

Charnwood Local Plan Examination
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Mr R Bennett
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Southfield Road
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23 May 2023

Dear Mr Bennett,

Charnwood Local Plan Examination

We are writing to outline the next steps for the Examination following the hearing in February 2023.

Firstly, we would like to thank the Council, Mr Kemp and the staff at Loughborough Town Hall for the efficient and effective arrangements made to host the hearing and for the work undertaken and the constructive approach over the three weeks.

The matters covered in this letter arose during the course of the hearing sessions, and in the interests of progressing the Examination in an efficient and pragmatic manner, we are seeking to provide clarification of the points that need addressing.

Based on all that we have read to date and heard at the hearing sessions, we consider that updates to the work in relation to Transport and Viability matters are necessary. We also consider that there should be a period of consultation on the outcome of that work, and on a limited number of other matters in advance of the formal consultation on main modifications.

Dealing firstly with the two areas where further work is needed:

1. The three Transport Strategies discussed as part of Matter 8 are not sufficiently detailed or developed to enable us to conclude that they

will meet the Plan's objective to increase the use of sustainable modes of travel, in addition to securing effective mitigation for the effects of the Plan's growth on the Local and Strategic Road Network. Whilst a number of main modifications to Policy INF2 and the Infrastructure Delivery Schedule were discussed at the hearing, we consider that the broad contents of, and the framework for, the Transport Strategies for Loughborough Urban Centre, Shepshed Urban Area, North of Leicester and Soar Valley should be identified and submitted to the Examination.

2. Some updates to the Viability Assessment have already been provided in Exam 32 (Assessment of Changes Since Viability Study) and Exam 32a (Second Transport Addendum). However, the Viability Assessment should be further updated to reflect the updated school build costs in the proposed main modifications to the Infrastructure Schedule in Exam 4 (February 2023). An assessment of the viability implications of the increased school build costs together with the indicative cost of the Transport Strategies as outlined above should also be undertaken, and where necessary, the updates in Exam 32 and 32a should be incorporated as part of that work.

In addition to the further work on the Transport Strategies, and an update to the Viability Assessment identified above, the other matters that should be subject to a period of consultation are as follows:

1. The Sustainability Appraisal Addendum (Exam 57)
2. The proposed approach to increasing housing land supply as set out in Exam 56, including the sites proposed for an increase in capacity in Appendix A Tables 1, 2 and 3.
3. Updated completions/housing land supply monitoring data to 31.3.23.

We have reviewed the Follow Up lists and will forward these to the Council in due course. In the meantime, we would ask the Council to provide us with further details of the timing and arrangements for the Examination consultation that we have sought.

The consultation we have proposed may raise issues that need to be addressed as part of our assessment of the legal compliance and soundness of the Plan, and we therefore reserve our position in terms of coming to our overall conclusions in due course.

Other parties should please note that at this stage we are not seeking a response from anyone other than the Council on the matters covered in this letter.

If the Council has any queries on the contents of this letter, please let us know via Mr Kemp. This letter should be put on the Examination web site.

Yours sincerely

Sarah Housden and Hayden Baugh Jones

INSPECTORS