From: Flynn, Brian <Brian.Flynn@carterjonas.co.uk>
Sent: 18 August 2021 14:33
To: localplans@charnwood.gov.uk
Cc: Lee Newton
Subject: Charnwood Local Plan Consultation - Leicestershire County Council (Strategic Property Services)
Attachments: FINAL LCC Response Form Policy SC1 Service Centres - Charnwood Local Plan.DOCX; FINAL LCC Response Form Policy E3 Rural Economic Development - Charnwood Local Plan.DOCX; FINAL LCC Response Form Policy E1 Meeting Employment Needs - Charnwood Local Plan.DOCX; FINAL LCC Response Form Policy DS4 Employment Allocations - Charnwood Local Plan.DOCX; FINAL LCC Response Form Policy DS1 Development Strategy - Charnwood Local Plan.DOCX; Area 3 Land at Poole Farm.PDF; Area 2 Land North of Barrow Road.PDF; Area 1 Land north of A6 and East of Barrow Road.PDF

Dear Sir/Madam,

Please find attached representations to the Pre-Submission Charnwood Local Plan consultation, which are submitted on behalf of Leicestershire County Council (Strategic Property Services). The representations promote land for employment allocations in Quorn.

The representations comprise the following:

- DS1: Development Strategy
- DS4: Employment Allocations including three site location plans: Area 1: Land north of A6 and east of Barrow Road; Area 2: Land north of Barrow Road; and Area 3: Land at Poole Farm
- SC1: Service Centres
- E1: Meeting Employment Needs
- E3: Rural Economic Development

The representations suggest that a Statement of Common Ground on employment land at Quorn could be prepared between the two Councils. I have copied Lee Newton from Leicestershire County Council into this email. I will leave you and Lee to undertake initial discussions about the sites and potential allocations.

Can you please confirm receipt of these representations?

Please add our contact details to your consultation database and keep us informed of progress with the Local Plan.

Let me know if you have any questions or require further information.

Regards
Brian

Classification L2 - Business Data

Brian Flynn MRTPI
Associate

Carter Jonas

T: 01223 326823 x4391 | **carterjonas.co.uk**
One Station Square, Cambridge, CB1 2GA

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Charnwood	**Charnwood Local Plan 2021-2037** Publication Stage Representation Form	**Ref:** **(For official use only)**

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Part A

	1. Personal Details*	2. Agent's Details (if applicable)
Title	Mr	Mr
First Name	Lee	Brian
Last Name	Newton	Flynn
Job Title (where relevant)	Interim Business Partner Asset Management	Associate
Organisation (where relevant)	Strategic Property Services Corporate Resources Dept Leicestershire County Council	Carter Jonas
Address Line 1	County Hall	One Station Square
Line 2	Glenfield	Cambridge
Line 3	Leicester	
Line 4		
Post Code	LE3 8RE	CB1 2GA
Telephone Number		01223 326823

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E-mail Address (where relevant)	Lee.Newton@leics.gov.uk	brian.flynn@carterjonas.co.uk

Part B – Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph		Policy	DS4	Policies Map	

4. Do you consider the Local Plan is (please tick as appropriate):

4.(1) Legally compliant	Yes	X	No	
4.(2) Sound	Yes		No	X
4 (3) Complies with the Duty to co-operate	Yes	X	No	

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.
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Policy DS4 identifies the employment allocations to meet the requirements for employment land. There is evidence to demonstrate is strong market demand for small and medium sized business units in the service centres, which would not be met by the proposed allocations or existing protected employment sites. In summary, Leicestershire County Council (Strategic Property Services) requests in these representations that two additional employment allocations should be made at land at Poole Farm and at land off Barrow Road in Quorn to meet the specific identified needs for small and medium sized business units.

An Industrial Market Appraisal Report was prepared by Carter Jonas in April 2020 in support of a planning application for a solar farm and business units on land to the north east of Quorn including land at Poole Farm and at land off Barrow Road. The findings of the report remain valid, and it is submitted with these representations.

The Report considered current market conditions, particularly in relation to the supply of existing and proposed industrial/warehouse developments within the catchment area of the service centres of Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby and Syston, as well as the wider market. The Report also considered the Council's Employment Land Review, designated employment sites, existing employment allocations and possible employment sites which have the potential to deliver small and medium sized business units in the area.

The research in the Report highlighted occupier demand for industrial space within the Leicestershire region remains strong, the supply of existing and pipeline stock is

diminishing consistently on an annual basis, availability rates are at a 5 year low, and available space is being let quicker than over the last 5 years, resulting in asking rents that are consistently increasing and are currently at a 5 year high.

The strong market demand is reflected in the latest employment land monitoring data contained in the Annual Monitoring Report for 2019/20 (published in December 2020) which demonstrated that the employment land target of 7Ha in the service centres between 2011 and 2028 has almost been met, and much earlier than anticipated – see Paragraph 7.12 at pg.27 of the AMR.

The industrial/warehouse units currently under construction or recently completed are located at the large centres of Loughborough, Leicester and Derby, and not the service centres, and are typically larger units that do not meet the majority of the market demand which principally is focused on units of 743sqm (8,000 sq ft) or less.

The Report concluded that approximately a third of the protected employment sites at the service centres are subject to constraints that are likely affect their deliverability and attractiveness to prospective owner/occupiers.

Most of the land allocated in Policy DS4 at the service centres is not likely to be available for small and medium sized business units.

In conclusion, although there is ample demand for new industrial stock of below 743sqm (8,000 sq ft), there are few pipeline schemes that are either offering or are capable of offering units of around 279sqm to 557sqm (3,000 to 6,000 sq ft) within the service centres. Any suitable sites are likely to be taken up quickly based on market demand.

The economic objective of sustainable development, as set out in Paragraph 8 of the NPPF, seeks to ensure that sufficient land of the right types is available in the right places and at the right time to support growth. Paragraph 81 highlights the need for planning policies to support economic growth and take into account local business needs. Therefore, the identified need and demand for small and medium sized business units at the service centres, including Quorn, should be met in the pre submission Charnwood Local Plan by sufficient allocations.

The delivery of small and medium sized business units at Quorn is part of an estate strategy by Leicestershire County Council (Strategic Property Services) on land that it owns, in order to meet the needs of local businesses and support jobs growth, to provide greater support to new and emerging businesses with shorter and more flexible lease terms than would be available in the private sector, and to generate income to support frontline services.

Leicestershire County Council has owned and managed investment properties in the form of existing industrial and farm estates for many years. These properties are held for the purpose of supporting and delivering various economic development objectives, and to generate revenue and capital returns to the County Council. The income stream increases the County Council's financial resilience given the decrease in government funding. The income generated by the estate strategy is used to support the delivery of frontline services by the County Council. Over the last few years the County Council has expanded its portfolio with a more diverse range of properties, which continue to support economic development and improve the mix and quality of land and property available across the County and sub region.

It is for all these reasons that Leicestershire County Council (Strategic Property Services) requests in these representations that three additional employment allocations should be made, one at land at Poole Farm and two at land off Barrow

Road in Quorn, to meet the specific identified needs for small and medium sized business units.

Site location plans for all three sites are submitted with these representations, as follows:

- Area 1: Land north of A6 and east of Barrow Road
- Area 2: Land north of Barrow Road
- Area 3: Land at Poole Farm.

The promoted development at land north of A6 and east of Barrow Road is located within Flood Zone 1 and there are no significant environmental or heritage constraints that might affect development at the site. A new access would need to be provided to accommodate the promoted business units. The fact that the site is easily accessed from the A6 could make it attractive to potential business occupiers. This site would be made available for small and medium sized business units, including for smaller and start-up companies.

The promoted development at land north of Barrow Road falls partly within Flood Zones 1, 2 and 3. The site frontage off Barrow Road is within Flood Zone 1. The 'Planning and Flood Risk' section of the Planning Practice Guidance (see Id.7) sets out the approach to development and flood risk. In summary, a sequential test is applied to the selection of site allocations through the local plan process, based on the flood zone where the site is located and the vulnerability to flooding of the proposed use. Diagram 2 sets out the application of the sequential test for local plan preparation – see Paragraph 021 (Id:7) of the PPG. Table 2 sets out the flood risk vulnerability classification, with buildings used for office, general industry and storage and distribution classified as less vulnerable uses. Table 3 sets out the flood risk vulnerability and flood zone compatibility, with development for less vulnerable uses identified as appropriate in Flood Zones 1, 2 and 3a. Therefore, the proposed business units would be an appropriate use at the site in flood risk terms. A drainage strategy would be prepared for the promoted development to address flood risk and manage surface water drainage at the site. There are no other significant environmental or heritage constraints that might affect development at the site. A new access would need to be provided to accommodate the promoted business units. This site would be made available for small and medium sized business units, including for medium sized and growing companies.

The promoted development at Poole Farm is located within Flood Zone 2, but it would reuse an underused site containing agricultural buildings and areas of hardstanding, and the proposed industrial use falls within the less vulnerable category that could be accommodated in a flood risk zone. There are economic benefits associated with the promoted development at this site. There are no significant environmental or heritage constraints at the site that cannot be addressed by mitigation. There is an existing vehicular access to the site that would need to be upgraded to accommodate the promoted business uses.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

It is requested that two additional employment allocations are included in Policy DS 4 at Quorn for small and medium sized business units at the following locations:

- **Area 1: Land north of A6 and east of Barrow Road, Quorn**
- **Area 2: Land north of Barrow Road, Quorn**
- **Area 3: Land at Poole Farm, Quorn**

The additional allocations will need to be added to the Proposals Map for pre submission Charnwoood Local Plan. The site location plans for each site are attached to these representations.

(Continue on a separate sheet /expand box if necessary)

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7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

X	**No**, I do not wish to participate in hearing session(s)		**Yes**, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

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9. Signature:	Carter Jonas on behalf of Leicestershire County Council (Strategic Property Services)	Date:	18/08/21

Guidance Note for Representation Form

1. Introduction

1.1. The plan has been published by the Local Planning Authority [LPA], Charnwood Borough Council, in order for representations to be made on it before it is submitted for examination by a Planning Inspector. The *Planning and Compulsory Purchase Act 2004*, as amended, [PCPA] states that the purpose of the examination is to consider whether the plan complies with the relevant legal requirements, including the duty to co-operate, and is sound. The Inspector will consider all representations on the plan that are made within the period set by the LPA.

1.2. To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the plan. The LPA will therefore ensure that the names of those making representations can be made available (including publication on the LPA's website) and taken into account by the Inspector.

2. Legal Compliance and Duty to Co-operate

2.1. You should consider the following before making a representation on legal compliance:

- The plan should be included in the LPA's current Local Development Scheme [LDS] and the key stages set out in the LDS should have been followed. The LDS is effectively a programme of work prepared by the LPA, setting out the plans it proposes to produce. It will set out the key stages in the production of any plans which the LPA proposes to bring forward for examination. If the plan is not in the current LDS it should not have been published for representations. The LDS should be on the LPA's website and available at its main offices.

- The process of community involvement for the plan in question should be in general accordance with the LPA's Statement of Community Involvement [SCI] (where one exists). The SCI sets out the LPA's strategy for involving the community in the preparation and revision of plans and the consideration of planning applications.

- The LPA is required to provide a Sustainability Appraisal [SA] report when it publishes a plan. This should identify the process by which SA has been carried out, and the baseline information used to inform the process and the outcomes of that process. SA is a tool for assessing the extent to which the plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

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2.3. You should consider the following before making a representation on compliance with the duty to co-operate:

- Section 33A of the PCPA requires the LPA to engage constructively, actively and on an ongoing basis with neighbouring authorities and certain other bodies over strategic matters during the preparation of the plan. The LPA will be expected to provide evidence of how they have complied with the duty.

- Non-compliance with the duty to co-operate cannot be rectified after the submission of the plan. Therefore, the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector cannot recommend adoption of the plan.

3. Soundness

3.1. The tests of soundness are set out in paragraph 35 of the National Planning Policy Framework (NPPF). Plans are sound if they are:

- **Positively prepared** – providing a strategy which, as a minimum seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development;

- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

- **Effective** - deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the NPPF.

3.2. If you think the content of the plan is not sound because it does not include a policy on a particular issue, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy (or, in London, the London Plan)?

- Is the issue with which you are concerned already covered by another policy in this plan?

- If the policy is not covered elsewhere, in what way is the plan unsound without the policy?

- If the plan is unsound without the policy, what should the policy say?

4. General advice

4.1. If you wish to make a representation seeking a modification to a plan or part of a plan you should set out clearly in what way you consider the plan or part of the plan is legally non-compliant or unsound, having regard as appropriate to the soundness criteria in paragraph 3.1 above. Your representation should be supported by evidence wherever possible. It will be helpful if you also say precisely how you think the plan should be modified.

4.2 You should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification. You should not assume that you will have a further opportunity to make submissions. Any further submissions after the plan has been submitted for examination may only be made if invited by the Inspector, based on the matters and issues he or she identifies.

4.3. Where groups or individuals share a common view on the plan, it would be very helpful if they would make a single representation which represents that view, rather a large number of separate representations repeating the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

4.4. Please consider carefully how you would like your representation to be dealt with in the examination: whether you are content to rely on your written representation, or whether you wish to take part in hearing session(s). Only representors who are seeking a change to the plan have a right to be heard at the hearing session(s), if they so request. In considering this, please note that written and oral representations carry the same weight and will be given equal consideration in the examination process.

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	1. Personal Details*	2. Agent's Details (if applicable)
Title	Mr	Mr
First Name	Lee	Brian
Last Name	Newton	Flynn
Job Title (where relevant)	Interim Business Partner Asset Management	Associate
Organisation (where relevant)	Strategic Property Services Corporate Resources Dept Leicestershire County Council	Carter Jonas
Address Line 1	County Hall	One Station Square
Line 2	Glenfield	Cambridge
Line 3	Leicester	
Line 4		
Post Code	LE3 8RE	CB1 2GA
Telephone Number		01223 326823

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E-mail Address (where relevant)	Lee.Newton@leics.gov.uk	brian.flynn@carterjonas.co.uk

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Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph		Policy	E1	Policies Map	

4. Do you consider the Local Plan is (please tick as appropriate):

4.(1) Legally compliant	Yes	X	No	
4.(2) Sound	Yes		No	X
4 (3) Complies with the Duty to co-operate	Yes	X	No	

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.
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Policy E1 seeks to meet employment needs, and identifies the circumstances when economic development would be supported. The circumstances that are relevant to these representations by Leicestershire County Council (Strategic Property Services) are as follows: contributes to delivering our employment needs, in accordance with Policies DS1 and DS4; and provides opportunities for small-scale, high quality business units and offices, including freehold industrial units.

As set out in these Leicestershire County Council (Strategic Property Services) representations to Policy DS1, it is unlikely that the strategy to meet employment land needs will be fully implemented for the following reasons: there is strong market demand for small and medium sized business units; there is a limited supply of industrial space; the majority of the supply of industrial space that is being provided are larger units; the employment allocations are mainly directed to the larger centres, with a limited supply of land allocated in the service centres; some of the employment allocations are constrained or are not suitable for small to medium sized business units; and, there are no employment allocations in or adjacent to Quorn.

As set out in the Leicestershire County Council (Strategic Property Services) representations to Policy DS4, the proposed employment allocations are mainly focussed on the larger settlements and would not meet the identified demand or need for small and medium sized business units, including at the service centres such as Quorn.

Paragraph 5.20 of the pre-submission Charnwood Local Plan indicates that future neighbourhood plans could make decisions about employment land including scale and location. However, the Quorn Neighbourhood Plan was made in February 2019, and although it highlights the lack of availability of business units, businesses in the village relocating elsewhere, some local support for a small business park, and policy support for employment related development, the document does not allocate land to meet business needs.

Therefore, it is considered that the needs for small and medium sized business units would not be met through the pre-submission Charnwood Local Plan. As set out in the Leicestershire County Council (Strategic Property Services) representations to Policy DS4, additional employment land allocations are needed that specifically provide small and medium sized business units; the County Council is promoting three sites, one at land at Poole Farm and two at land off Barrow Road in Quorn to meet those needs.

No changes are required to Policy E1 provided additional employment allocations at land at Poole Farm and at land off Barrow Road in Quorn are made to specifically meet the need for small and medium business units, as requested in the Leicestershire County Council (Strategic Property Services) representations to Policy DS4.

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E-mail Address (where relevant)	Lee.Newton@leics.gov.uk	brian.flynn@carterjonas.co.uk

Part B – Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph		Policy	E3	Policies Map	

4. Do you consider the Local Plan is (please tick as appropriate):

4.(1) Legally compliant	Yes	X	No	
4.(2) Sound	Yes		No	X
4 (3) Complies with the Duty to co-operate	Yes	X	No	

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.
If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Policy E3 identifies criteria that are intended to support rural economic development. Leicestershire County Council (Strategic Property Services) consider that the supporting text to Policy E3 is not fully reflected in the policy, and that the policy is not entirely consistent with national policy contained in Paragraphs 84 and 85 of the NPPF.

Paragraph 5.37 of the pre-submission Charnwood Local Plan indicates that employment opportunities will be provided in the rural areas and that neighbourhood plans can provide an opportunity to meet employment needs of villages. As set out in the Leicestershire County Council (Strategic Property Services) representations to Policy DS1, DS4 and E1, there are no employment land allocations for small and medium sized business units in or in the edge of Quorn, and the Quorn Neighbourhood Plan was made in February 2019 despite highlighting the lack of availability of business units in the village the document does not allocate land to meet business needs. It is considered that Policy E3 does not reflect the need for small and medium sized business units, the status of the neighbourhood plan for Quorn, or that new businesses as well as existing businesses may have business accommodation needs.

Paragraphs 84 and 85 of the NPPF seek to support a prosperous rural economy, and this national policy is mostly reflected in Policy E3 with some exceptions. Paragraph 84 expects planning policies to enable *"the sustainable growth and expansion of **all types of business** in rural areas"* and not just existing businesses. Paragraph 85 expects planning policies to *"recognise that sites to meet local business and*

community needs in rural areas may have to be found adjacent to or beyond existing settlements" and goes on to state that *"the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist"*. These locational factors for businesses in rural areas are not reflected in Policy E3.

Leicestershire County Council (Strategic Property Services) is promoting three sites, one at land at Poole Farm and two at land off Barrow Road in Quorn to meet the needs for small and medium sized business units. It is considered that these three sites are well related to Quorn; the land at Poole Farm is a complex of existing agricultural buildings, and the two sites off Barrow Road are adjacent to the A6 which forms the edge of the settlement boundary. Leicestershire County Council (Strategic Property Services) has requested in the representations to Policy DS4 that these three sites are allocated in pre submission Charnwood Local Plan. As an alternative to the allocation of these sites, Leicestershire County Council (Strategic Property Services) would support modifications to Policy E3 that allowed for new small and medium sizes business units to be located at these sites i.e. that identified new business needs are met and on sites that are well related to existing settlements.

Leicestershire County Council (Strategic Property Services) suggests that a Statement of Common Ground with Charnwood Borough Council would be an appropriate mechanism to resolve objections, and so that the proposed small and medium sized business units can be brought forward on the three promoted sites. The Statement of Common Ground could confirm whether small and medium sized business units would be acceptable at the site in principle and in accordance with Policy E3 as suggested for modification.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The following modifications are requested to Policy E3:

Policy E3: Rural Economic Development
We will maximise the potential of our rural economy by 2037 by supporting development that:
• provides small scale, sustainable growth and expansion of existing **and new** businesses in rural areas both through conversion of existing buildings and well-designed new buildings;
• **is located within, adjacent to, or well-related to existing settlements;**
• enables farm diversification where farming remains the dominant element of the business;
• provides superfast broadband networks for all homes and businesses;
• provides tourism and leisure facilities, particularly developments that benefit the Great Central Railway, the River Soar and Grand Union Canal, the National Forest Strategy and the Charnwood Forest Regional Park; ~~and~~ **or**

• is not detrimental to the character and appearance of the Countryside in terms of its scale, character or operational requirements.

(Continue on a separate sheet /expand box if necessary)

Please note *In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.*

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

X	**No**, I do not wish to participate in hearing session(s)		**Yes**, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Please note *the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.*

9. Signature:	Carter Jonas on behalf of Leicestershire County Council (Strategic Property Services)	Date:	18/08/21

Guidance Note for Representation Form

1. Introduction

1.1. The plan has been published by the Local Planning Authority [LPA], Charnwood Borough Council, in order for representations to be made on it before it is submitted for examination by a Planning Inspector. The *Planning and Compulsory Purchase Act 2004*, as amended, [PCPA] states that the purpose of the examination is to consider whether the plan complies with the relevant legal requirements, including the duty to co-operate, and is sound. The Inspector will consider all representations on the plan that are made within the period set by the LPA.

1.2. To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the plan. The LPA will therefore ensure that the names of those making representations can be made available (including publication on the LPA's website) and taken into account by the Inspector.

2. Legal Compliance and Duty to Co-operate

2.1. You should consider the following before making a representation on legal compliance:

- The plan should be included in the LPA's current Local Development Scheme [LDS] and the key stages set out in the LDS should have been followed. The LDS is effectively a programme of work prepared by the LPA, setting out the plans it proposes to produce. It will set out the key stages in the production of any plans which the LPA proposes to bring forward for examination. If the plan is not in the current LDS it should not have been published for representations. The LDS should be on the LPA's website and available at its main offices.

- The process of community involvement for the plan in question should be in general accordance with the LPA's Statement of Community Involvement [SCI] (where one exists). The SCI sets out the LPA's strategy for involving the community in the preparation and revision of plans and the consideration of planning applications.

- The LPA is required to provide a Sustainability Appraisal [SA] report when it publishes a plan. This should identify the process by which SA has been carried out, and the baseline information used to inform the process and the outcomes of that process. SA is a tool for assessing the extent to which the plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

- In London, the plan should be in general conformity with the London Plan (formally known as the Spatial Development Strategy).

- The plan should comply with all other relevant requirements of the PCPA and the *Town and Country Planning (Local Planning) (England) Regulations 2012*, as amended [the Regulations].

2.3. You should consider the following before making a representation on compliance with the duty to co-operate:

- Section 33A of the PCPA requires the LPA to engage constructively, actively and on an ongoing basis with neighbouring authorities and certain other bodies over strategic matters during the preparation of the plan. The LPA will be expected to provide evidence of how they have complied with the duty.

- Non-compliance with the duty to co-operate cannot be rectified after the submission of the plan. Therefore, the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector cannot recommend adoption of the plan.

3. Soundness

3.1. The tests of soundness are set out in paragraph 35 of the National Planning Policy Framework (NPPF). Plans are sound if they are:

- **Positively prepared** – providing a strategy which, as a minimum seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development;

- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

- **Effective** - deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the NPPF.

3.2. If you think the content of the plan is not sound because it does not include a policy on a particular issue, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy (or, in London, the London Plan)?

- Is the issue with which you are concerned already covered by another policy in this plan?

- If the policy is not covered elsewhere, in what way is the plan unsound without the policy?

- If the plan is unsound without the policy, what should the policy say?

4. General advice

4.1. If you wish to make a representation seeking a modification to a plan or part of a plan you should set out clearly in what way you consider the plan or part of the plan is legally non-compliant or unsound, having regard as appropriate to the soundness criteria in paragraph 3.1 above. Your representation should be supported by evidence wherever possible. It will be helpful if you also say precisely how you think the plan should be modified.

4.2 You should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification. You should not assume that you will have a further opportunity to make submissions. Any further submissions after the plan has been submitted for examination may only be made if invited by the Inspector, based on the matters and issues he or she identifies.

4.3. Where groups or individuals share a common view on the plan, it would be very helpful if they would make a single representation which represents that view, rather a large number of separate representations repeating the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

4.4. Please consider carefully how you would like your representation to be dealt with in the examination: whether you are content to rely on your written representation, or whether you wish to take part in hearing session(s). Only representors who are seeking a change to the plan have a right to be heard at the hearing session(s), if they so request. In considering this, please note that written and oral representations carry the same weight and will be given equal consideration in the examination process.

Charnwood	**Charnwood Local Plan 2021-2037** Publication Stage Representation Form	**Ref:** **(For official use only)**

Please return to Charnwood Borough Council by 5PM on 23rd August 2021 by:

- **Email: localplans@charnwood.gov.uk**
- **Post: Local Plans, Charnwood Borough Council Southfield Road, Loughborough, LE11 2TX**

The Privacy Statement can be found at: www.charnwood.gov.uk/privacy

This form has two parts –
Part A – Personal Details: need only be completed once.
Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal Details*	2. Agent's Details (if applicable)
Title	Mr	Mr
First Name	Lee	Brian
Last Name	Newton	Flynn
Job Title (where relevant)	Interim Business Partner Asset Management	Associate
Organisation (where relevant)	Strategic Property Services Corporate Resources Dept Leicestershire County Council	Carter Jonas
Address Line 1	County Hall	One Station Square
Line 2	Glenfield	Cambridge
Line 3	Leicester	
Line 4		
Post Code	LE3 8RE	CB1 2GA
Telephone Number		01223 326823

**If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.*

E-mail Address (where relevant)	Lee.Newton@leics.gov.uk	brian.flynn@carterjonas.co.uk

Part B – Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph		Policy	DS1	Policies Map	

4. Do you consider the Local Plan is (please tick as appropriate):

4.(1) Legally compliant	Yes	X	No	
4.(2) Sound	Yes		No	X
4 (3) Complies with the Duty to co-operate	Yes	X	No	

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.
If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Policy DS1 sets out the overarching development strategy, including the criteria for sustainable development and the strategy for meeting employment land needs. The criteria for sustainable development includes the following: meeting employment needs within settlement boundaries or on allocated sites; minimising the need to travel; supporting the economic success of urban areas; and contributing to local priorities identified in neighbourhood plans. The strategy for meeting employment land needs directs the majority of new employment to an extension to Loughborough Science and Enterprise Park, the Sustainable Urban Extensions, Watermead Business Park, and allocations in Shepshed and within and adjoining Service Centres and Other Settlements. It is noted that there are no allocations in Quorn.

Leicestershire County Council (Strategic Property Services) supports the principles contained in the development strategy, and in broad terms supports the criteria for sustainable development and the strategy for meeting employment land needs. However, it is unlikely that the development strategy or strategy to meet employment land needs will be fully implemented for the following reasons: there is strong market demand for small and medium sized business units; there is a limited supply of industrial space; the majority of the supply of industrial space that is being provided are larger units; the employment allocations are mainly directed to the larger centres, with a limited supply of land allocated in the service centres; some of the employment allocations are constrained or are not suitable for small to medium sized business units; and, there are no employment allocations in or adjacent to Quorn, despite the made Quorn Neighbourhood Plan highlighting the lack of availability of business units, businesses in the village relocating elsewhere, some

local support for a small business park, and policy support for employment related development. In summary, there is no effective strategy to meet the needs for small and medium sized business units. Further information on all these reasons is provided in the Leicestershire County Council (Strategic Property Services) representations to Policies DS4 and E1.

Paragraph 8 of the NPPF sets out the three overarching objectives of sustainable development. The economic objective seeks to ensure that sufficient land of the right types is available in the right places and at the right time to support growth. Paragraph 81 highlights the need for planning policies to support economic growth and take into account local business needs. Paragraph 85 expects planning policies to recognise that sites to meet local business needs in rural areas may have to be found adjacent to or beyond existing settlements.

As set out above, and in other Leicestershire County Council (Strategic Property Services) representations, the need for small and medium sized business units including in service centres such as Quorn would not be met through the development strategy and strategy for employment land needs. This outcome would be inconsistent with national policy that expects land to meet business needs including in rural areas to be provided for through policies and allocations.

No changes are required to Policy DS1, but for the development strategy to be implemented then additional employment allocations to specifically meet the need for small and medium business units in service centres including Quorn should be made in the pre-submission Charnwood Plan.

As set out in the Leicestershire County Council (Strategic Property Services) representations to Policy DS4, it is requested that three additional employment allocations should be made in Quorn to meet the identified needs for small and medium sized business units. The requested allocations are at land at Poole Farm and two sites off Barrow Road in Quorn.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

No changes are required to Policy DS1, but for the development strategy to be implemented then additional employment allocations to specifically meet the need for small and medium business units in service centres including Quorn should be made in the pre-submission Charnwood Plan.

As set out in the Leicestershire County Council (Strategic Property Services) representations to Policy DS4, three additional employment allocations should be made in Quorn for small and medium sized business units; at land at Poole Farm and two sites off Barrow Road in Quorn.

(Continue on a separate sheet /expand box if necessary)

Please note *In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.*

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

X	**No**, I do not wish to participate in hearing session(s)		**Yes**, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

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9. Signature:	Carter Jonas on behalf of Leicestershire County Council (Strategic Property Services)	Date:	18/08/21

Guidance Note for Representation Form

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3.1. The tests of soundness are set out in paragraph 35 of the National Planning Policy Framework (NPPF). Plans are sound if they are:

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- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

- **Effective** - deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the NPPF.

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- If the policy is not covered elsewhere, in what way is the plan unsound without the policy?

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4. General advice

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Charnwood	**Charnwood Local Plan 2021-2037** Publication Stage Representation Form	**Ref:** **(For official use only)**

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Part A

	1. Personal Details*	2. Agent's Details (if applicable)
Title	Mr	Mr
First Name	Lee	Brian
Last Name	Newton	Flynn
Job Title (where relevant)	Interim Business Partner Asset Management	Associate
Organisation (where relevant)	Strategic Property Services Corporate Resources Dept Leicestershire County Council	Carter Jonas
Address Line 1	County Hall	One Station Square
Line 2	Glenfield	Cambridge
Line 3	Leicester	
Line 4		
Post Code	LE3 8RE	CB1 2GA
Telephone Number		01223 326823

**If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.*

E-mail Address (where relevant)	Lee.Newton@leics.gov.uk	brian.flynn@carterjonas.co.uk

Part B – Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph		Policy	SC1	Policies Map	

4. Do you consider the Local Plan is (please tick as appropriate):

4.(1) Legally compliant	Yes	X	No	
4.(2) Sound	Yes		No	X
4 (3) Complies with the Duty to co-operate	Yes	X	No	

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.
If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Policy SC1 seeks to support the role of Service Centres, which includes allocating land for employment and reducing out commuting. Leicestershire County Council (Strategic Property Services) has no comments on the other matters that would support service centres, but is concerned that the strategy to meet employment land needs and to reduce out commuting in service centres including Quorn will not actually be achieved. The Leicestershire County Council (Strategic Property Services) representations to Policy DS4 requested that three sites, one at land at Poole Farm and two at land off Barrow Road in Quorn, are allocated in the pre-submission Charnwood Local Plan to meet the needs for small and medium sized business units.

As set out in the Leicestershire County Council (Strategic Property Services) representations to Policy DS1, it is unlikely that the strategy to meet employment land needs will be fully implemented for the following reasons: there is strong market demand for small and medium sized business units; there is a limited supply of industrial space; the majority of the supply of industrial space that is being provided are larger units; the employment allocations are mainly directed to the larger centres, with a limited supply of land allocated in the service centres; some of the employment allocations are constrained or are not suitable for small to medium sized business units; and, there are no employment allocations in or adjacent to Quorn. The lack of employment land allocations for small and medium sized business units in or in the edge of Quorn would mean that the objectives of Policy SC1 to support the role of service centres in terms of providing employment opportunities and reducing out commuting are not met.

Policy E1 and supporting text of the made Quorn Neighbourhood Plan identifies similar aspirations to support businesses to locate in the village, but also highlights the lack of availability of business units and businesses in the village relocating elsewhere. As a consequence residents of the village will commute to other locations to access employment opportunities, including employees of businesses that were previously located within Quorn. The Neighbourhood Plan indicates some local support for a small business park in the village and provides policy support for employment related development, but the document does not allocate land to meet business needs. As such, the objectives of Policy SC1 to support the role of service centres in terms of providing employment opportunities and reducing out commuting would not be met through the polices of the Quorn Neighbourhood Plan either.

It is for the above reasons that Leicestershire County Council (Strategic Property Services) has requested in representations to Policy DS4 that three sites, one at land at Poole Farm and two at land off Barrow Road in Quorn, should be allocated for small and medium sized business units in order to support the employment role of Quorn and reduce out commuting from the village.

No changes are required to Policy SC1 provided additional employment allocations at land at Poole Farm and at land off Barrow Road in Quorn are made to specifically meet the need for small and medium business units, as requested in the Leicestershire County Council (Strategic Property Services) representations to Policy DS4.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

No changes are required to Policy SC1 provided additional employment allocations at land at Poole Farm and at land off Barrow Road in Quorn are made to specifically meet the need for small and medium business units, as requested in the Leicestershire County Council (Strategic Property Services) representations to Policy DS4.

(Continue on a separate sheet /expand box if necessary)

Please note *In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.*

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

X	**No**, I do not wish to participate in hearing session(s)		**Yes**, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Please note *the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.*

9. Signature:	Carter Jonas on behalf of Leicestershire County Council (Strategic Property Services)	Date:	18/08/21

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1. Introduction

1.1. The plan has been published by the Local Planning Authority [LPA], Charnwood Borough Council, in order for representations to be made on it before it is submitted for examination by a Planning Inspector. The *Planning and Compulsory Purchase Act 2004*, as amended, [PCPA] states that the purpose of the examination is to consider whether the plan complies with the relevant legal requirements, including the duty to co-operate, and is sound. The Inspector will consider all representations on the plan that are made within the period set by the LPA.

1.2. To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the plan. The LPA will therefore ensure that the names of those making representations can be made available (including publication on the LPA's website) and taken into account by the Inspector.

2. Legal Compliance and Duty to Co-operate

2.1. You should consider the following before making a representation on legal compliance:

- The plan should be included in the LPA's current Local Development Scheme [LDS] and the key stages set out in the LDS should have been followed. The LDS is effectively a programme of work prepared by the LPA, setting out the plans it proposes to produce. It will set out the key stages in the production of any plans which the LPA proposes to bring forward for examination. If the plan is not in the current LDS it should not have been published for representations. The LDS should be on the LPA's website and available at its main offices.

- The process of community involvement for the plan in question should be in general accordance with the LPA's Statement of Community Involvement [SCI] (where one exists). The SCI sets out the LPA's strategy for involving the community in the preparation and revision of plans and the consideration of planning applications.

- The LPA is required to provide a Sustainability Appraisal [SA] report when it publishes a plan. This should identify the process by which SA has been carried out, and the baseline information used to inform the process and the outcomes of that process. SA is a tool for assessing the extent to which the plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

- In London, the plan should be in general conformity with the London Plan (formally known as the Spatial Development Strategy).

- The plan should comply with all other relevant requirements of the PCPA and the *Town and Country Planning (Local Planning) (England) Regulations 2012*, as amended [the Regulations].

2.3. You should consider the following before making a representation on compliance with the duty to co-operate:

- Section 33A of the PCPA requires the LPA to engage constructively, actively and on an ongoing basis with neighbouring authorities and certain other bodies over strategic matters during the preparation of the plan. The LPA will be expected to provide evidence of how they have complied with the duty.

- Non-compliance with the duty to co-operate cannot be rectified after the submission of the plan. Therefore, the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector cannot recommend adoption of the plan.

3. Soundness

3.1. The tests of soundness are set out in paragraph 35 of the National Planning Policy Framework (NPPF). Plans are sound if they are:

- **Positively prepared** – providing a strategy which, as a minimum seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development;

- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

- **Effective** - deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the NPPF.

3.2. If you think the content of the plan is not sound because it does not include a policy on a particular issue, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy (or, in London, the London Plan)?

- Is the issue with which you are concerned already covered by another policy in this plan?

- If the policy is not covered elsewhere, in what way is the plan unsound without the policy?

- If the plan is unsound without the policy, what should the policy say?

4. General advice

4.1. If you wish to make a representation seeking a modification to a plan or part of a plan you should set out clearly in what way you consider the plan or part of the plan is legally non-compliant or unsound, having regard as appropriate to the soundness criteria in paragraph 3.1 above. Your representation should be supported by evidence wherever possible. It will be helpful if you also say precisely how you think the plan should be modified.

4.2 You should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification. You should not assume that you will have a further opportunity to make submissions. Any further submissions after the plan has been submitted for examination may only be made if invited by the Inspector, based on the matters and issues he or she identifies.

4.3. Where groups or individuals share a common view on the plan, it would be very helpful if they would make a single representation which represents that view, rather a large number of separate representations repeating the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

4.4. Please consider carefully how you would like your representation to be dealt with in the examination: whether you are content to rely on your written representation, or whether you wish to take part in hearing session(s). Only representors who are seeking a change to the plan have a right to be heard at the hearing session(s), if they so request. In considering this, please note that written and oral representations carry the same weight and will be given equal consideration in the examination process.

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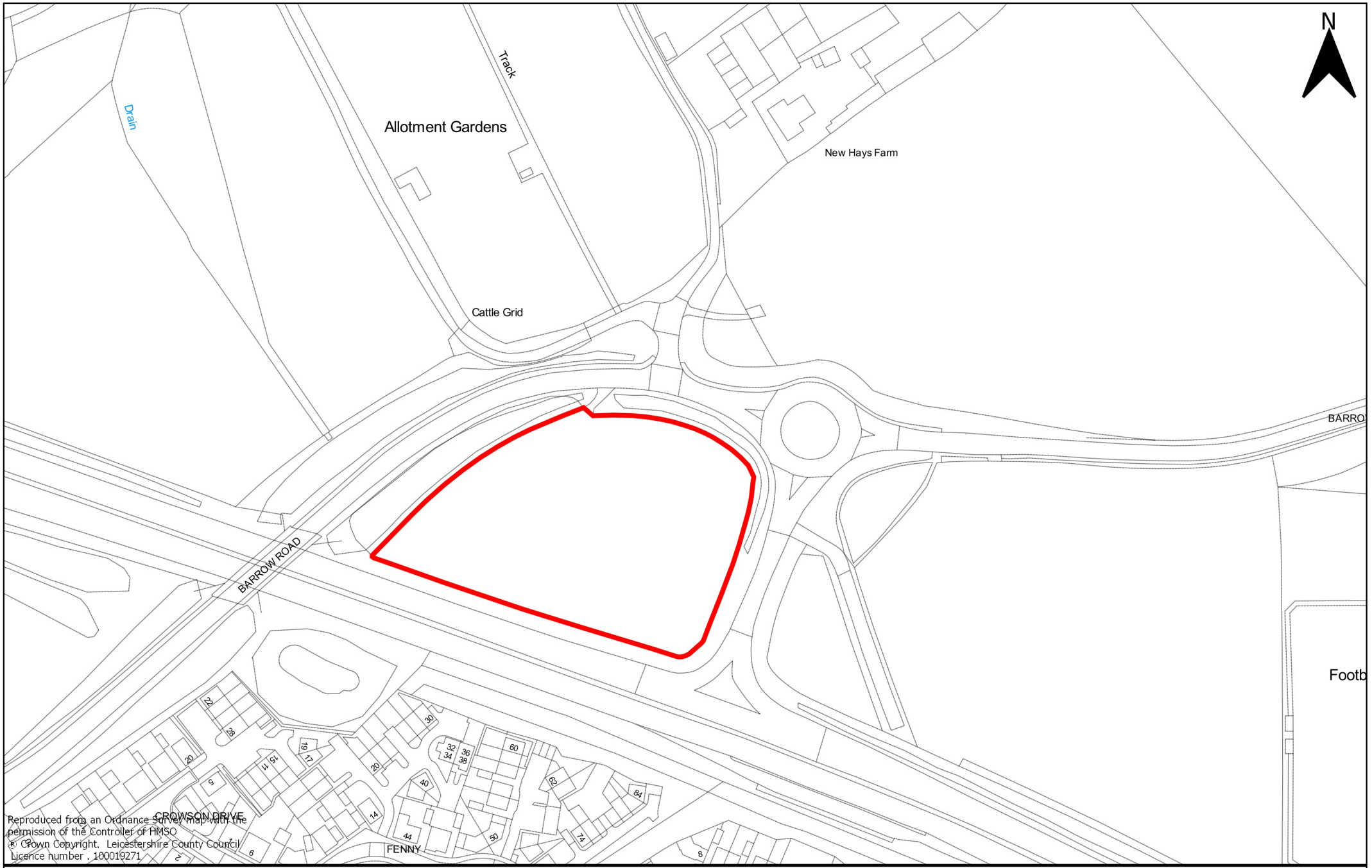

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Area 1: Land north of A6 and East of Barrow Road

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by Vanessa Hughes
August 2021

Leicestershire County Council

Strategic Property Services
Corporate Resources Department
County Hall, Glenfield
Leicester LE3 8RE

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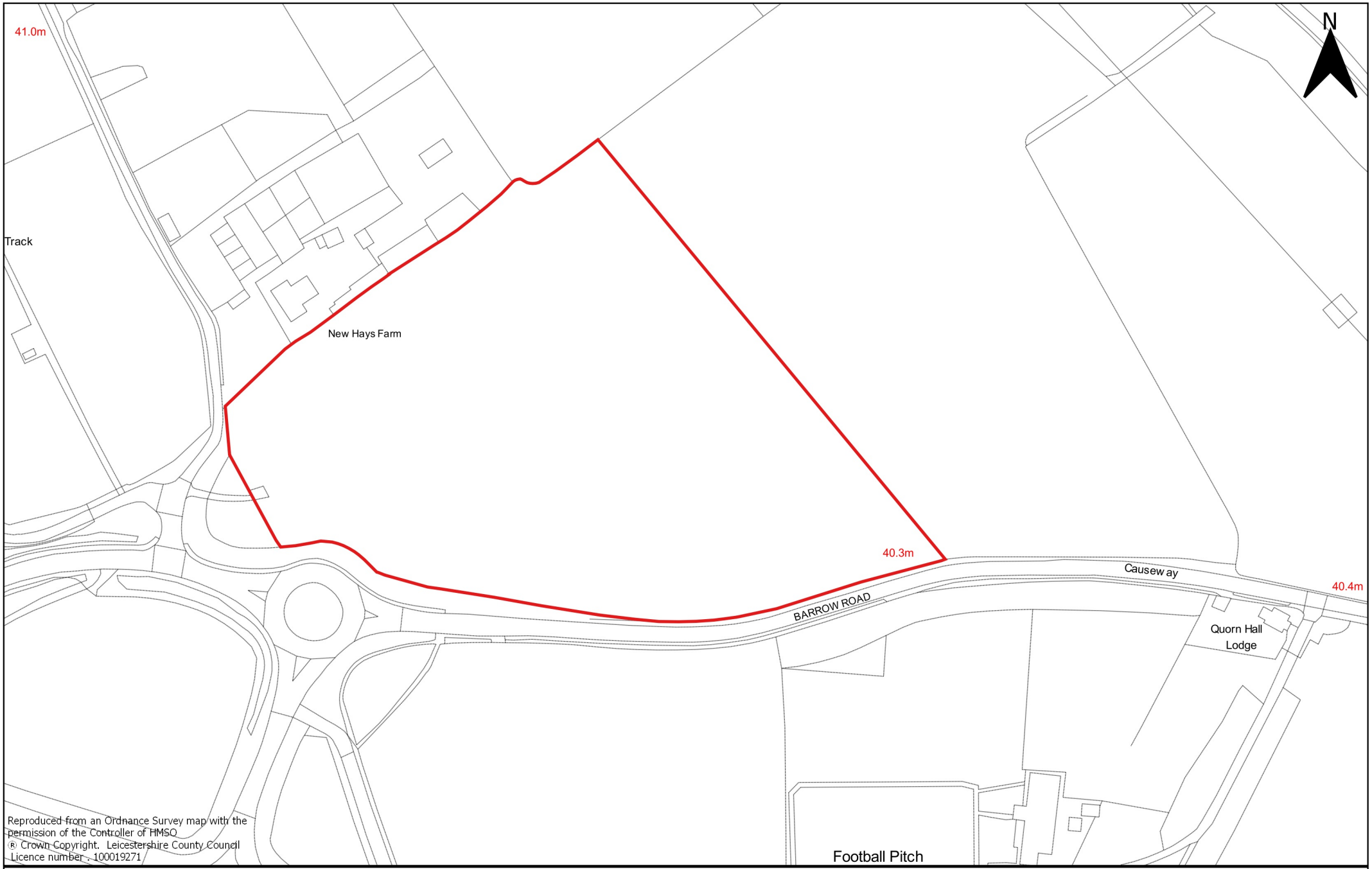

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Area 2: Land North of Barrow Road

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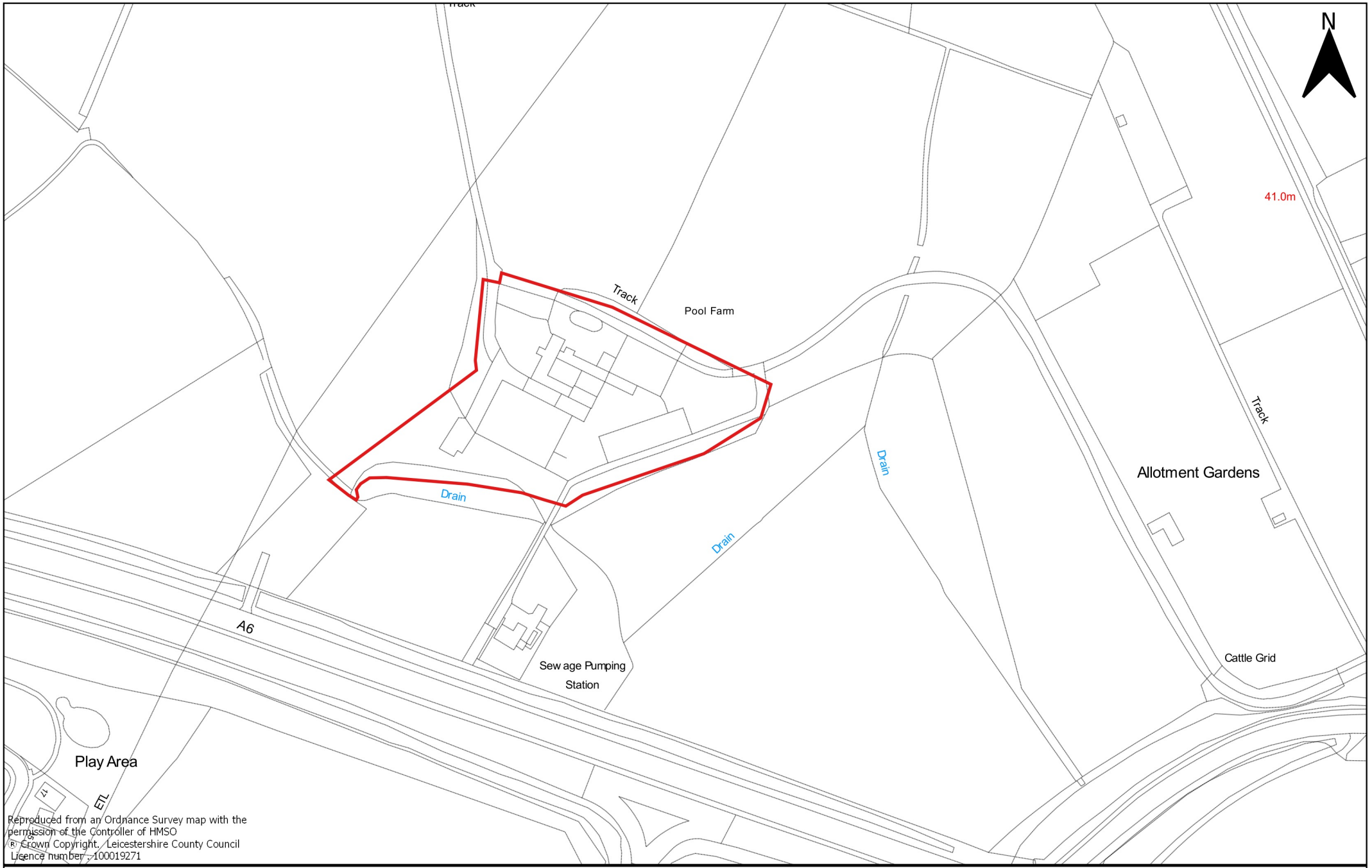

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Area 3: Land at Poole Farm

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August 2021

Leicestershire County Council

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