From: Morag Bell [redacted]
Sent: 16 August 2021 12:00
To: localplans@charnwood.gov.uk
Subject: Response form
Attachments: Response Form - Charnwood Draft Local Plan.docx

To the Planning Department

Please find attached my response to the Draft Local Plan 2021-37.

Yours

M.Bell

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	Dr	
First Name	Morag	
Last Name	Bell	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[redacted]	
Line 2	[redacted]	
Line 3	[redacted]	
Line 4		
Post Code	[redacted]	
Telephone Number		
E-mail Address (where relevant)	[redacted]	

**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.*

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		Policies Map	HA15

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

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

My comments relate to HA15 on the Policies Map. These comments are relevant to major parts of the Draft Local Plan. In this submission I relate my comments to the objectives of the Plan (Chapter 1) as these are fundamental to the overall Draft Plan. I also refer to a section from Chapter 5 (Employment).

Initial summary comments

In connection with the draft Local Plan I support the principles and objectives on which it is based. In this context I am writing to object most strongly to the proposed development East of Loughborough adjacent to the hamlet of Woodthorpe, namely, HA15.

The scale of growth proposed in HA15 is unsustainable in the area and unacceptable. Not only will it destroy the character of Woodthorpe as a heritage hamlet. It will have a negative impact on other communities East of Loughborough.

These negative impacts are fundamentally in opposition to some of the key objectives of the Draft Plan which include retention of community identity; environmental and social sustainability; improved health and well-being of residents; support for farming and the diversification of farm use that encourages biodiversity and green energy.

There are therefore key inconsistencies in the Plan which render it unsound in its current form.

Evidence of inconsistencies in the Draft Plan

I make 7 points below.

Although they are relevant to major parts of the Draft Local Plan, in this submission I relate them to the specific objectives of the Plan (Chapter 1). I also refer to a section from Chapter 5 (Employment). Under each point I begin by reproducing the relevant part of the Draft Plan and then offer comment which is in larger font size and underlined.

Point 1

Draft Local Plan

Chapter 1 Introduction

Objectives

1.25. To achieve this vision the Council has identified the following objectives for the local plan, which have been informed by the principles of sustainable development.

Society: Supporting strong, vibrant and healthy communities

3. To increase access to a wide range of services and facilities for all people, having regard for their needs.

Comment in relation to HA15

HA15 with exacerbate the pressure on existing services and facilities, which are already overwhelmed. For example, there is a significant lack of primary and secondary schooling and doctor surgeries for the new developments.

Point 2

Draft Local Plan

Chapter 1 Introduction

Objectives

4. To promote health and well-being, by ensuring that residents have access to health care, wildlife rich local parks and other green spaces, the countryside

and facilities for sport and recreation, creative and community activities, and by promoting healthy and active lifestyles in the Borough.

Comment in relation to HA15

HA15 will result in a loss of recreational and leisure facilities especially in the vicinity of Woodthorpe hamlet which is heavily used by local people, including residents of Quorn.

Point 3

Draft Local Plan

Chapter 1 Introduction

Objectives

Environment: Contributing to protecting and enhancing our natural, built and historic environment

2. To reduce net greenhouse gas emissions, in support of achieving a carbon neutral Borough, and reduce and adapt to the impacts of climate change.

Comment in relation to HA15

Existing traffic congestion at key points during the day will be exacerbated, notably at One Ash roundabout, Woodthorpe traffic island and Terry Yardley Way (A6004). Congestion at these key points is already going to increase as a result of the recent approval of site HA 50.

Point 4

Draft Local Plan

Chapter 1 Introduction

Objectives

3. To protect and enhance the range of habitats and species found in Charnwood, seek to deliver biodiversity gain, reverse habitat fragmentation and encourage the recovery of ecological networks.

Comment in relation to HA15

HA15 will result in a loss of wildlife corridors, green paths and recreational routes. See also Point 7 below.

Point 5

Draft Local Plan

Chapter 1 Introduction

Objectives

4. To protect and enhance the historic environment and its setting and the identity of the Borough's locally distinctive towns, villages and neighbourhoods.

Comment in relation to HA15

Woodthorpe as a heritage hamlet will disappear, having been a separate and distinctive community for over 1000 years. It is tragic that the current Draft Local Plan would allow this to happen.

Point 6

Draft Local Plan

Chapter 1 Introduction

Objectives

Economy: Helping build a strong, responsive and competitive economy

2. To develop new, and enhance connections to existing, transport infrastructure and integrated transport schemes that support growth and include measures to improve safety and reduce the adverse environmental and other impacts of traffic on local communities.

Comment in relation to HA15

As there are no current plans for bus routes, the development HA15 will increase car dependency with an associated reduction in road safety, not least for those who cycle and walk along the footpath adjacent to A6004.

Point 7

Draft Local Plan

Chapter 5 Employment

Farm Diversification

5.39. Farm diversification can help farmers by providing sources of income which allow them to continue to farm and manage the land. Successful farm diversification activities include small farm shops, processing and selling produce from the farm, craft workshops, small businesses, bed and breakfast and holiday accommodation. We will support activities which are compatible with a countryside location as long as farming remains the dominant business activity.

Comment in relation to HA15

HA15 is not in sympathy with the objective of farm diversification. Not only will it result in a further loss of good agricultural land East of Loughborough, it will cause irrevocable environmental damage.

(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.

In the light of my comments above I urge the Council to rethink the proposed development – HA15 - and designate the area as an Area of Local Separation. This would be a practical expression of, and consistent with, the principles and objectives on which the Draft Plan is based. In my view it would render it a sound document in relation to the Woodthorpe area.

(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)?

/	**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:	[redacted]	Date:	16 August 2021

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.