planning authority.”**
- (iv) the Policy being amended to consistently refer to “Willow Road”, in accordance with the name used on the base plan to the Proposals Map.**

**POLICY H/1(c) - LAND OFF NOTTINGHAM ROAD, BARROW UPON SOAR**

**RECOMMENDATION**

**4.128 I recommend that the Policy be modified in accordance with PC 85 and FPC 85 A subject to:**

**(i) the introductory paragraph being replaced with:**

**“Planning permission for residential development on land south of Nursery Grove and Iliffes Close off Fishpool Way, Barrow upon Soar will be granted provided the following criteria are met:”**

**(ii) criterion (iv) being deleted and replaced with:**

**“provision is made for additional school places generated by the development to be assessed in detail in consultation with the Director of Education, Leicestershire County Council and the local planning authority”.**

**POLICY H/1(d) - BROOK STREET, BURTON ON THE WOLDS**

**RECOMMENDATIONS**

**4.146 I recommend that :-**

**(i) no modification be made in response to these objections;**

**(ii) having regard to my conclusions in paragraph 4.145 the Policy be reworded as follows:-**

**POLICY H/1(d)**

**Planning permission for residential development of land at Brook Street, Burton on the Wolds will be granted provided the following criteria are met:**

**(i) the main vehicular access is taken from Main Street with only limited frontage development to Brook Street;**

**(ii) a substantial landscaped buffer to a minimum depth of 20 metres is provided on the site’s northern and eastern boundaries;**

**(iii) the public footpath is retained as part of an open space network linking towards the ponds on the northern site boundary with land in the north-western corner of the site retained in open uses;**

**(iv) the ponds area is reclaimed as a wildlife and amenity feature together with the retention of existing hedgerows on the site;**

**(v) development is avoided on the steeply sloping portion of the site fronting Nos. 36-38A Brook Street;**

- (vi) the existing agricultural uses are ceased together with the demolition of the associated buildings and clearance of the site prior to any new development commencing.

**POLICY H/1(e) - MELTON ROAD, EAST GOSCOTE**

**RECOMMENDATIONS**

**4.161 I recommend that :-**

- (i) the Plan be modified in accordance with PC 86 and FPC 86A subject to;
- (ii) having regard to my conclusions in paragraph 4.160 the relevant sections of the Policy be reworded as follows:-

**POLICY H/1(e)**

**Planning permission for residential development of land between East Goscote and the proposed Rearsby Bypass will be granted provided the following criteria are met:**

- (i) a form and layout is provided which safeguards the amenities of existing properties in and around the site and provides a positive, developed frontage to Melton Road;
- (iii) traffic management and traffic calming measures are provided along the A607 Melton Road for the purposes of environmental improvement and the integration of the development with East Goscote;
- (iv) a full assessment of the site is undertaken to establish the extent of any landfill gas problems associated with the adjacent disused waste disposal site. Where problems are identified measures will be needed to resolve them and to protect the residential environment.

**POLICY H/1(f) - EMPRESS ROAD, LOUGHBOROUGH**

**RECOMMENDATION**

**4.168 I recommend that the Policy be modified in accordance with PC 87 and FPC 87A subject to the addition of the words “ the following criteria are met” after the word “provided” in the first paragraph of the Policy; the addition of the words “is undertaken” after the word “site” in criterion (iv) line 1, and the addition of the words “is made” after the word “provision” in criterion (v) line 1.**

**POLICY H/1(g) - LAND SOUTH OF HAZEL ROAD AND MANOR ROAD, LOUGHBOROUGH**

**RECOMMENDATIONS**

**4.243 I recommend that:**

- (i) the Plan be modified in accordance with PC 88, FPC 88A, FPC 88B, and FPC 88C subject to: the deletion of the words “at the developers expense” in sub paragraph (i) and the addition of the Epinal Way Extension(EWE) to the matters listed within the negotiable part of the Policy after sub paragraph (x); the deletion of references to provision for cyclists and pedestrians in sub paragraph (ii) and the addition of such matters within the negotiable part of the Policy after sub paragraph (x); the deletion of specific routes for traffic calming in the negotiable part of the Policy and the consequential amendment of the RJ arising from the implementation of these recommendations. Furthermore, that the wording of the policy be varied to correct textual mistakes and to improve the grammar as follows:**

**“SOUTH OF HAZEL ROAD AND MANOR ROAD,  
LOUGHBOROUGH**

**4.57 POLICY H/1/(g)**

**Planning permission for residential development with ancillary open space and community services be granted on land allocated to the south of Hazel Road and Manor Road, Loughborough, provided the following criteria are met:**

- (i) the construction of the Epinal Way Extension from the existing Park Road/Shelthorpe Road roundabout to the northern end of the Quorn/Mountsorrel Bypass, to a design and specification to be agreed with the local planning authority incorporating a single carriageway design from the end of the Quorn/Mountsorrel Bypass to a roundabout junction with the distributor road servicing the development, and a dual carriageway design from that roundabout to the existing Park Road/Shelthorpe Road roundabout;**
- (ii) provision is made for improved access by bus. This will include bus priority measures and facilities along routes from the site via the A6 bus corridor, and including a bus only link into Manor Drive;**
- (iii) the primary vehicular access to the housing site is taken from a new roundabout on the Epinal Way Extension;**
- (iv) a distributor road is provided linking the Epinal Way Extension with Laurel Road and Fair Meadow Way. Secondary access to the site will be provided from existing estate roads with the carriageways and junctions improved as necessary to meet the details to be assessed in consultation with the Highway Authority and the Local Planning Authority;**

- (v) provision is made in the overall layout for high quality bus services;**
- (vi) routes and crossings for cyclists and pedestrians are provided within the development area linking into existing and planned routes adjacent;**
- (vii) provision is made for a linear park and woodland planting of approximately 11 hectares located between the local distributor road, Wallend plantation, Mucklin Lane, Woodthorpe Village and the Epinal Way Extension, together with woodland planting to a minimum depth of 30 metres at the eastern edge of the development area. Arrangements will need to be agreed with the Borough Council on completion to secure public access and proper maintenance;**
- (viii) provision is made for the laying out of 3.3 hectares of land at the eastern edge of the development as recreation land incorporating pedestrian access to existing and proposed recreational areas, associated car parking and peripheral woodland planting along its eastern and northern edge;**
- (ix) 1 hectare of land is reserved within the development for the establishment of a local centre. Up to 0.5 hectare of this land will be for shopping and commercial uses. Not less than 0.3 hectare shall be reserved for community health and welfare developments including a place of worship, doctor and dentist. Not less than 0.2 hectare will be reserved for a community hall, ancillary car parking and landscaping;**
- (x) provision is made for additional school places generated by the development to be assessed in detail in consultation with the Director of Education, Leicestershire County Council and the Local Planning Authority.**

**In addition, the Borough Council will seek to negotiate reasonably related contributions to address the following matters generated by the development:**

- a) the construction of the Epinal Way Extension;**
- b) off site traffic management measures to regulate traffic and discourage unnecessary through traffic and slow down traffic speed;**
- c) improved access by cycleways and pedestrian links to local schools and to shops at Shelthorpe and in the town centre; and**
- d) the establishment of commercially viable public transport services penetrating the site to a level of frequency that ensures the delivery of genuine transport choice.**

The areas proposed for the main land uses are shown on the Proposals Map.

(See also in particular policies H/1, TR/2, TR/6, CA/13)”

- (ii) the Plan be modified by the deletion of the Policy RT/7 notation on PC 88 Map No 11 and by the addition of a new Policy (RT/\*\*) in the Written Statement which relates to the provision and layout of 3.3 hectares of land at the eastern edge of the development as recreation land, and that the Proposals Map be amended accordingly.

**POLICY H/1(h) - MEYNELL ROAD, QUORN**

**RECOMMENDATIONS**

4.253 I recommend that the Plan be modified in accordance with PC 89, FPC 89A and FPC 89B subject to the addition of the words “the following criteria are met” after the word “provided” in the first paragraph of the Policy.

**POLICY H/1(i) - SOUTH OF A607 & NORTH OF GADDESBY LANE, REARSBY**

**RECOMMENDATION**

4.265 I recommend that:-

- (i) having regard to my conclusions in paragraph 4.263, the Council should give further consideration to whether the Housing allocation should be retained in the Plan;
- (ii) if the allocation is to be retained, the Policy should be modified in accordance with PC 90 and FPC 90A subject to;
- (iii) having regard to my conclusions in paragraph 4.264 the relevant sections of the Policy be reworded as follows:-

**POLICY H/1(i)**

Planning permission for residential development of land south of the A607 and north of Gaddesby Lane, Rearsby will be granted provided the following criteria are met: .....

**POLICY H/1(j) - LAND BETWEEN LOUGHBOROUGH ROAD AND A6 BYPASS NORTH OF COSSINGTON LANE, ROTHLEY**

**RECOMMENDATION**

4.280 I recommend that the Plan be modified in accordance with PC 91, FPC 91A and

**FPC 91B subject to the addition of the words “the following criteria are met” after the word “provided” in the first paragraph of the Policy.**

**POLICY H/1(k) - LAND AT MOSCOW LANE, SHEPSHED**

**RECOMMENDATION**

**4.300 I recommend that the Policy be modified in accordance with PC 92, FPC 92A and FPC 92B subject to the first paragraph being deleted and replaced with the following:**

**“Planning permission for residential development of land between Moscow Lane and Iveshead Road, Shepshead will be granted provided the following criteria are met:”**

**POLICY H/1(l) - BROOK STREET, SILEBY**

**RECOMMENDATIONS**

**4.307 I recommend that:-**

- (i) the Policy should not be modified by PC 93;**
- (ii) Policy H/1(l) and its reasoned justification be deleted in its entirety from the Plan in accordance with FPC 93A;**
- (iii) Policy H/1 be modified in accordance with FPC 82C.**

**POLICY H/1(m) - KENDALL ROAD, SILEBY**

**RECOMMENDATIONS**

**4.322 I recommend that:-**

- (i) the Policy should be modified in accordance with PC 94 and FPC 94A subject to;**
- (ii) having regard to my conclusions in paragraph 4.321 the relevant sections of the Policy be reworded as follows:-**

**POLICY H/1(m)**

**Planning permission for residential development of land at Kendall Road, Sileby will be granted provided the following criteria are met:**

- (i) substantial block planting and landscaping to a minimum depth of 20 metres is provided along the site’s southern and eastern boundaries to incorporate existing woodland planting on the site as far as possible;**
- (ii) vehicular access is taken from Kendall Road;**

- (iii) a 20 metre landscaped buffer and suitable acoustic screening to be agreed with the local planning authority is provided alongside the railway line;
- (iv) a full assessment of the site is undertaken to establish the extent of any landfill gas problems associated with the adjacent landfill site. Where problems are identified measures will need to be implemented to resolve them and to protect the residential environment;

#### **POLICY H/1(n) - PARK ROAD/SEAGRAVE ROAD, SILEBY**

#### **RECOMMENDATIONS**

4.334 I recommend that :-

- (i) having regard to my conclusions in paragraph 4.331, the Council should give further consideration to whether the Housing allocation should be retained in the Plan;
- (ii) if the allocation is to be retained, the Policy should be modified in accordance with PC 95 and FPC 95A subject to;
- (iii) having regard to my conclusions in paragraph 4.333 the relevant sections of the Policy be reworded as follows:-

#### **POLICY H/1(n)**

Planning permission for residential development of land at the corner of Park Road/Seagrave Road, Sileby will be granted provided the following criteria are met:

- (i) the design and layout of buildings, landscaping and access provides a strong frontage onto Park Road/Seagrave Road at this prominent location in the village;
- (ii) landscaping and screening is provided to safeguard the amenity of adjoining properties;
- (iii) provision is made for measures to minimise noise and disturbance to occupiers of the development from traffic movements on roads adjoining the site;
- (iv) Etc ...

#### **POLICY H/1(o) - SEAGRAVE ROAD, SILEBY**

#### **RECOMMENDATIONS**

4.358 I recommend that :-

- (i) the Policy be modified in accordance with PC 96, FPC 96A, FPC 96B and FPC 96C subject to:
- (ii) having regard to my conclusions in paragraph 4.357 the relevant sections of the Policy be reworded as follows:-

**POLICY H/1(o)**

**Planning permission for residential development of land east of Seagrave Road, Sibley will be granted provided the following criteria are met:**

- (i) a form of layout and development is provided which together with edge planting and landscaping, creates a soft edge to this part of the settlement;
  - (ii) substantial block planting and landscaping to a minimum depth of 20 metres is provided along the northern and eastern boundaries;
  - (iv) primary access is taken from Seagrave Road;
  - (v) Etc ...
- (iii) having regard to my conclusions in paragraph 4.350, the first sentence of paragraph 4.99 should be deleted;
  - (iv) Policy H/1 be modified in accordance with FPC 82B;
  - (v) the Plan and the Proposals Map be modified in accordance with PC 220 and FPC 220A (Policy RT\*\*).

**POLICY H/1(p) - NORTH OF BARKBY LANE, SYSTON**

**RECOMMENDATIONS**

**4.372 I recommend that :-**

- (i) having regard to my conclusions in paragraph 4.369, the Council gives consideration to the inclusion of the following sub paragraph in the Policy:-  
  
“provision is made for additional school places generated by the development to be assessed in detail in consultation with the Director of Education, Leicestershire County Council and the local planning authority.”
- (ii) the Policy be modified in accordance with PC 97 subject to:
- (iii) having regard to my conclusions in paragraph 4.371 the relevant sections of the Policy be reworded as follows:-

**POLICY H/1(p)**

**Planning permission for residential development of land north of Barkby Lane, Syston will be granted provided the following criteria are met:**

- (i) vehicular access is taken from Barkby Lane;**
- (ii) the development is limited to no more than 10 dwellings in keeping with the form and character of surrounding development; etc**

**POLICY H/1(q) - BARKBY ROAD, SYSTON**

**RECOMMENDATIONS**

**4.401 I recommend that :-**

- (i) the Policy be modified in accordance with PC 98, FPC 82C, FPC 98A, FPC 98B and FPC 98C;**
- (ii) the Proposals Map be modified in accordance with FPC Map No.3 attached to the Council's Statement of Proposed Changes (CD/57);**
- (iii) having regard to my conclusions in paragraph 4.400 the relevant sections of the Policy be reworded as follows:-**

**POLICY H/1(q)**

**Planning permission for residential development of land at Barkby Road, Syston will be granted provided the following criteria are met:**

- (i) vehicular access to the site is taken from a new roundabout junction on Barkby Road;**
- (ii) provision is made for highway improvements to the junction of Barkby Road with Melton Road;**
- (vi) a form and layout is provided which ensures a high standard of amenity for residential properties within the site and safeguards the amenities of existing properties adjoining the site;**

**Etc ...**

**POLICY H/1(r) - LAND NORTH OF HARROWGATE DRIVE, WANLIP (SEE ALSO POLICIES E/5(g), TR/6(ii), TR/25, TR/32, CA/13, CF/8)**

**RECOMMENDATIONS**

**4.528 I recommend that the Plan be modified in accordance with PC 82, PC 99, PC 121, PC 128, PC 172, PC 181, PC 189 and Map No 29 and FPC 99A, FPC 128A and FPC 128B subject to the following:**

- (i) the wording of the first sentence of sub paragraph (viii)(c) of Policy H/1(r) be**

made consistent with that contained in sub paragraph (ix)(d) of Policy E/5(g) under FPC 99A;

(ii) the deletion of sub paragraph (d) of the negotiable element of Policy E/5(g) under PC 128; and

(iii) the deletion of the final sentence of paragraph 4.111. Furthermore, that the wording of the policy be varied to correct textual mistakes and to improve the grammar as follows:

**“LAND NORTH OF HARROWGATE DRIVE AND WEST OF THE A6, WANLIP**

#### **4.108 POLICY H/1(r)**

Planning permission will be granted for the development of approximately 600 dwellings and associated shopping, community facilities, playing fields, public open space and structural landscaping on land west of the A6, north of Harrowgate Drive, identified on the Proposals Map, provided the following criteria are met:

i) provision is made for the construction of various components of the development and the supporting infrastructure in accordance with a phased programme of works to be agreed with the local authorities;

ii) the distribution of land uses within the site and provision for structural landscaping are in general conformity with the notations set out on the Proposals Map;

iii) access to the site is taken from the A6 and is carefully designed to minimise its impact on the landscape and avoid any unnecessary delay or inconvenience to traffic using the A6;

iv) provision is made for the construction of a new local distributor road penetrating the site from the A6 to provide the main means of access to the development. Land should be reserved within the development to allow for the future extension of this road towards the Great Central Railway;

v) segregated links for cyclists and pedestrians are provided to link the development with the local schools, community facilities and existing or proposed cycleway networks along the Great Central Railway and linking with Watermead County Park;

vi) 1 hectare of land is reserved within the development for the establishment of a local centre. Up to 0.5 hectares of this land will be for shopping with the remainder to be reserved for community and health facilities including places of worship, doctor and dentist;

vii) provision is made for additional educational provision necessitated by the development to be assessed in detail in consultation with the Director of Education, Leicestershire County Council and the Local Planning Authority; and

**viii) in association with the adjacent employment development:**

**a) the provision of off site highway improvements necessitated by the development, and carriageway and junction improvements to deliver genuine transport choice opportunities for movement between the development and Leicester. The minimum requirement will be:**

- **improvements to the A46 Leicester Western Bypass, Greengate Lane and Redhill Circle junctions;**
- **carriageway improvements along the A6 to secure dedicated bus lanes southbound and northbound from the site to Redhill Circle;**
- **contributions to improved bus facilities along the A6 to include bus shelters, signage and service information; and**
- **traffic management measures on side roads linking to the A6;**

**b) the provision of a Park and Ride facility on land to the east of the A6 corridor involving the laying out, surfacing, landscaping and lighting of this facility along with the provision of waiting shelters; and**

**c) the provision of sports fields and other recreational facilities to include at least two football pitches and a cricket square and a community sports hall to incorporate a sports hall, squash courts and general activity rooms along with catering facilities, or alternative provision to meet the emerging needs of the new community.**

**In addition the Borough Council will seek to negotiate reasonably related contributions to address the following matters generated by the development:**

**a) the construction of a cycleway along the Great Central Railway from the A46 Leicester Western Bypass to Hensons Close;**

**b) the provision of a rail halt on the Great Central Railway to serve the development;**

**c) provision for improved public access and landscape improvements to land east of the A6, north of Stonehill High School;**

**d) [deleted]**

**e) the establishment of commercially viable public transport services penetrating the site to a level and frequency that ensures the delivery of genuine transport choice;**

**f) additional parking and/or environmental improvements along Sibson Road; and**

**g) the establishment of a commercially viable Park and Ride operation.**

*(See also in particular Policies H/1, E/5(g), TR/6, TR/25, TR/32, CA/13 and CF/8)*

**POLICY H/1(s) - SWIFTS CLOSE, WYMESWOLD**

**RECOMMENDATION**

**4.545 I recommend that the Plan be modified by the deletion of this proposed allocation.**

**POLICY H/1 (t) - WHARNCLIFFE ROAD, LOUGHBOROUGH**

See H/37 : omission site, Wharncliffe Road, Loughborough.

**POLICY H/1 (u) - KINGFISHER WAY**

See H/46A : omission site, Kingfisher Way, Loughborough.

**PARAGRAPHS 4.126 to 4.131 - IMPLEMENTATION OF HOUSING ALLOCATIONS**

**RECOMMENDATIONS**

**4.550 I recommend that the Plan be modified in accordance with PC 103.**

**POLICY H/2 - DENSITY**

**RECOMMENDATION**

**4.558 I recommend that the Plan be modified in accordance with PC 104.**

**POLICY H/3 - PROVISION FOR AFFORDABLE HOUSING**

**RECOMMENDATIONS**

**4.590 I recommend that:**

- (i) the Plan be modified in accordance with PC 105 subject to the addition of the following statement after the words “POLICY H3” and before “The Borough Council will seek...”**

**“THE COUNCIL WILL INSTITUTE, AND KEEP UNDER REVIEW ASSESSMENTS OF NEEDS FOR AFFORDABLE HOUSING AND OTHER SPECIALIST HOUSING NEEDS” and be further modified by the deletion of the words “H/1(l) Land at Brook Street, Sileby approximately 10 dwellings”.**

- (ii) the Plan be modified in accordance with FPC 105A.**
- (iii) the Plan be modified in accordance with FPC 105B subject to the deletion of**

“H/1(j)” in the list of sites and the addition of “H/1(i)” in its place; and be further modified by the deletion of the word “sufficient” and the addition of the word “insufficient” in its place.

- (iv) the Plan be modified in accordance with PC 106; and
- (v) the Plan be modified by inserting in the list of sites included under Policy H/3 those sites listed at paragraph 4.50 of this report, identified as proposed allocations and which are suitable and capable of meeting an identified need for affordable housing in accordance with the criteria of Policy H/3.

#### **POLICY H/\* - AFFORDABLE HOUSING ON UNALLOCATED SITES**

##### **RECOMMENDATIONS**

**4.592** See paragraphs 4.560 to 4.590 above. [See Policy H/3 above]

#### **POLICY H/4 - AFFORDABLE HOUSING IN THE RURAL AREAS**

##### **RECOMMENDATIONS**

**4.600** I recommend that the Plan be modified in accordance with PC 107

#### **POLICY H/5 - ACCESS HOUSING**

##### **RECOMMENDATIONS**

**4.606** I recommend that:

- (i) the Glossary be expanded to incorporate a reference to mobility housing.
- (ii) the Policy be modified in accordance with PC 108, subject to the reference to a target of 20% in paragraph 4.160 being deleted and replaced by an explanation that the proportion of housing sought will be based on an assessment of local needs and site suitability.

#### **POLICY H/6 - TRANSIT SITE, RAILWAY TERRACE, LOUGHBOROUGH**

##### **RECOMMENDATION**

**4.609** I recommend that the Plan be modified in accordance with PC 109, subject to the addition of the words “...the following criteria are met” being added to the introductory paragraph after the word “provided”.

#### **POLICY H/7 - ASSESSMENT OF GYPSY SITE PROPOSALS**

##### **RECOMMENDATION**

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

**POLICY H/8 - ASSESSMENT OF TRAVELLING SHOWPEOPLE SITE PROPOSALS**

**RECOMMENDATION**

**4.616 I recommend that the Plan be modified in accordance with PC 110.**

**POLICY H/9 - HOUSEBOATS**

**RECOMMENDATION**

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

**POLICY H/10 - STUDENT HALLS OF RESIDENCE**

**RECOMMENDATIONS**

**4.623 I recommend that:**

- (i) the Plan be modified in accordance with PC 111.**
- (ii) the Plan should incorporate a reference to clarify that development completed under Policy H/10 does not go towards meeting the housing requirement.**

**POLICY H/11 - HOUSES IN MULTIPLE OCCUPATION WITHOUT ON SITE SUPERVISION**

**RECOMMENDATION**

**4.627 I recommend that the Plan be modified in accordance with PC 112.**

**POLICY H/12 - CARE IN THE COMMUNITY – NURSING, RESIDENTIAL CARE, REST HOMES AND SHELTERED HOUSING (CLASS C2) INVOLVING ON SITE SUPERVISION**

**RECOMMENDATION**

**4.630 I recommend that the Plan be modified in accordance with PC 113.**

**POLICY H/14 - DESIGN AND LAYOUT OF NEW HOUSING DEVELOPMENTS**

**RECOMMENDATION**

**4.636 I recommend that the Plan be modified in accordance with PC 114 and FPC 114A.**

**POLICY H/17 - RESIDENTIAL DEVELOPMENT AT LOCATIONS WITHIN THE LIMITS TO DEVELOPMENT OUTSIDE THE PRIMARILY RESIDENTIAL AREAS**

**RECOMMENDATION**

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

**POLICY H/18 - THE RIDGEWAY AREA OF ROTHLEY**

**RECOMMENDATION**

**4.644 I recommend that the Plan be modified in accordance with PC 115.**

**POLICY H/20 - GROBY ROAD, ANSTEY**

**RECOMMENDATION**

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

**POLICY H/21 - GYNSILL COURT, GYNSILL LANE, ANSTEY**

**RECOMMENDATION**

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

**POLICY H/22 - SCHOLES MARINA, SILEBY ROAD, BARROW UPON SOAR**

**RECOMMENDATION**

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

**POLICY H/23 - WEST OF SOWTERS LANE, BURTON ON THE WOLDS**

**RECOMMENDATION**

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

**POLICY H/24 - NORTH OF SOUTERS LANE, BURTON ON THE WOLDS**

**RECOMMENDATION**

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

**POLICY H/25 - EAST OF COSSINGTON, COSSINGTON**

**RECOMMENDATION**

**4.732 I recommend that no modification be made in response this objection either to Policy H/1 or Policy E/5.**

**POLICY H/26 - EAST OF LOUGHBOROUGH, COTES**

**RECOMMENDATION**

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

**POLICY H/27 - EAST OF MELTON ROAD, EAST GOSCOTE**

**RECOMMENDATION**

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

**POLICY H/28 - ZOUC ROAD, HATHERN**

**RECOMMENDATION**

**4.778 I recommend that no modification be made in response to this objection except that the boundary of the Soar Valley ALLV be modified to exclude the small field which is defined on the base plan to the Proposals Map as lying to the north west of the cemetery.**

**POLICY H/29 - SHEPSHED ROAD, HATHERN**

**RECOMMENDATION**

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

**POLICY H/30 - WEST OF HATHERN**

**RECOMMENDATION**

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

**POLICY H/31 - PARSONAGE LANE, HOTON**

**RECOMMENDATION**

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

**POLICY H/32 - 30 MEADOW LANE, LOUGHBOROUGH**

**RECOMMENDATION**

**4.811 I recommend that no modification be made in response to this objection but refer the objector to my conclusions and recommendation at paragraphs 5.239 to 5.262.**

**POLICY H/33 - FORMER FISIONS SITE, DERBY ROAD, LOUGHBOROUGH.**

**RECOMMENDATION**

**4.814 I recommend that no modification be made in response to these objections but refer the objectors to my conclusions and recommendations at paragraphs 5.425 to 5.435.**

**POLICY H/34 - GARENDON ESTATE, LOUGHBOROUGH**

**RECOMMENDATION**

**4.861 I recommend that no modifications be made in response to these objections.**

**POLICY H/35 - PEAR TREE LANE, LOUGHBOROUGH**

**RECOMMENDATIONS**

**4.876 I recommend that:**

- (i) the Plan be modified to include land at Pear Tree Lane, Loughborough as a new housing allocation under Policy H/1.**
- (ii) the developable area of the site be limited to Area 1 below the 55m contour line, as shown in the objector's evidence, which at approximately 4.2 ha could provide for up to 100 dwellings.**
- (iii) the limits to development (Policy ST/2) and the boundary of the Green Wedge (Policies CT/1 and CT/3) as shown on the Proposals Map be modified accordingly.**
- (iv) the Council sets out those matters which need to be provided together with those where it will seek to negotiate reasonably related contributions to address matters generated by the development.**

**POLICY H/37 : WHARNCLIFFE ROAD, LOUGHBOROUGH**

**RECOMMENDATION**

**4.881 I recommend that the Plan be modified in accordance with PC 101 and FPC 101A.**

**POLICY H/38 - LITTLE MOOR LANE, LOUGHBOROUGH**

**RECOMMENDATIONS**

**4.887 I recommend that:**

- (i) the site be allocated for residential development under Policy H/1 for approximately 30 dwellings.**
- (ii) the Council sets out those matters which need to be provided together with those where it will seek to negotiate reasonably related contributions to address matters generated by the development.**

**POLICY H/39 - TAYLORS NURSERY, NANPANTAN ROAD, LOUGHBOROUGH**

**RECOMMENDATION**

**4.890 I recommend that the Plan be modified in accordance with PC 116.**

**POLICY H/40 - WEST OF MOAT ROAD, BRAMCOTE ROAD, LOUGHBOROUGH**

**RECOMMENDATION**

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

**POLICY H/41 - SOUTH OF BRAMCOTE ROAD, LOUGHBOROUGH**

**RECOMMENDATION**

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

**POLICY H/42 - PARK GRANGE, LOUGHBOROUGH**

**RECOMMENDATIONS**

**4.910 I recommend that:**

- (i) the Plan be modified in accordance with FPC 88B and that the Proposals Map be modified in accordance with FPC Map 1.**
- (ii) within the overall context of Policy H/1(g), the Council identifies within the policy any site specific matters which are necessary for the development to proceed and any other matters directly related to the development where it may seek reasonably related contributions under Circular 1/97.**

**POLICY H/43 - SHELTHORPE GOLF COURSE, SOUTH OF LOUGHBOROUGH, LOUGHBOROUGH**

**RECOMMENDATION**

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

**POLICY H/45 - BULL-IN-THE-HOLLOW FARM, LEICESTER ROAD, LOUGHBOROUGH**

**RECOMMENDATION**

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

**POLICY H/46 - ADJOINING BURLEIGH WOOD, LECONFIELD ROAD, LOUGHBOROUGH**

**RECOMMENDATION**

**4.927 See my conclusions and recommendation at paragraphs 3.176 to 3.187.**

**POLICY H/46A - KINGFISHER WAY, LOUGHBOROUGH.**

**RECOMMENDATIONS**

**4.936 I recommend that the Plan should be modified in accordance with PC 102 subject to:**

- (i) the Council identifying within the Policy any site specific matters which are necessary for development to proceed and any other matters directly related to the development, including such matters as the completion of Epinal Way, where it may seek reasonably related contributions under Circular 1/97.**
- (ii) the deletion of criterion (iii) and the paragraph in the RJ which relates to Ingle Pingle Lake.**
- (iii) the introductory paragraph and criterion (i) being deleted and replaced with the following:**

**“Planning permission for the residential development of land at Kingfisher Way, Loughborough will be granted provided the following criteria are met:**

- (i) vehicular access to the site is provided primarily from Kingfisher Way together with provision for a dedicated right turning lane on the eastbound carriageway of Forest Road at the end of the dualled section;”**

**POLICY H/47 - MARKFIELD LANE, NEWTOWN LINFORD**

**RECOMMENDATION**

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

**POLICY H/48 - CHESTNUT CLOSE, QUENIBOROUGH**

**RECOMMENDATION**

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

**POLICY H/49 - MAIN STREET, QUENIBOROUGH**

**RECOMMENDATION**

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

**POLICY H/50 - WETHERBY CLOSE, QUENIBOROUGH**

**RECOMMENDATION**

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

**POLICY H/51 - EAST OF NEW ZEALAND LANE, QUENIBOROUGH**

**RECOMMENDATION**

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

**POLICY H/52 - WEST OF MELTON ROAD, NORTH OF SYSTON BYPASS,  
QUENIBOROUGH**

**RECOMMENDATION**

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

**POLICY H/53 - QUENIBOROUGH LODGE, MELTON ROAD,  
QUENIBOROUGH**

**RECOMMENDATION**

**4.1000 I recommend that no modification be made in response to these objections.**

**POLICY H/54 - BUDDON LANE, QUORN**

**RECOMMENDATION**

**4.1008 I recommend that no modification be made in response to this objection.**

**POLICY H/55 - FARLEY WAY, QUORN**

**RECOMMENDATION**

**4.1015 I recommend that no modification be made in response to these objections.**

**POLICY H/57 - NORTH OF GADDESBY LANE, REARSBY**

**RECOMMENDATION**

**4.1038 I recommend that no modification be made in response to this objection.**

**POLICY H/58 - EAST OF REARSBY BYPASS, REARSBY**

**RECOMMENDATION**

**4.1060 I recommend that no modification be made in response to this objection.**

**POLICY H/59 - REARSBY GRANGE, MELTON ROAD, REARSBY**

**RECOMMENDATION**

**4.1076 I recommend that no modification be made in response to these objections.**

**POLICY H/60 - EAST OF MELTON ROAD, REARSBY**

**RECOMMENDATION**

**4.1079 I recommend that no modification be made in response to this objection.**

**POLICY H/61 - WEST OF MELTON ROAD, REARSBY**

**RECOMMENDATION**

**4.1082 I recommend that no modification be made in response to this objection.**

**POLICY H/62 - BRICKYARD FARM, SWITHLAND LANE, ROTHLEY**

**RECOMMENDATION**

**4.1090 I recommend that no modification be made in response to this objection.**

**POLICY H/63 - SOUTH OF HALLFIELDS LANE, ROTHLEY**

**RECOMMENDATIONS**

**4.1102 I recommend that :-**

- (i) having regard to my conclusions in paragraphs 4.30 and 4.31 and above, the Plan be modified to include land at Hallfields Lane, Rothley, (H/63) as a new housing allocation for about 50 dwellings under Policy H/1;**
- (ii) the Council should identify within the Policy any site specific matters which are necessary for the development to proceed and any other matters directly related to the development where it may seek reasonably related contributions under Circular 1/97; and**
- (iii) the limits to development (Policy ST/2) as shown on the Proposals Map be modified accordingly.**

**POLICY H/64 - EAST OF LOUGHBOROUGH ROAD, ROTHLEY**

**RECOMMENDATION**

**4.1116 I recommend that no modification be made in response to these objections.**

**POLICY H/65 - EAST OF MOUNTSORREL LANE, ROTHLEY**

**RECOMMENDATION**

**4.1139 I recommend that no modification be made in response to these objections.**

**POLICY H/66 - SOUTH OF TOWN GREEN STREET, ROTHLEY**

**RECOMMENDATIONS**

**4.1152 I recommend that:-**

- (i) no modification be made in response to these objections;**
- (ii) having regard to my conclusions in paragraph 4.1151, the Proposals Map be modified to show the boundary of the extended Rothley Conservation Area;**
- (iii) having regard to my conclusions in paragraph 4.1151, the Council should consider whether in the light of more recent information provided by the Environment Agency, the Policy EV/33 designation (Protection of Flood plains) requires modification (a) as it affects the omission site and adjoining land along the Rothley Brook and (b) more generally throughout the Local Plan area.**

**POLICY H/67 - SOUTH OF CROSS LANE, ROTHLEY**

**RECOMMENDATION**

**4.1158 I recommend that no modification be made in response to this objection.**

**POLICY H/68 - EAST OF LOUGHBOROUGH ROAD AND NORTH OF THE RISE, ROTHLEY**

**RECOMMENDATION**

**4.1163 I recommend that no modification be made in response to this objection.**

**POLICY H/70 - INGLEBERRY ROAD, SHEPSHED**

**RECOMMENDATION**

**4.1168 I recommend that no modification be made in response to these objections.**

**POLICY H/71 - IVESHEAD ROAD, SHEPSHED**

**RECOMMENDATION**

**4.1174 I recommend that no modification be made in response to these objections.**

**POLICY H/74 - SOUTH EAST OF TICKOW LANE, SHEPSHED**

**RECOMMENDATION**

**4.1192 I recommend that no modification be made in response to this objection.**

**POLICY H/75 - LITTLE HAW FARM, TICKOW LANE, SHEPSHED**

**RECOMMENDATIONS**

**4.1205 I recommend that:**

- (i) the Plan be modified by the inclusion of the objection site within the list of sites allocated for residential purposes under Policy H/1 and that the limits to development (Policy ST/2) be modified accordingly.**
- (ii) the Council identifies within the Policy any site specific matters which are necessary for the development to proceed and any other matters directly related to the development where it may seek reasonably related contributions**

under Circular 1/97.

**POLICY H/76 - WEST OF BARROW ROAD, SILEBY**

**RECOMMENDATION**

**4.1215 I recommend that no modification be made in response to this objection.**

**POLICY H/77 - WEST OF BARROW ROAD, NORTH OF MOUNTSORREL LANE, SILEBY**

**RECOMMENDATION**

**4.1218 I recommend that no modification be made in response to this objection.**

**POLICY H/78 - HOMEFIELD ROAD, SILEBY**

**RECOMMENDATIONS**

**4.1229 I recommend that :-**

- (i) having regard to my conclusions in paragraphs 4.30 and 4.31, the Plan be modified to include the site at Homefield Road, Sileby (H/78) as a new housing allocation under Policy H/1;**
- (ii) the Council should identify within the Policy any site specific matters which are necessary for the development to proceed and any other matters directly related to the development where it may seek reasonably related contributions under Circular 1/97; and**
- (iii) the limits to development (Policy ST/2) as shown on the Proposals Map be modified accordingly.**

**POLICY H/79 - SOUTH OF MOUNTSORREL LANE, SILEBY**

**RECOMMENDATION**

**4.1241 I recommend that no modification be made in response to this objection.**

**POLICY H/80 - STANAGE ROAD, SILEBY**

**RECOMMENDATION**

**4.1253 I recommend that no modification be made in response to this objection.**

**POLICY H/82 - EX PETER BLACK SITE, BROOK STREET, SILEBY**

**RECOMMENDATION**

**4.1256 See paragraph 4.307. [Policy H/1(D)]**

**POLICY H/83 - NORTH OF BARKBY ROAD, SYSTON**

**RECOMMENDATION**

**4.1265 I recommend that no modification be made in response to this objection.**

**POLICY H/84 - 60 SANDFORD ROAD, SYSTON**

**RECOMMENDATION**

**4.1268 I recommend that no modification be made in response to this objection.**

**POLICY H/85 - HOBY ROAD, THRUSSINGTON**

**RECOMMENDATION**

**4.1273 I recommend that no modification be made in response to this objection.**

**POLICY H/86 - SOUTH OF BRADGATE ROAD (CROPSTON),  
THURCASTON**

**RECOMMENDATION**

**4.1279 I recommend that no modification be made in response to this objection.**

**POLICY H/88 - EAST OF THURMASTON, THURMASTON**

**RECOMMENDATION**

**4.1306 I recommend that no modification be made in response to these objections.**

**POLICY H/89 - BARKBY LANE/BARKBY THORPE LANE, SYSTON**

**RECOMMENDATIONS**

**4.1331 I recommend that :-**

- (i) having regard to my conclusions in paragraphs 4.30 and 4.31 and above, the Plan be modified to include land at Barkby Lane, Syston (H/89(b)) as a new housing allocation under Policy H/1 subject to:-**

- (ii) the Council giving further consideration to the appropriate number of dwellings which could be accommodated on the site;
- (iii) the Council should identify within the Policy any site specific matters which are necessary for the development to proceed and any other matters directly related to the development where it may seek reasonably related contributions under Circular 1/97
- (iv) the limits to development (Policy ST/2) and the boundary of the Green Wedge (Policies CT/1 and CT/3) as shown on the Proposals Map be modified accordingly; and
- (v) no modifications be made in response to the objections in respect of areas H/89(a) and H/89(c).

**POLICY H/90 - MAIN STREET, WOODHOUSE EAVES**

**RECOMMENDATION**

**4.1336 I recommend that no modification be made in response to this objection.**

**POLICY H/91 - NORTH OF EAST ROAD, WYMESWOLD**

**RECOMMENDATION**

**4.1342 I recommend that no modification be made in response to this objection.**

**POLICY H/92 - WYSALL LANE, WYMESWOLD**

**RECOMMENDATIONS**

**4.1354 I recommend that:**

- (i) the objection site, with a developable area of 2.3ha, be allocated under Policy H/1 for approximately 45 dwellings.
- (ii) that the following paragraphs, which set out the detailed measures to be addressed in the development of the site, be included in the Policy.

**“Planning permission for the residential development of land east and west of Wysall Lane, Wymeswold will be granted provided the following criteria are met:**

- (i) built development is confined to the lower slopes of the site, and in the more prominent areas is cut in or limited to single storey;
- (ii) the design and layout of the site and associated highway works preserve or enhance the character of the Conservation Area and respect the rural character of this part of the settlement;

- (iii) substantial block planting and landscaping to a minimum depth of 20 metres is provided on the northern edge of the development.

In addition, the Borough Council will seek to negotiate reasonably related contributions towards the provision of traffic management measures along the A6006 through Wymeswold, and Wysall Lane in the vicinity of the site.”

**POLICY H/93 - NORTH OF FAR STREET, WYMESWOLD**

**RECOMMENDATION**

**4.1360 I recommend that no modification be made in response to this objection.**

**POLICY H/94 - STORKIT LANE, WYMESWOLD**

**RECOMMENDATION**

**4.1365 I recommend that no modification be made in response to this objection.**

**POLICY H/95 - POLICY FOR EMERGENCY ACCESS ACCOMMODATION**

**RECOMMENDATION**

**4.1368 I recommend that no modification be made in response to this objection.**

**POLICY H/96 - POLICY FOR COOPERATIVE HOUSING SCHEMES**

**RECOMMENDATION**

**4.1371 I recommend that no modification be made in response to this objection.**

**POLICY H/97 - POLICY FOR SELF BUILD SCHEMES**

**RECOMMENDATION**

**4.1374 I recommend that no modification be made in response to this objection.**

**POLICY H/98 - POLICY FOR ENERGY EFFICIENT HOUSING**

**RECOMMENDATION**

**4.1377 I recommend that no modification be made in response to this objection.**

**POLICY H/99 - POLICY REQUIRING SMALLER DWELLINGS IN LINE WITH SP HOUSING POLICY H/6**

**RECOMMENDATION**

**4.1380 I recommend that no modification be made in response to this objection.**

**CHAPTER 5 : EMPLOYMENT AND BUSINESS**

**PARAGRAPHS 5.1 to 5.6 - INTRODUCTION**

**RECOMMENDATION**

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

**PARAGRAPHS 5.7 to 5.9 - GOVERNMENT GUIDANCE**

**RECOMMENDATION**

**5.9 I recommend that paragraph 5.9 of the Plan be modified in accordance with PC 117.**

**PARAGRAPHS 5.10 to 5.13 - THE LEICESTERSHIRE STRUCTURE PLAN**

**RECOMMENDATION**

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

**PARAGRAPHS 5.14 to 5.18 - THE CHARNWOOD PERSPECTIVE**

**RECOMMENDATION**

**5.18 I recommend that subject to my conclusions in paragraph 5.17, sub paragraph (vii) of paragraph 5.14 of the Plan should be modified in accordance with PC 118.**

**PARAGRAPHS 5.19 and 5.20 - AIMS AND OBJECTIVES**

**RECOMMENDATION**

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

**PARAGRAPHS 5.21 and 5.22 - DEFINITION OF EMPLOYMENT TERMS**

**RECOMMENDATION**

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

**POLICY E/1 - PLANNING CRITERIA FOR EMPLOYMENT DEVELOPMENTS**

**RECOMMENDATION**

**5.33 I recommend that the Policy and RJ be modified in accordance with PC 119 and FPC 119A.**

**POLICY E/4 - LOUGHBOROUGH SCIENCE PARK**

**RECOMMENDATIONS**

**5.43 I recommend that:-**

- (i) subject to my comments in paragraph 5.35, the Policy and RJ be modified in accordance with PC 120 and FPC 120A;**
- (ii) having regard to my conclusions in paragraph 5.41, that part of the Policy dealing with “negotiable elements” should not be numbered.**

**PARAGRAPHS 5.34 and 5.35 - EMPLOYMENT LAND PROVISION**

**RECOMMENDATION:**

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

**POLICY E/5 - NEW EMPLOYMENT AREAS**

**RECOMMENDATIONS**

**5.68 I recommend that :-**

- (i) the Policy and RJ be modified in accordance with PC 121 subject to;**
- (ii) having regard to my conclusions in paragraph 5. 66, the fourth sentence of the PC to paragraph 5.45 of the RJ be modified further to read:-**

**.....are addressed. “The site specific matters need to be considered together with other general requirements, in particular for landscaping and general transport standards. The Borough Council .... etc”.**

**POLICY E/5(a) - EXTENSION TO HAYHILL INDUSTRIAL ESTATE,  
BARROW UPON SOAR**

**RECOMMENDATIONS**

**5.80 I recommend that :-**

- (i) the Policy be modified in accordance with PC 122 and FPC 122A; and**
- (ii) having regard to my conclusions in paragraph 5.79 , sub paragraph (vi) of the Policy be modified to read :-**

**“a maintenance strip and landscaping area is provided along the watercourse forming the north west boundary of the site to be agreed with the local planning authority in consultation with the Environment Agency”;**

- (iii) having regard to my conclusions in paragraph 5.79, the relevant sections of the Policy be reworded as follows :-**

**POLICY E/5(a)**

**Planning permission for employment development on about 2ha (5 acres) of land adjacent to the Hayhill Industrial Estate, Barrow Road, Sibley will be granted provided the following criteria are met:**

- (i) access is taken from the existing Industrial Estate road. No individual accesses will be allowed onto Barrow Road;**
- (ii) existing hedges, trees and treed areas are retained wherever appropriate and reinforced to protect and enhance visual amenity;**
- (iii) a landscaping strip of at least 15 metres in width including mounding, tree and shrub planting is provided along the Barrow Road frontage to extend the existing strong edge to the Sibley Road frontage of the Hayhill Industrial Estate;**
- (iv) a strong landscaped buffer is provided along the south edge between the proposed employment area and existing housing. This will include extension of the existing tree area to the railway embankment;**
- (v) the existing hedge is retained along the northern edge and reinforced with planting of trees individually and in groups to add visual interest;**
- (vi) a maintenance strip and landscaping area is provided along the watercourse forming the north west boundary of the site to be agreed with the local planning authority in consultation with the Environment Agency;**
- (vii) a high standard of materials and design and layout of buildings are provided;**

(viii) within the development area landscaping and fencing is provided to add interest and to screen any storage areas;

(ix) no open storage uses are provided within 20 metres of the base of the railway embankment;

(x) the development respects any operational requirements of the adjoining railway;

*etc.*

(iv) having regard to my conclusions in paragraph 5.76, the Council may wish to give consideration to the merit of seeking appropriately related contributions along the Slash Lane/Mountsorrel Lane to the A6.

**POLICY E/5(b) - EXTENSION TO WOODBROOK INDUSTRIAL PARK,  
BELTON ROAD, LOUGHBOROUGH**

**RECOMMENDATIONS**

**5.92 I recommend that :-**

- (i) the Policy be modified in accordance with PC 123 and FPC 123B subject to;
- (ii) having regard to my conclusions in paragraph 5.90, FPC 123A be not implemented together with the deletion of sub paragraph (i) from the Policy;
- (iii) having regard to my conclusions in paragraph 5.82, the Proposals Map be modified to reflect the allocation site area of 6ha referred to in paragraph 5.50 of the RJ to the Policy;
- (iv) having regard to my conclusions in paragraph 5.90, the Council should consider whether the wording of the Policy as set out at the second bullet point to sub paragraph (v) of the Policy is appropriate and/or applicable to the reduced area of the allocation;
- (v) having regard to my conclusions in paragraph 5.91 but subject to my other conclusions and recommendation under (ii) above, the relevant sections of the Policy be reworded as follow.:-

**POLICY E/5(b)**

**Planning permission for employment development on land adjacent to the Woodbrook Industrial Park will be granted provided the following criteria are met:**

- (i) access to the site and associated highway improvements are provided which:

*etc*

**NB. Sub-paragraphs previously numbered (iii) and (iv) are deleted by FPC 123B;**

- (ii) an overall layout is provided which:**
  - . allows for the relocation of any recreational uses displaced;**
  - . *(delete- see my conclusions in paragraph 5.90 )***
  - . retains existing trees ....**
  - . provides safe access ....**

*etc*

## **POLICY E/5(c) - LAND AT DISHLEY GRANGE, HATHERN**

### **RECOMMENDATIONS**

**5.145 I recommend that :-**

- (i) the Policy and RJ be modified in accordance with PC 124, FPC 124B and FPC 124D;**
- (ii) the Plan be modified in accordance with FPC 124C to include the new Policy “Future Use of the Dishley Grange Farmstead”;**
- (iii) the Proposals Map be modified in accordance FPC 124A and as shown on FPC Map No.4;**
- (iv) having regard to my conclusions in paragraph 5.121, the Council should consider whether in the light of more recent information provided by the Environment Agency, the Policy EV/33 designation should be modified as it affects the allocated employment site;**
- (v) having regard to my conclusions in paragraph 5.117 and under Policy RT/7, the Plan be modified by the insertion of the new Policy (Replacement Derby Road Playing Fields) in accordance with PC 219(RT/7);**
- (vi) having regard to my conclusions in paragraph 5.144 the relevant sections of the Policy be reworded as follows:-**

#### **POLICY E/5(c)**

**Planning permission for employment development of land at Dishley Grange, Derby Road, Loughborough will be granted provided the following criteria are met:**

- (i) **all highway improvements necessitated by the development are provided. As a minimum these will include:**

*etc*
- (ii) **primary access to the site is taken from a roundabout on the new distributor road;**
- (iii) ***NB. Deleted by PC 124***
- (iv) **a cycleway is constructed alongside the Blackbrook between the A6 and the Grand Union Canal and linking into employment areas;**
- (v) **approximately 32 hectares of land are laid out for replacement and improved playing field provision including changing rooms and associated parking facilities. Provision shall include as a minimum**

*etc.*
- (vi) **the Loughborough New Football Club Project is retained or relocated on a site appropriate for the Club's long term development requirements which involve the provision of a club house, floodlighting, enclosure of the pitch and training areas;**
- (vii) **substantial block planting and landscaping to a minimum depth of 20 metres is provided where necessary to separate conflicting land-uses, screen the development from important views and safeguard the setting of Dishley Grange;**
- (viii) **blocks of planting are provided within the recreation area to add visual interest to the site;**
- (ix) **buildings on the site are designed to a high standard in terms of their use of materials, colours, heights, massing and layout and taking into account the edge of town location adjacent to the Loughborough/Hathern Green Wedge and the Soar Valley Area of Local Landscape Value;**
- (x) **buildings in key positions, particularly along the primary site frontages to the new distributor road, Dishley Grange and the adjacent recreation land, will make minimal use of plastic coated steel in their facades in preference for more traditional materials. Large span steel clad buildings will be situated towards the centre of the allocation or suitably screened to avoid any unnecessary intrusion to the detriment of the surrounding area;**
- (xi) **a positive and complementary relationship is achieved between the development and the adjoining recreation land, including the Dishley Grange complex. Open storage, parking and service areas will not be appropriate in these locations;**
- (xii) **substantial landscaping is provided within the employment site to**

**fragment the overall mass of the development;**

*etc.*

**POLICY E/5(d) - QUARRY ROAD (GRANITE WAY), MOUNTSORREL**

**RECOMMENDATIONS**

**5.151 I recommend that:-**

- (i) the Policy be modified in accordance with PC 125 and FPC 125A;**
- (ii) having regard to my conclusions in paragraph 5.150 the relevant sections of the Policy be reworded as follows:-**

**GRANITE WAY, MOUNTSORREL**

**POLICY E/5(d)**

**Planning permission for employment development of land off Granite Way, Mountsorrel will be granted provided the following criteria are met:**

- (i) primary access to the employment area is taken from Granite Way. There shall be no access from Loughborough Road or Hawcliffe Road;**
- (ii) safe access by foot and cycle is provided to the employment area from Leicester Road;**
- (iii) access to the Showman's winter storage site to the rear of 251 Loughborough Road is taken some 60 metres from the roundabout junction of Granite Way and Loughborough Road;**
- (iv) a new access to the Hawcliffe Road depot is provided from Granite Way;**
- (v) a strongly landscaped buffer to a minimum depth of 15 metres and mounding some 3 metres in height with tree and shrub planting is provided between the main employment area and the gardens of Nos.20A to 86 Hawcliffe Road;**
- (vi) a strongly landscaped buffer of mounding varying between 3 metres and 5 metres in height combined with tree and shrub planting, to be designed as the edge between this part of Mountsorrel and the surrounding countryside, is provided between Granite Way and adjacent countryside;**
- (vii) a high standard of materials, design and layout of buildings is provided on the western more elevated parts of the site;**
- (viii) buildings on the south eastern edge of the site adjacent to existing**

housing are domestic in scale, no more than 6 metres high at eaves level, and designed to strengthen the landscaped buffer between the employment area and adjoining gardens;

- (ix) development of land north of Granite Way demonstrates strong design, careful siting of buildings and the use of materials, colours, walling and fencing appropriate to this key site on the entry to Mountsorrel and provides a strong edge between the Soar Valley Nurseries and the development;
- (x) the layout of built development and design of mounding in the 50 metre corridor of the overhead transmission lines avoids interference with that equipment;
- (xi) strong landscaping is provided within the development to add interest and screen any open storage areas;
- (xii) the development of the site includes a range of plot sizes to include units for small and starter businesses;
- (xiii) development of the land north of Granite Way and adjoining Nos.20A to 86 Hawcliffe Road is restricted to Class B1 uses. The remainder of the site is restricted to Class B1, B2 and B8 uses.

*etc.*

#### **POLICY E/5(e) - GADDESBY LANE, REARSBY**

#### **RECOMMENDATIONS**

**5.175 I recommend that :-**

- (i) the Policy be modified in accordance with PC 126, FPC 126A and FPC 126B;
- (ii) having regard to my conclusions in paragraph 5.153 , the reference to “Rearsby Automotives” be deleted from the Policy and replaced by “Adwest Driver Systems Ltd”;
- (iii) having regard to my conclusions in paragraph 5.174 the relevant sections of the Policy be reworded as follow.:-

#### **POLICY E/5(e)**

**Planning permission for employment development on land adjacent to the Adwest Driver Systems Ltd site, south of Gaddesby Lane, Rearsby will be granted provided the following criteria are met:**

- (i) substantial structural planting and landscaping to a minimum depth of 20 metres is provided along the southern and western boundaries of the new site along with improved landscaping of the

existing site;

- (ii) vehicular access is taken from Gaddesby Lane. Development which involves significant increases in traffic will not be permitted until the Rearsby Bypass is open to traffic. There shall be no direct access from the Rearsby Bypass;
- (iii) no open storage uses are provided on those parts of the site fronting the proposed Rearsby Bypass or Gaddesby Lane;
- (iv) uses are restricted to the needs of the Company itself for future expansion of its current use of the adjoining site.

*etc*

- (iv) that no modification be made in response to the objectors' proposals (E/24) to extend the boundary of the employment site allocated under Policy E/5(e).

**POLICY E/5(f) - LAND AT ROTHLEY LODGE, EAST OF THE A6 BYPASS, ROTHLEY**

**RECOMMENDATIONS**

**5.220 I recommend that :-**

- (i) the Policy be modified in accordance with PC 127, FPC 127A and FPC 127B
- (ii) having regard to my conclusions in paragraphs 5.219 the relevant sections of the Policy be reworded as follows:-

**POLICY E/5(f)**

**Planning permission for employment development on land at Rothley Lodge east of the A6 Bypass, Rothley will be granted provided the following criteria are met:**

- (i) necessary highway improvements are provided, to be assessed in detail with the local planning authority and the highway authority. Development will be phased to ensure completion of necessary improvements at an early stage;
- (ii) primary vehicular access is taken from the A6 Bypass junction adjacent to the site;
- (iii) a secondary vehicular access to the site is provided;
- (iv) substantial structural planting and landscaping to a minimum depth of 20 metres is provided to consolidate existing planting around the site. This will create a strong wooded edge to development incorporating features sympathetic to the landscape character of the

**Soar Valley Area of Landscape Value adjacent to the site:**

- (v) etc.
- (vi) **improved access for pedestrians and cyclists into and within the site is provided from the old A6 and adjoining housing areas across the Hilltop junction.**

etc.,

**except that sub-paragraph (vii) (b) be deleted and references to to the promoter of this site be removed from paragraphs 5.70 and 5.71 of the RJ.**

- (iii) **having regard to my conclusions in paragraph 5.212, the RJ should include a reference to the need to ensure that archaeological remains found on the site are protected or recorded in accordance with the policies of this Plan.**

**POLICY E/5(g) - LAND NORTH OF HARROWGATE DRIVE AND WEST OF A6, WANLIP**

**RECOMMENDATIONS**

**5.224 I recommend that :-**

- (i) **the Policy be modified in accordance with PC 128, FPC 128A and FPC 128B subject to;**
- (ii) **having regard to my conclusions in paragraph 5.222, the Policy be modified further by deleting sub paragraph (d)(sports fields etc) from that part of the Policy dealing with the “negotiation of contributions”.**
- (iii) **having regard to my conclusions in paragraph 5.223 the relevant sections of the Policy be reworded as follow.:-**

**POLICY E/5(g)**

**Planning permission for the development of a high quality business park will be granted on land north of Harrowgate Drive, Wanlip and west of the A6, provided that the following criteria are met;**

*etc.*

- (vi) **buildings in key positions, particularly along the primary site frontage to the new distributor road are restricted to B1 uses. etc..**
- (vii) **substantial within site landscaping is provided to consolidate existing planting and to fragment the overall mass of development;**
- (viii) **block planting and landscaping to a minimum depth of 20 metres is provided where necessary to separate conflicting land uses etc...**

- (ix) in association with the adjacent housing development:
- (a) the provision of a new local distributor road penetrating the site from the A6 to provide the main means of access to the development;
  - (b) the provision of off-site highway improvements ...
- etc*

**PARAGRAPHS 5.79 to 5.84 - IMPLEMENTATION OF THE EMPLOYMENT LAND ALLOCATIONS**

**RECOMMENDATIONS**

**5.229 I recommend that :-**

- (i) the text to the Plan be modified in accordance with PC 129 subject to;
- (ii) having regard to my conclusions in paragraph 5.227, the Council satisfies itself that paragraph 5.81 of the Plan requires no further modification having regard to Minute 563, Item 6 of the of the Local Plan Sub Committee of 3<sup>rd</sup> November 1998.

**POLICY E/6 - CONTROL OF EMPLOYMENT USES IN PRIMARILY EMPLOYMENT AREAS (PEAS)**

**RECOMMENDATION**

**5.233 I recommend that the Policy be modified in accordance with PC 130.**

**POLICY E/7 - PROVISION FOR SMALL BUSINESSES**

**RECOMMENDATION**

**5.237 I recommend that:-**

- (i) the Plan be modified in accordance with FPC 234;
- (ii) having regard to my conclusions in paragraph 5.236, the key to the Proposals Map be modified to remove the reference to Policy E/7 from the Primarily Employment Areas designation.

**POLICY E/8 - SAFEGUARDING EMPLOYMENT LAND AND BUILDINGS**

**RECOMMENDATIONS**

**5.262 I recommend that:-**

- (i) the Policy be modified in accordance PC 131;**
- (ii) the Proposals Map be modified in accordance with PC 132, PC 133 (Policy E/14) and FPC 132A.**

**POLICY E/9 - SALES AREAS FOR CARS, CARAVANS AND OTHER VEHICLES**

**RECOMMENDATION**

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

**POLICY E/10 - REGENERATION OPPORTUNITY SITE – LAND BETWEEN BURDER STREET AND MIDLAND MAIN LINE, LOUGHBOROUGH**

**RECOMMENDATION**

**5.270 I recommend that the Policy be modified in accordance with PC 134.**

**POLICY E/11 - ACCEPTABLE USES FOR THE PROPOSED REGENERATION OPPORTUNITY SITE**

**RECOMMENDATION**

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

**POLICY E/12 - SLASH LANE, SILEBY ROAD, BARROW UPON SOAR**

**RECOMMENDATIONS**

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

**POLICY E/13 - EAST OF COSSINGTON, COSSINGTON**

**RECOMMENDATION**

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

**POLICY E/14 - LAND BETWEEN COSSINGTON ROAD AND THE A46, COSSINGTON**

**RECOMMENDATION**

**5.305 I recommend that:-**

- (i) the site be redesignated as a Primary Employment Area;**
- (ii) the Proposals Map be modified in accordance with PC 133.**

**POLICY E/15 - EAST OF LOUGHBOROUGH, COTES**

**RECOMMENDATION**

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

**POLICY E/16 - LAND ADJACENT TO DISHLEY GRANGE**

**RECOMMENDATION**

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

**POLICY E/18 - LAND SOUTH OF THE A512, WEST OF LOUGHBOROUGH**

**RECOMMENDATION**

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

**POLICY E/19 - LAND SOUTH OF HAZEL ROAD AND MANOR ROAD, LOUGHBOROUGH**

**RECOMMENDATION**

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

**POLICY E/20 - SOAR VALLEY NURSERY, NORTH OF QUARRY ROAD (GRANITE WAY), MOUNTSORREL**

**RECOMMENDATION**

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

**POLICY E/21 - WYMESWOLD AIRFIELD, PRESTWOLD**

**RECOMMENDATION**

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

**POLICY E/22 - WYMESWOLD AIRFIELD, PRESTWOLD**

**RECOMMENDATION**

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

**POLICY E/23 - WEST OF MELTON ROAD, NORTH OF THE SYSTON BYPASS, QUENIBOROUGH**

**RECOMMENDATION**

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

**POLICY E/24 - EXTENSION AT REARSBY AUTOMOTIVES, GADDESBY LANE, REARSBY**

**RECOMMENDATION**

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

**POLICY E/25 - LAND ADJACENT TO ROTHLEY LODGE, EAST OF A6, ROTHLEY**

**RECOMMENDATION**

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

**POLICY E/26 - HATHERN ROAD, SHEPSHED**

**RECOMMENDATION**

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

**POLICY E/27 - LAND AT C/O A512 AND IVESHEAD ROAD, SHEPSHED**

**RECOMMENDATION**

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

**POLICY E/28 - SHEPSHED LORRY PARK, NORTH OF A512, SHEPSHED**

**RECOMMENDATION**

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

**POLICY E/29 - LAND NORTH OF WANLIP ROAD, SYSTON**

**RECOMMENDATION**

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

**POLICY E/30 - HOME AND TELE-WORKING**

**RECOMMENDATION**

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

**POLICY E/31 - GENERATION OF SMALL BUSINESSES**

**RECOMMENDATION**

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

**POLICY E/32 - EMPLOYMENT IN VILLAGES**

**RECOMMENDATION**

**5.417 I recommend that Policy E/1 be modified in accordance with FPC 119A.**

**POLICY E/33 - PROVISION OF BUSINESS PARKS/KEY EMPLOYMENT SITES**

**RECOMMENDATION**

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

**POLICY E/34 - LAND AT BROAD STREET, LOUGHBOROUGH**

**RECOMMENDATION**

**5.435 I recommend that:-**

- (i) the Plan be modified in accordance with PC 135 by the insertion of the additional policy “Regeneration Opportunity Site – Land at Broad, Street, Loughborough”;**

- (ii) having regard to my conclusions in paragraph 5.433, the wording of the RJ to the new Policy E/\*\* be modified further by the deletion of the reference to Policy CA/19 and the inclusion of the new and replacement text set out in the Local Plan Sub Committee report of 3<sup>rd</sup> November 1998 (Minute 563);
- (iii) the Proposals Map and Key be modified in accordance with PC 135; and
- (iii) having regard to my conclusion in paragraphs 5.433, the reference in part (ii) of the Policy to Class A2 of the Use Classes Order be modified to read Class A3.

## **CHAPTER 6: RURAL LAND AND ECONOMY**

### **PARAGRAPHS 6.4 TO 6.5 GOVERNMENT GUIDANCE**

#### **RECOMMENDATION**

- 6.3 I recommend that paragraphs 6.4 and 6.5 be modified in accordance with PC 136.

### **PARAGRAPHS 6.8 to 6.9 - THE CHARNWOOD PERSPECTIVE**

#### **RECOMMENDATION**

- 6.6 I recommend that paragraph 6.9 of the text be modified in accordance with PC137.

### **PARAGRAPHS 6.10 TO 6.11 – AIMS AND OBJECTIVES**

#### **RECOMMENDATION**

- 6.12 I recommend that paragraphs 6.10 and 6.11 be modified in accordance with PC 138.

### **POLICY CT/1 – GENERAL PRINCIPLES FOR AREAS OF COUNTRYSIDE, GREEN WEDGES AND LOCAL SEPARATION**

#### **RECOMMENDATION**

- 6.29 I recommend that the Policy be modified in accordance with PC 139.

### **POLICY CT/2 – DEVELOPMENT IN THE COUNTRYSIDE**

#### **RECOMMENDATION**

- 6.33 I recommend that the Policy be modified in accordance with PC 140.

**POLICY CT/3 – DEVELOPMENT IN GREEN WEDGES**

**RECOMMENDATION**

**6.47** Subject to my recommendations on Policy ST/1, I recommend that the Policy and RJ be modified in accordance with PC 141.

**POLICY CT/3(ii) – BIRSTALL/LEICESTER/THURMASTON (SOAR VALLEY NORTH)**

**RECOMMENDATION**

**6.58** I recommend that the Proposals Map be modified in accordance with PC 142.

**CT/3 (iii) – BEAUMONT LEYS/GLENFRITH/ANSTEY/GROBY**

**RECOMMENDATION**

**6.70** I recommend that no modifications be made in response to these objections.

**POLICY CT/3(vi) – LOUGHBOROUGH/QUORN**

**RECOMMENDATION**

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

**POLICY CT/3 (viii) – QUENIBOROUGH/SYSTON – POSSIBLE NEW DEFINITION**

**RECOMMENDATION**

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

**POLICY CT/3(x) – EAST OF LOUGHBOROUGH – POSSIBLE NEW DEFINITION**

**RECOMMENDATION**

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

**POLICY CT/4 – DEVELOPMENT IN AREAS OF LOCAL SEPARATION (ALS)**

**RECOMMENDATIONS**

**6.96** I recommend that:-

- (i) the Policy be modified in accordance with PC 143;

- (ii) in the context of my conclusions in paragraph 6.93, above, the Council should re-examine the definition of the APAC in so far as it overlaps with the ALS between Quorn and Mountsorrel.

**POLICY CT/4(a) – LOUGHBOROUGH/WOODTHORPE**

**RECOMMENDATION**

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

**POLICY CT/4 (b) – QUORN/MOUNTSORREL**

**RECOMMENDATION**

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

**POLICY CT/4© – MOUNTSORREL/ROTHLEY (EAST AND WEST OF MOUNTSORREL LANE)**

**RECOMMENDATION**

**6.111I recommend that no modification be made in response to these objections.**

**POLICY CT/4(e) – SILEBY/BARROW UPON SOAR**

**RECOMMENDATION**

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

**POLICY CT/4 (g) – WANLIP/BIRSTALL**

**RECOMMENDATION**

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

**POLICY CT/5 – LOCAL SEPARATION – THE RIDGEWAY AREA OF ROTHLEY**

**RECOMMENDATION**

**6.136 I recommend that the RJ to the Policy be modified in accordance with FPC 235.**

**POLICY CT/6 – PLANNING CRITERIA FOR DEVELOPMENT IN AREAS OF COUNTRYSIDE, GREEN WEDGES AND LOCAL SEPARATION**

**RECOMMENDATION**

**6.143 I recommend that:-**

- (i) the Policy be modified in accordance with PC 144, subject to;**
- (ii) having regard to my conclusions in paragraph 6.142 the reference to Policy EV/3 being deleted from the end of Policy CT/6.**

**POLICY CT/7 AREAS OF PARTICULARLY ATTRACTIVE COUNTRYSIDE**

**RECOMMENDATION**

**6.162 I recommend that the RJ to Policy CT/7 and the Proposals Map be modified in accordance with the PC 145 and PC 146.**

**POLICY CT/7(a) - POSSIBLE EXTENSION TO THE HIGH LEICESTESHIRE APAC**

**RECOMMENDATION**

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

**POLICY CT/7(b) - POSSIBLE EXTENSIONS TO THE WREAKE VALLEY APAC**

**RECOMMENDATION**

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

**POLICY CT/7(c) - POSSIBLE NEW APAC DEFINITION FOR THE WOLDS**

**RECOMMENDATION**

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

**POLICY CT/8 - SOAR VALLEY AREA OF LOCAL LANDSCAPE VALUE**

**RECOMMENDATION**

**6.197 I recommend that paragraph 6.38 of the RJ to Policy CT/8 be modified in accordance with PC 147.**

**CHANGES TO DEFINITION - EAST OF LOUGHBOROUGH ROAD, HATHERN**

**RECOMMENDATION**

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

**CHANGES TO DEFINITION - EAST OF A6 BYPASS, ROTHLEY**

**RECOMMENDATION**

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

**CHANGES TO DEFINITION - 168a LOUGHBOROUGH ROAD,  
MOUNTSORREL**

**RECOMMENDATION**

**6.210 I recommend that the Proposals Map be modified in accordance with PC 148.**

**POLICY CT/9 - ENVIRONMENTAL IMPROVEMENT OF THE SOAR VALLEY AREA  
OF LOCAL LANDSCAPE VALUE**

**RECOMMENDATIONS**

**6.221 I recommend that:-**

- (i) the Policy and Proposals Map be modified in accordance with PC 149 and PC 150.**
- (ii) having regard to my conclusions in paragraph 6.129, the Council should consider the need to add additional references to other relevant Policies at the end of Policy CT/9.**
- (iii) having regard to my conclusions in paragraph 6.220, the Council should consider how the designation of the Countryside Priority Area will be shown on the Proposals Map;**
- (iv) the Council should consider including in the Glossary to the Plan a reference to the Countryside Priority Area.**

**POLICY CT/10 - RURAL DIVERSIFICATION**

**RECOMMENDATION**

**6.228 I recommend that the Policy be modified in accordance with PC 151.**

**POLICY CT/11 - NEW DWELLINGS FOR FARM AND FORESTRY WORKERS**

**RECOMMENDATIONS**

**6.237 I recommend that:-**

- (i) the Policy and RJ be modified in accordance with PC 152 subject to the following further modifications;
  - (a) the last paragraph of the Policy be modified to read “where the approved accommodation is an additional dwelling on a particular unit, then as well as imposing an occupancy condition on that dwelling, the Council will consider whether there is a need to impose the same or a similar condition on any existing dwellings on the unit which are under the control of the applicant”.
  - (b) paragraph 6.49 of the RJ be modified to read:- “The Borough Council will impose occupancy conditions to ensure that new accommodation and, where appropriate, existing accommodation of a farm unit are restricted...”
- (ii) the Council should consider whether:-
  - (a) sub-paragraph (a) of the Policy be further modified to read:- “it is demonstrated that there is clear evidence of a firm intention and ability to develop the enterprise and that it is planned on a sound financial basis”.
  - (b) the following text should be added to the end of paragraph 6.47:- “For clarification, paragraph I5(b) of that guidance says that the need relates to a full-time worker, or one who is primarily employed in Agriculture”.
  - (c) sub-paragraph (c) of the Policy or the text to it requires further modification to ensure that there is no conflict with advice in paragraph 109 of Circular 11/95.

**POLICY CT/12 - REMOVAL OF RESTRICTIONS ON OCCUPANCY OF DWELLINGS**

**RECOMMENDATION**

**6.243 I recommend that the Policy be modified in accordance with PC 153.**

**POLICY CT/13 – RIDING STABLES, KENNELS AND SIMILAR ESTABLISHMENTS**

**RECOMMENDATION**

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

**POLICY CT/14 – REPLACEMENT DWELLINGS**

**RECOMMENDATION**

**6.258 I recommend that the Policy be modified in accordance with PC 154 subject to:-**

- (i) the Policy being modified further by the deletion of sub-paragraph (i);**
- (ii) a cross reference to Policy EV/7 being added to the end of the Policy.**

**POLICY CT/15 – CONVERSION OF EXISTING RURAL BUILDINGS**

**RECOMMENDATION**

**6.268 I recommend that the Policy and RJ be modified in accordance with PC 155.**

**POLICY CT/16 – EXTENSIONS TO EXISTING RURAL DWELLINGS**

**RECOMMENDATION**

**6.270 See paragraphs 4.971 to 4.977 and 4.980 to 4.985, above.**

**POLICY CT/17 – EXTENSIONS TO SEMI-PERMANENT RECREATIONAL CHALETS**

**RECOMMENDATION**

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

**POLICY CT/18 – SAFEGUARDING AGRICULTURAL LAND**

**RECOMMENDATION**

**6.284 I recommend that:-**

- (i) PC 156 be not implemented.**
- (ii) the Policy and RJ be modified in accordance with FPC 156A.**

**POLICY CT/\*\*: INTENSIVE LIVESTOCK UNITS**

**RECOMMENDATION**

**6.289 I recommend that the Policy be modified in accordance with PC 157 as modified further by FPC 157A.**

**PARAGRAPHS 6.71 to 6.75 – IMPROVEMENTS TO PUBLIC ACCESS**

**RECOMMENDATION**

**6.294 I recommend that the text of paragraph 6.71 be modified in accordance with PC 158.**

**POLICY CT/19 – GENERAL PLANTING GUIDELINES FOR THE NATIONAL FOREST**

**RECOMMENDATIONS**

**6.321 I recommend that:-**

- (i) the Policy be modified in accordance with PC 159 as modified further by FPC 159A subject to:-**
  - (a) the last part of sub-paragraph (iii) of the Policy being further modified to read “...type of development and compatible with land uses and the ecological and landscape character of the Forest within the Plan area; and...”**
  - (b) the heading of the Policy be further modified to read “DEVELOPMENT LOCATED IN THE NATIONAL FOREST”.**
- (ii) having regard to my conclusions in paragraph 6.317 the Council should re-appraise the PC as it effects paragraph 6.77 of the Plan to ensure that its meaning is clear.**

**POLICY CT/20 – MAINTENANCE AND MANAGEMENT OF NEW PLANTED AREAS IN THE NATIONAL FOREST**

**RECOMMENDATION**

**6.331 I recommend that the Policy be modified in accordance with PC 160 subject to the first sentence of the Policy being modified further to read:-**

**“The Local Planning Authority will seek to negotiate agreements with developers to make secure arrangements by appropriate persons or bodies for the maintenance and management of planting and open space proposals associated with developments in the National Forest in line with best arboricultural practice etc”.**

**POLICY CT/21 - PLANTING REQUIREMENTS FOR NEW HOUSING SITES IN THE NATIONAL FOREST**

**RECOMMENDATION**

**6.335** See paragraphs 6.296 to 6.321.

**POLICY CT/22 – PLANTING REQUIREMENTS FOR NEW INDUSTRIAL AND COMMERCIAL DEVELOPMENT IN THE NATIONAL FOREST**

**RECOMMENDATION**

**6.339** See paragraphs 6.296 to 6.321.

**POLICY CT/23 – PLANNING AND PLANTING REQUIREMENTS FOR OTHER NATIONAL FOREST-RELATED DEVELOPMENT**

**RECOMMENDATION**

**6.343** See paragraphs 6.296 to 6.321.

**POLICY CT/24 – PLANTING REQUIREMENTS FOR PROPOSALS TO RE-USE EXISTING RURAL BUILDINGS IN THE NATIONAL FOREST**

**RECOMMENDATION**

**6.347** See paragraphs 6.296 to 6.321.

**POLICY CT/25 - PLANTING REQUIREMENTS FOR NEW AGRICULTURAL BUILDINGS IN THE NATIONAL FOREST**

**RECOMMENDATION**

**6.351** See paragraphs 6.296 to 6.321.

**POLICY CT/27 – REDEVELOPMENT OF FARM SITES IN VILLAGES**

**RECOMMENDATION**

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

**POLICY CT/28 – FARM RELOCATION**

**RECOMMENDATION**

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

**POLICY CT/29 – DEVELOPMENT IN VILLAGES**

**RECOMMENDATION**

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

**POLICY CT/30 - SURVEY OF RURAL COMMUNITIES**

**RECOMMENDATION**

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

**POLICY CT/31 – AFFORDABLE HOUSING IN VILLAGES**

**RECOMMENDATION**

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

**CHAPTER 7 : TRANSPORT AND TRAFFIC MANAGEMENT**

**PARAGRAPHS 7.3 to 7.8 - GOVERNMENT GUIDANCE**

**RECOMMENDATIONS**

**7.6 I recommend that:**

- (i) paragraph 7.5 of the Plan be modified by the addition of the following sentences after the words “railway projects”:**

**“This guidance is outlined broadly in the approved Structure Plan, developed in more detail in this Local Plan and given practicable application through the annual submission of Transport Policies and Programmes (TPPs) to Government. TPPs enable Government to assess proposals for investment and to make appropriate settlements for capital and other expenditure”.**

- (ii) paragraph 7.6 of the Plan be modified in accordance with PC 161 and by the insertion of the words, “and introduce complementary transport measures thereby...”, after the words “patterns of development” in the first sentence.**

**PARAGRAPHS 7.12 and 7.13 - THE ROLE OF THE BOROUGH COUNCIL**

**RECOMMENDATIONS**

- 7.9** I recommend that the Plan be modified in accordance with PC 162 and FPC 162A except that in the third sentence of paragraph 7.12 the words “trunk roads” and “motorways” be interchanged.

**PARAGRAPHS 7.14 to 7.18 - TRANSPORT ISSUES IN CHARNWOOD**

**RECOMMENDATION**

- 7.16** Having regard to my conclusions at paragraph 7.13, I recommend that the Plan be modified in accordance with PC 163, updated to reflect the most recent situation.

**PARAGRAPHS 7.19 to 7.21 - AIMS AND OBJECTIVES**

**RECOMMENDATION**

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

**POLICY TR/1 - THE SPECIFIED ROAD NETWORK (SRN)**

**RECOMMENDATION**

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

**POLICY TR/2 - SAFEGUARDING AREAS FOR PROGRAMMED ROAD SCHEMES**

**RECOMMENDATIONS**

- 7.31** Having regard to my conclusions at paragraph 7.28, I recommend that Policy TR/2 of the Plan be modified to read:-

“Planning permission will not be granted for development which would prejudice the construction of new roads or the improvement of the existing highway infrastructure within the reservations shown on the Proposals Map and listed below:

- (i) A6004 Epinal Way Extension to the A6 south of Loughborough;
- (ii) A6 Loughborough Inner Relief Road between Bridge Street and Barron Street; and

**(iii) A607 Rearsby Bypass”**

(See also Recommendation at paragraph 7.68 of this report relating to schemes listed under Policy TR/3).

**POLICY TR/2(i) - A6004 EPINAL WAY EXTENSION TO THE A6 SOUTH OF LOUGHBOROUGH**

**RECOMMENDATIONS**

**7.46 I recommend that the Plan be not modified in accordance with PC 164 but that paragraph 7.29 be updated to reflect the current design standards for the Epinal Way Extension, approved by the County Council, and the funding arrangements agreed with developers, in accordance with my recommendations for Policy H/1(g).**

**POLICY TR/2(ii) - A6 LOUGHBOROUGH INNER RELIEF ROAD BETWEEN BRIDGE STREET AND BARROW STREET**

**RECOMMENDATION**

**7.55 I recommend that the Plan be modified in accordance with PC 165.**

**POLICY TR/2 (iii) - A607 REARSBY BYPASS**

**RECOMMENDATION**

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

**POLICY TR/2 (iv) - A6006 WYMESWOLD BYPASS**

**RECOMMENDATION**

**7.62 I recommend that the Plan be modified in accordance with PC 166.**

**POLICY TR/3 - SAFEGUARDING STRATEGICALLY IMPORTANT HIGHWAY IMPROVEMENT SCHEMES**

**RECOMMENDATION**

**7.68 I recommend that Policy TR/3 be deleted from the Plan except that schemes (i), (ii), (iii) and (iv) be included in Policy TR/2, as proposed to be modified, and the RJ be modified in accordance with PC 170.**

**POLICY TR/3(i) - M1 WIDENING**

**RECOMMENDATION**

**7.71 I recommend that the Plan be modified in accordance with PC 167.**

**POLICY TR/3 (ii) - A512 ASHBY ROAD, LOUGHBOROUGH**

**RECOMMENDATION**

**7.76 I recommend that the Plan be modified in accordance with PC 168.**

**POLICY TR/3 (iii) - A6004 EPINAL WAY/WARWICK WAY,  
LOUGHBOROUGH**

**RECOMMENDATION**

**7.79 I recommend that no modification be made to the Plan in response to these objections.**

**POLICY TR/3(iv) - GREENCLOSE LANE, LOUGHBOROUGH**

**RECOMMENDATIONS**

**7.82 I recommend that PC 169 be not implemented but that paragraph 7.38 of the Plan be modified to read:-**

- (i) “The improvement of Greenclose Lane would enable traffic circulation to be improved and permit the implementation of priority measures for buses and cyclists as part of wider measures to improve the town centre. The reservation is intended to facilitate such improvement”.**

**POLICY TR/4 - SOUTHFIELDS ROAD, LOUGHBOROUGH – HIGHWAY  
IMPROVEMENT SCHEME**

**RECOMMENDATIONS**

**7.89 I recommend that the existing title “Southfields Road, Loughborough - Highway Improvement Scheme” be deleted and replaced by the following:-**

**“Local Highway Improvement Schemes in Loughborough and Shepshed”, and modified to read:**

**“Policy TR/4**

**Planning permission will not be granted for development which would prejudice the improvement of roads identified in the Loughborough/Shepshed Package of**

local traffic measures and listed below”.

[To be completed as appropriate].

and that the RJ be modified in accordance with PC 171.

#### **POLICY TR/5 – OTHER LOCAL HIGHWAY IMPROVEMENT SCHEMES IN LOUGHBOROUGH**

##### **RECOMMENDATIONS**

**7.92 I recommend that Policy TR/5 be deleted from the Plan, the schemes included therein be listed under Policy TR/4, as modified, and subsequent policies renumbered accordingly.**

#### **POLICY TR/6 - ROADS AND HIGHWAY IMPROVEMENTS TO BE PROVIDED IN ASSOCIATION WITH NEW DEVELOPMENT**

##### **RECOMMENDATIONS**

**7.100 I recommend that:**

- (i) Having regard to my conclusions at paragraph 7.96, the Plan be modified in accordance with PC 172 and FPC 172A.**
- (ii) the last sentence of paragraph 7.45 be deleted and replaced by:  
“It is expected that the Borough Council will seek to negotiate reasonably related contributions from developers to fund these improvements, secured through planning agreements and in accordance with the rules governing planning obligations”.**
- (iii) references to schemes in paragraph 7.46 be modified to be consistent with the above recommendations.**

#### **POLICY TR/7 - TRANSPORT STANDARDS FOR NEW DEVELOPMENT**

##### **RECOMMENDATIONS**

**7.106 I recommend that the Plan be modified in accordance with PC 173 and be further modified by the deletion of the words, “efficient and commercially viable” in criterion (i) and by the insertion of the word, “compatible” before the word, “land-uses” in criterion (ii).**

#### **POLICY TR/8 - TRAFFIC GENERATION FROM NEW DEVELOPMENT**

##### **RECOMMENDATIONS**

**7.111 I recommend that:-**

- (i) the Plan be modified in accordance with PC 174 and FPC 174A, except that:
  - (a) criteria (i) and (ii) be deleted from PC 174, and
  - (b) the words, “on non-designated sites”, be inserted in the first line of the main clause of the policy after the word “development”.

**POLICY TR/9 - IMPROVING BUS SERVICES AND FACILITIES**

**RECOMMENDATIONS**

7.115 I recommend that the Plan be modified in accordance with PC 175, except that the phrase “Routes with competitive journey times” be deleted and that if possible the Council substitutes a list of routes to which the modified Policy TR/9 would apply.

**POLICY TR/10 - AN IMPROVED BUS STATION IN LOUGHBOROUGH**

**RECOMMENDATION**

7.118 I recommend that the Plan be modified in accordance with PC 176.

**POLICY TR/11 - BUS/RAIL INTERCHANGE NEXT TO LOUGHBOROUGH STATION**

**RECOMMENDATION**

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

**POLICY TR/12 - SAFEGUARDING AREAS FOR NEW RAILWAY STATIONS**

**RECOMMENDATIONS**

7.128 I recommend that:-

- (i) the Plan be modified in accordance with PC 177 and FPC 177A,
- (ii) the Plan be not modified in accordance with PC 178, and
- (iii) the Proposals Map be further modified by the reservation of land for the development of the East Goscote railway station, and the RJ of Policy TR/12 be modified appropriately.

**POLICY TR/15 - OPPORTUNITIES FOR ADDITIONAL RAIL FACILITIES  
ALONG THE MIDLAND MAINLINE AND LEICESTER TO  
PETERBOROUGH RAILWAY CORRIDORS**

**RECOMMENDATIONS**

7.131 I recommend that Policy TR/15 be deleted, (with subsequent policies renumbered accordingly), and replaced with a statement of support for additional rail based facilities on the Midland Mainline and Leicester to Peterborough railway corridors which conform to the policies of this Plan.

**POLICY TR/16 - ACCESS FOR PEDESTRIANS**

**RECOMMENDATIONS**

7.140 I draw attention to my conclusions at paragraph 7.135 and my recommendations at paragraph 7.148, and recommend that:-

(i) the Plan be modified in accordance with PC 180 except that the main clause of PolicyTR/16 should read:

“The Borough Council will seek to develop its strategy for a network of pedestrian and cycle routes by direct funding and through development proposals in this Plan. The Borough Council will also seek to negotiate contributions to secure off site connections into and improvements to the wider networks of footways and cycle routes where this is practicable and directly related to development schemes. Planning permission will not be granted for development schemes that fail to comply with briefs designed to develop the strategy or to meet the standards for footway and cycle routes contained in Supplementary Planning Guidance.

Routes along which measures will be encouraged to make cycling safer and more attractive and which will be protected from development proposals likely to prejudice their use for cycling are shown on the Proposals Map.

The proposed routes for cycle measures are: [as listed in PC 180].”

(ii) that the RJ and Appendices to the Plan be modified as may be appropriate in accordance with paragraph 7.138 above.

**POLICY TR/17 - ACCESS FOR CYCLISTS**

**RECOMMENDATIONS**

7.148 I recommend that:

- (i) Policy TR/17 be modified in accordance with PC 180,
- (ii) the Proposals Map be modified to reflect the changes to the routes of cycle ways proposed and their numbering therein, and

- (iii) the Plan be not modified in accordance with PC 181.

**POLICY TR/19 - PUBLIC RIGHTS OF WAY**

**RECOMMENDATIONS**

**7.152 I recommend that the Plan be modified in accordance with PC 182 except that criterion (ii) should be deleted and be replaced with the following:-**

- (ii) “an alternative route can be provided which will not be substantially less convenient to the public nor substantially detract from the public’s enjoyment of the path or way, which is safe and which protects the continuity of the wider route”.

**POLICY TR/20 - TRAFFIC MANAGEMENT**

**RECOMMENDATION**

**7.155 I recommend that the Plan be modified in accordance with PC 183.**

**PARAGRAPHS 7.113 and 7.114 - WEIGHT RESTRICTION ORDER (WROs)**

**RECOMMENDATION**

**7.158 I recommend that the Plan be modified in accordance with PC 184.**

**POLICY TR/21 - PARKING PROVISION IN NEW DEVELOPMENT**

**RECOMMENDATION**

**7.164 I recommend that the Plan be modified in accordance with PC 185, FPC 185A and FPC 185B.**

**POLICY TR/22 - CAR PARKING PROVISION IN LOUGHBOROUGH TOWN CENTRE**

**RECOMMENDATIONS**

**7.169 I recommend that the Plan be modified in accordance with PC 186, brought up to date to reflect relevant progress on the review of public car park management and pricing policies and the Council’s Parking Study.**

**POLICY TR/23 - CAR PARKING PROVISION OUTSIDE LOUGHBOROUGH TOWN CENTRE**

**RECOMMENDATION**

7.173 I recommend that the Plan be modified in accordance with PC 187 except that the sentence, “Where such access is good a lower level of new parking will be justified” be deleted.

**POLICY TR/24 - DESIGN AND LAYOUT OF NEW CAR PARKS**

**RECOMMENDATION**

7.176 I recommend that the Plan be modified in accordance with PC 188.

**POLICY TR/25 - PARK AND RIDE SITE ON LAND ADJACENT TO THE A46/A6 JUNCTION, WANLIP**

**RECOMMENDATION**

7.179 I recommend that the Plan be modified in accordance with PC 189.

**POLICY TR/26 - PLANNING CRITERIA FOR PARK AND RIDE SCHEMES TO SERVE LOUGHBOROUGH AND LEICESTER**

**RECOMMENDATION**

7.183 I recommend that the Plan be modified in accordance with PC 190 except that the word, “security”, be inserted before the word, “information”, in clause (iv).

**POLICY TR/28 - HEAVY GOODS VEHICLE OPERATIONS**

**RECOMMENDATION**

7.186 I recommend that the Plan be modified in accordance with PC 191.

**POLICY TR/32 - ROADSIDE SERVICE AREA ON LAND ADJACENT TO THE A46/A6 JUNCTION, WANLIP**

**RECOMMENDATION**

7.197 I recommend that the Plan be modified in accordance with PC 192.

**POLICY TR/33 - PLANNING CRITERIA TO ASSESS PROPOSALS FOR ROADSIDE SERVICE AREAS**

**RECOMMENDATIONS**

7.203 I recommend that:-

- (i) the Plan be modified in accordance with PC 193 and FPC 193A,

- (ii) having regard to my conclusion at paragraph 7.200, paragraph 7.169 of the Plan be further modified by the inclusion of the following sentence to follow the first sentence:-

“In addition, the means of access to and egress from the site and the internal road network will be based on the standards of the Highway Authorities and subject to their approval.”

**POLICY TR/34 - TRAFFIC IN ROTHLEY AND MOUNTSORREL**

**RECOMMENDATION**

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

**POLICY TR/35 - ROAD TRAFFIC REDUCTION**

**RECOMMENDATION**

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

**POLICY TR/36 - PROTECTION OF COUNTRY LANES**

**RECOMMENDATION**

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

**POLICY TR/37 - CAR FREE DEVELOPMENTS**

**RECOMMENDATION**

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

**POLICY TR/38 - LOUGHBOROUGH EASTERN BYPASS**

**RECOMMENDATION**

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

**POLICY TR/39 - ROAD ACCESS INTO EASTERN LOUGHBOROUGH**

**RECOMMENDATION**

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

**CHAPTER 8 : CENTRAL AREAS AND SHOPPING**

**PARAGRAPHS 8.5 to 8.11 - NATIONAL AND STRATEGIC POLICY**

**RECOMMENDATION**

**8.4** I recommend that the text be modified in accordance with PC 194 subject to the deletion of the word “neighbouring” from paragraph 8.8 bullet-point one, as set out in CD/31, and its replacement by “nearby”.

**PARAGRAPHS 8.12 to 8.17 - THE CHARNWOOD PERSPECTIVE**

**RECOMMENDATION**

**8.8** I recommend that the text be modified in accordance with PC 195.

**POLICY CA/1 - CENTRAL AREAS**

**RECOMMENDATIONS**

**8.17** I recommend that:

(i) Policy CA/1 be modified in accordance with PC 196 subject to the deletion of sub paragraphs (A), (B) and (C);

(ii) the following wording be inserted after sub paragraph (iv): “Where a development proposal does not accord with the Local Plan it will be required to demonstrate both the need for additional facilities and that a sequential approach has been applied in the site selection”;

(iii) the words “Where the location of a development has been derived through the application of the sequential test set out at paragraph (C) above planning permission will be granted provided:” be deleted and the following words be inserted;

“Proposals on out of centre sites derived through the application of the sequential approach will be granted provided:”.

**POLICY CA/2 - ACCEPTABLE USES IN THE LOUGHBOROUGH CORE AREA**

**RECOMMENDATION**

**8.25** I recommend that Policy be modified in accordance with PC 197.

**POLICY CA/3 - UNACCEPTABLE USES IN THE LOUGHBOROUGH CORE**

**AREA**

**RECOMMENDATION**

**8.28 See my recommendation under Policy CA/2.**

**POLICY CA/4 - ACCEPTABLE USES IN THE LOUGHBOROUGH OUTER AREA**

**RECOMMENDATION**

**8.32 I recommend that the Policy be modified in accordance with PC 198 and FPC 198A.**

**POLICY CA/5 - OPPORTUNITY SITES IN LOUGHBOROUGH**

**RECOMMENDATIONS**

**8.41 I recommend that:**

- (i) the Policy be modified in accordance with PC 199;**
- (ii) the word “find” be deleted from the fifth line of paragraph 8.40 and replaced by the word “fund”.**

**POLICY CA/5(a) - OPPORTUNITY SITE – DEVONSHIRE SQUARE, LOUGHBOROUGH**

**RECOMMENDATION**

**8.45 I recommend that the Policy be modified in accordance with PC 200.**

**POLICY CA/5(b) - OPPORTUNITY SITES – FENNEL STREET, BAXTER GATE & LEICESTER ROAD, LOUGHBOROUGH**

**RECOMMENDATION**

**8.50 I recommend that the Policy be modified in accordance with PC 201.**

**POLICY CA/6 - TOWN CENTRE BUSINESS AREAS**

**RECOMMENDATION**

**8.55 I recommend that the Policy be modified in accordance with PC 202.**

**POLICY CA/7 - TOWN CENTRE COMMERCIAL SERVICE AREAS**

**RECOMMENDATION**

**8.59 I recommend that the last paragraph of Policy CA/7 be reworded as set out below:**

**“Provided that:**

**(a) any retail development would not unacceptably harm the retail character of the town centre;**

**(b) no material harm is occasioned to the residential amenities of adjacent buildings; and**

**(c) in the case of any new development, a built frontage is retained to the back of the pavement to retain or replace the traditional pattern of development and associated street enclosure.”**

**POLICY CA/8 - PEDESTRIAN PREFERENCE IN LOUGHBOROUGH TOWN CENTRE**

**RECOMMENDATION**

**8.65 I recommend that Policy CA/8 be modified in accordance with PC 203 subject to the inclusion of a cross reference to relevant Policies in the Transport and Traffic Management chapter of the Plan.**

**PARAGRAPHS 8.67 and 8.68 - TOWN CENTRE MANAGEMENT**

**RECOMMENDATION**

**8.67 I recommend that the Plan be modified in accordance with PC 204.**

**POLICY CA/9 - DISTRICT CENTRES**

**RECOMMENDATION**

**8.75 I recommend that the Plan be modified in accordance with PC 205.**

## **POLICY CA/10 - ACCEPTABLE USES IN DISTRICT CENTRES**

### **RECOMMENDATIONS**

**8.82 I recommend that:**

- (i) **Policy CA/10 and its RJ be deleted from the Plan and the following Policy wording be inserted:**

**“Planning permission for development within the designated district centres falling within the following uses (as defined by the Town and Country (Use Classes) Order 1987)) will be granted subject to satisfactory design and adequate provision for related vehicular requirements:**

- (i) shops (Class A1);**
- (ii) financial and professional services (Class A2);**
- (iii) Food and drink uses (Class A3);**
- (iv) business (Class B1);**
- (v) dwelling houses (Class C3);**
- (vi) non-residential institutions (Class D1);**
- (vii) assembly and leisure (Class D2).**

**Any development proposal should serve to protect or enhance the vitality and viability of the centre and not result in the marginalisation or fragmentation of the retail function of that centre.”.**

- (ii) **having regard to my conclusions at paragraph 8.78, the RJ be reworded to set out how the Council will use indicators of vitality and viability in the assessment of retail development proposals.**

## **POLICY CA/11 - LOCAL CENTRES**

### **RECOMMENDATION**

**8.86 I recommend that the Plan be modified in accordance with PC 207 subject to reference being made to Policy CF/1 in the RJ relating to local centres at the end of paragraph 8.78.**

## **POLICY CA/12 - ACCEPTABLE USES IN LOCAL CENTRES**

### **RECOMMENDATIONS**

**8.90 I recommend that the Policy be amended in accordance with PC 208 subject to wording being added to the Policy immediately after sub paragraph (c) along the**

following lines:-

“Local centres should not accommodate large scale development and development should be of a scale appropriate to the size of the centre”

**POLICY CA/13 - NEW LOCAL CENTRES**

**RECOMMENDATION**

**8.94 I recommend that the Policy be amended in accordance with PC 209.**

**POLICY CA/14 - USE OF UPPER FLOORS**

**RECOMMENDATION**

**8.98 I recommend that the Policy be amended in accordance with PC 210.**

**POLICY CA/18 - FARM SHOPS**

**RECOMMENDATION**

**8.104 I recommend that the Plan be amended in accordance with PC 211 subject to:**

- (i) the deletion of sub paragraph (iii);**
- (ii) wording, along the following lines, being inserted at sub-paragraph (iv):  
“The road access and exit at the site will be safe”.**

**POLICY CA/19 - PLANNING CRITERIA FOR OUT-OF-CENTRE RETAILING SITES**

**RECOMMENDATION**

**8.120 I recommend that the Plan be modified in accordance with PC 212.**

**POLICY CA/20 - CORNER SHOPS**

**RECOMMENDATION**

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

**POLICY CA/21 - FACTORY SHOPS**

**RECOMMENDATION**

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

**POLICY CA/22 - OPPORTUNITY SITE. KINGFISHER WAY,  
LOUGHBOROUGH**

**RECOMMENDATION**

**8.129 See my recommendations on Policy H/46(A).**

**POLICY CA/23 - OPPORTUNITY SITE. FORMER FISON'S SITE,  
DERBY ROAD, LOUGHBOROUGH.**

**RECOMMENDATION**

**8.132 See my recommendations on Policy E/34.**

## ***CHAPTER 9 : RECREATION AND TOURISM***

**PARAGRAPHS 9.5 to 9.6 - THE CHARNWOOD PERSPECTIVE**

**RECOMMENDATION**

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

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

**RECOMMENDATION**

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

**POLICY RT/3 - PLAY SPACES IN NEW DEVELOPMENT**

**RECOMMENDATION**

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

**POLICY RT/4 - YOUTH/ADULT PLAY IN NEW DEVELOPMENT**

**RECOMMENDATION**

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

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

**RECOMMENDATION**

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

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

**RECOMMENDATION**

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

**POLICY RT/7 - SAFEGUARDING EXISTING RECREATIONAL LAND AND BUILDINGS**

**RECOMMENDATIONS**

**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.....”.**

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**NB - POLICY RT/7 - RECREATION LAND, LANES CLOSE, SILEBY**

**9.50** I refer to paragraphs 4.336 to 4.357 which deal with PC 220 and FPC 220A.

**POLICY RT/8 - NATURAL GREEN SPACE**

**RECOMMENDATION**

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

**POLICY RT/9 - STRUCTURAL OPEN SPACE PROVISION IN NEW DEVELOPMENT**

**RECOMMENDATION**

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

**POLICY RT/10 - ALLSOPPS LANE, LOUGHBOROUGH - RECREATION AND AMENITY AREA**

**RECOMMENDATION**

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

**POLICY RT/11 - LINEAR RECREATION ROUTES**

**RECOMMENDATION**

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

**POLICY RT/12 - ALLOTMENTS**

**RECOMMENDATION**

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

**POLICY RT/14 - WATERMEAD COUNTRY PARK**

**RECOMMENDATIONS**

**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).

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

##### **RECOMMENDATION**

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

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

##### **RECOMMENDATION**

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

#### **POLICY RT/17 - GRAND UNION CANAL**

##### **RECOMMENDATION**

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

#### **POLICY RT/18 - CARAVAN AND CAMPING SITE, WATERMEAD COUNTRY PARK, SYSTON**

##### **RECOMMENDATION**

9.120 See paragraph 9.103, above.

#### **POLICY RT/19 - TOURIST CARAVAN AND CAMPING SITES**

##### **RECOMMENDATION**

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

**POLICY RT/20 - HOTEL/RESTAURANT AT BULL-IN-THE-HOLLOW FARM**

**RECOMMENDATION**

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

**POLICY RT/21 - SOAR VALLEY CENTRE, MOUNTSORREL**

**RECOMMENDATIONS**

**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.**

**POLICY RT/22 - SAFEGUARDING PLAY AREA SPACE**

**RECOMMENDATION**

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

**POLICY RT/23 - MUSEUM IN LOUGHBOROUGH**

**RECOMMENDATION**

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

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

**RECOMMENDATION**

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

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

**RECOMMENDATION**

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

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

**RECOMMENDATION**

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

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

**RECOMMENDATION**

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

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

**RECOMMENDATION**

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

**POLICY RT/\*\* - RECREATION LAND, LANES CLOSE, SILEBY**

**RECOMMENDATION**

**9.194 See paragraphs 4.336 to 4.357 for my recommendations on PC 220 and FPC 220A.**

***CHAPTER 10 : COMMUNITY FACILITIES***

**PARAGRAPHS 10.9 to 10.12 - EXISTING FACILITIES AND FUTURE NEEDS**

**RECOMMENDATION**

**10.2 See recommendations at paragraph 4.528.**

**POLICY CF/1 - RETENTION OF EXISTING COMMUNITY FACILITIES**

**RECOMMENDATION**

**10.5 I recommend no modification to the Plan other than that Policy CF/1 should be**

positively framed with the exceptions clearly stated.

**POLICY CF/2 - PROPOSALS FOR NEW COMMUNITY FACILITIES**

**RECOMMENDATION**

**10.8 I recommend that the Plan be modified in accordance with PC 231.**

**POLICY CF/3 - EDUCATION LAND AND BUILDINGS**

**RECOMMENDATIONS**

**10.12 I recommend that:**

- (i) the Plan be modified in accordance with PC 232.**
- (ii) having regard to my conclusions at paragraph 10.11, the Plan be modified further by rewording Policy CF/3(iii) to make it positively framed with the exceptions clearly stated.**

**POLICY CF/4 - LOUGHBOROUGH UNIVERSITY AND COLLEGE  
CAMPUSES**

**RECOMMENDATION**

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

**POLICY CF/6 - CEMETERIES AND CREMATORIA Walton on the Wolds Burial  
Ground (Proposed Changes Map No 38)**

**RECOMMENDATION**

**10.21 I recommend that the Proposals Map be modified in accordance with FPC Map No 38A.**

**POLICY CF/8 - FIRE STATION SITE**

**RECOMMENDATION**

**10.23 See my recommendations at paragraph 4.528.**

**OMISSION - POLICY CF/9 - SAFEGUARDING SITES FOR NEW  
COMMUNITY CENTRES**

**RECOMMENDATION**

**10.26 I recommend that the Plan be modified in accordance with PC 231.**