

Appendix 3 – Other Relevant Policies of the Development Plan

Charnwood Local Plan 2011 to 2028 Core Strategy

Policy CS2: High Quality Design sets out that new developments will be required to:

- respect and enhance the character of the area, having regard to scale, density, massing, height, landscape, layout, materials and access arrangements;
- protect the amenity of people who live or work nearby and those who will live in the new development;
- function well and add to the quality of an area, not just in the short term, but over the lifetime of the development; provide attractive, well managed and safe public and private spaces;
- provide well defined and legible streets and spaces that are easy to get around for all, including those with disabilities;
- and reduce their impacts upon and be resilient to the effects of climate change in accordance with Policy CS16.

Policy CS3: Strategic Housing Needs sets the housing mix requirements for new developments. In Sileby, on sites of 10 dwellings or more, there is a requirement to deliver 30% affordable housing.

The policy states that affordable housing should be delivered on site and integrated with the market housing unless there are exceptional circumstances which would contribute to the creation of mixed communities.

The Policy also sets out that any scheme being advanced should seek to deliver an appropriate mix of types, tenures and sizes of homes, having regard to identified housing needs and the character of the area.

Policy CS13: Biodiversity and Geodiversity states that the Council will support developments that protect biodiversity and geodiversity. Schemes which seek to enhance, restore or re-create biodiversity will also be supported.

Development proposals will be expected to consider and take account of the impacts on biodiversity and geodiversity, with particular regard for SSSIs, Local Wildlife Sites, Regionally Important Geological Sites, UK and Local Biodiversity Actions Plans priority habitats and species, protected species and ecological networks.

Schemes which result in the loss of ecological or geological features will only be supported in exceptional circumstances.

Where there are impacts on biodiversity, the Council will require adequate mitigation, or as a last result, compensation resulting in replacement provision of equal or greater value than that lost, resulting in a net gain in biodiversity. This will be assessed by requiring development proposals to be accompanied by ecological surveys and assessments of the impacts on biodiversity and geodiversity.

Policy CS15: Open Spaces, Sports and Recreation outlines that new developments must meet the open space standards set out in the Open Spaces Strategy, having regard for local provision and viability.

Policy CS17: Sustainable Travel states that by 2028, the Council will try to achieve a 6% modal shift from travel by the private car to walking, cycling and by public transport. This will be achieved by ensuring new major development provide walking, cycling and public transport access to key facilities and services.

New developments must provide safe and well-lit streets and routes for walking, cycling and integrated with the wider green infrastructure network.

Policy CS24: Delivering Infrastructure affirms that by 2028 there will be significant progress towards the delivery of essential infrastructure set out in the IDP.

New developments will be expected to contribute to the reasonable costs of on and off-site infrastructure needs arising through the proposal, through the use of S106 and S278 agreements.

The amount, type and timing of infrastructure delivery will relate to the scale of the development, viability and the impacts on the site and surrounding area.

Policy CS25: Presumption in Favour of Sustainable Development states that when considering development proposals, the council will adopt a positive approach reflective of the presumption in favour of sustainable development within the Framework.

The Council will work proactively with applicants to jointly find solutions which mean the proposals can be approved wherever possible, to secure development that improves the economic, social and environmental conditions of the area.

Sileby Neighbourhood Plan (SNP)

Policy H1: Reserve Sites allocates a number of Reserve Sites for residential development. These include 6 sites within the settlement limits of Sileby. Combined, these sites could deliver circa 77 dwellings. The policy states that the sites will be released if the following criteria are met

- It is required to remediate a shortfall in the supply of housing land due to the failure of existing housing sites in Sileby to deliver the anticipated scale of development required;
- It becomes necessary to provide for additional homes in the Parish in accordance with any new development plan document that replaces the Charnwood Local Plan Core Strategy; and
- Any business or community uses can be satisfactorily relocated or if the need for residential development clearly outweighs the loss of these uses.

Policy H2: Windfall Development sets out that the development of infill and redevelopment sites within the settlement boundary will be supported wherein:

- the development comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built up area
- the site is closely surrounded by existing buildings
- the development respects the shape and form of Sileby in order to maintain its distinctive character.
- the proposal retains existing important natural boundaries.
- the proposal does not reduce garden space to an extent where it adversely impacts on the character of the area.
- The development does not result in an unacceptable loss of amenity for neighbouring occupiers.

Policy H3: Housing Mix sets out that new housing proposals should seek to create sustainable and, inclusive and mixed communities by providing a mix of house types and sizes that reflect up to date published evidence of need in Sileby. New dwellings are encouraged to meet building regulations 2015 M4(2) standards, including an element of M4(3).

Policy H4: Affordable Housing largely mirrors the Core Strategy policy, in that it requires 30% affordable on developments of 10 units or more. Moreover, that such provision should be made available as an integral part of the new development, visually indistinguishable from the equivalent market housing on the site. The affordable units should be dispersed as individual units throughout the site, subject to a registered provider being prepared to acquire such a composition. Of the new affordable housing provided, at least two thirds should be for rent, with the remainder low-cost starter homes for sale and shared ownership models.

Policy T5: Walking and Cycling sets out that new development proposals should retain and incorporate linkages to the Public Rights of Way network, key destinations such as the village centre, GP surgeries, leisure facilities and neighbouring villages.