

Charnwood Local Plan 2021-37 - Sustainability Appraisal Addendum (EXAM 57)

Note on selection of sites for Option 2

As set out in Table 4.1 the Sustainability Appraisal Addendum (EXAM 57, p13), Option 2 is comprised of:

Additional sites (to those allocated in the Submission Local Plan) have been identified, guided by the settlement hierarchy, fit with the submitted spatial strategy, and performance through the site selection process. Sites are located in Shepshed, Loughborough and the Leicester urban area. In [Option 1] [site intensification] the focus is on existing sites and small scale development across the settlement hierarchy, while in [Option 2] the focus is on new greenfield sites in the most sustainable settlements.

The sites that were assessed as part of each of the options that were tested are set out in EXAM 57A. The sites for Option 2 are set out in the table below.

Site Location	Tier of the Hierarchy	SHLAA Reference
Land off Wanlip Lane, Wanlip	Leicester	PSH072
Land east of Leicester Road, Thurgate	Leicester	PSH120
Land off Watermead Lane, Loughborough	Loughborough	PSH467
Land at Ingleberry Road, The Leyfields, Shepshed	Shepshed	PSH155
Land East of Iveshead Road, Shepshed	Shepshed	PSH473
Smaller Ingleberry Road, Shepshed	Shepshed	PSH495

This note sets out the process by which the sites for Option 2 were identified by reference to the Development Strategy and Site Selection Topic Paper (EXAM 7). The overall approach was to identify the next best sites using the same methodology that was used to identify the most sustainable locations for new development.

The site selection method is described in paragraphs 4.4 to 4.7 (pp13-14). This made use of different scenarios to describe the impacts that would arise at each site:

- Scenario A: sites which avoid significant adverse impacts
- Scenario B: sites where it is considered possible to mitigate impacts
- Scenario C: sites where it is considered possible to mitigate impacts if a lower accessibility threshold is used accepting that some negative effect on accessibility is unavoidable.
- Discounted (Scenario X): sites where significant adverse impacts cannot be mitigated.

Leicester

The explanation of the site selection process for Leicester starts at p27 of EXAM 7. This identifies that:

- (i) There were no Scenario A sites in this tier.
- (ii) There were 5 Scenario B sites and 4 of these were allocated. The rejected site was a brownfield site and therefore did not meet the criteria for Option 2 which is focussed on greenfield sites.
- (iii) There were 9 Scenario C sites. Of these 9 sites, 7 were allocated and 2 sites were rejected - PSH120 (land east of Leicester Road, Thurcaston) and PSH496 (land between Syston and Queniborough). PSH496 includes part of allocation HA2 and land that was subject to a planning application (subsequently granted on appeal). It also occupies the full extent of the Area of Local Separation between Syston and Queniborough. It was therefore considered to be less preferable than PSH120 for inclusion in Option 2.

Loughborough

The explanation of the site selection process for Loughborough starts at p30 of EXAM 7. This identifies that:

- (i) There was a single Scenario A site which was allocated.
- (ii) There were 5 Scenario B sites and all of these were allocated.
- (iii) There were 11 Scenario C sites. Of these 11 sites, 9 were allocated and 2 sites were rejected. One of the rejected sites was a brownfield site and therefore did not meet the criteria for Option 2. The other rejected site is PSH467 (Land off Watermead Lane, Loughborough) and this was included in Option 2.

Shepshed

The explanation of the site selection process for Shepshed starts at p32 of EXAM 7. This identifies that:

- (i) There was a single Scenario A site which was allocated.
- (ii) There was a single Scenario B site which was allocated.
- (iii) There were 9 Scenario C sites. Of these 9 sites, 8 were allocated and 1 site was rejected – This was a brownfield site and therefore did not meet the criteria for Option 2.
- (iv) Considering the sites in Scenarios A, B and C did not identify sufficient homes to provide the amount identified in the development strategy. The Council therefore considered the 7 remaining sites.
- (v) None of the 7 sites met the criteria for a C site in terms of the distance to a primary school. In addition 4 of the 7 sites did not meet the criteria for distance to a good bus service. It was therefore decided to allocate the 3 sites that meet the distance to a good bus service criterion given that they also satisfied the Local Education Authority's requirement of having a less than 2 mile safe walking route to school. The 4 excluded sites were PSH156 (197

Ashby Road, Shepshed), PSH472 (Land West of Iveshead Road), PSH473 (Land East of Iveshead Road), and PSH495 (Smaller Ingleberry Road). Of these, PSH472 had been granted planning permission since the original site selection work was undertaken and PSH156 was located a significant distance from Shepshed and was not considered to be reasonable as part of Option 2.

Site Capacities

The following table sets out the capacities that were used for each of these sites and the source of that information.

Site Location	SHLAA Reference	Capacity	Sources for Capacity
Land east of Leicester Road, Thurcaston	PSH120	578	SHLAA: 578 Site promoter: 585
Land off Watermead Lane, Loughborough	PSH467	500	SHLAA: 579 Site promoter: up to 600
Land East of Iveshead Road, Shepshed	PSH473	84	SHLAA: 84 Subsequent planning application: 53
Smaller Ingleberry Road, Shepshed	PSH495	61	SHLAA: 61
Total		1,223	

The Council used the SHLAA calculations of capacity for each site except for PSH467 where a lower figure was used because the Council considered that the location would warrant a lower density and/or greater provision of green infrastructure.

As set out in Table 4.2 of EXAM 57 (p14), Options 1 and 3 comprised 10,385 and 10,386 homes. Based on the 4 sites identified above Option 2 would have comprised 10,329 homes. The Council therefore sought to identify further smaller greenfield sites to add a further c50 homes so that all the options included a comparable number of homes.

This was done by reconsidering all the small greenfield sites in the Leicester, Loughborough and Shepshed tiers. These are:

Site Location	Tier of the Hierarchy	SHLAA Reference	SHLAA Capacity
Land off Wanlip Lane, Wanlip	Leicester	PSH072	19
Hamilton Grounds Farm, Hamilton	Leicester	PSH345	40
Land off Leconfield Road	Loughborough	PSH447	25
Land at Ingleberry Road, The Leyfields	Shepshed	PSH155	30

Land off Ashby Road West	Shepshed	PSH438	27
Land at 34 Brick Kiln Lane	Shepshed	PSH471	14

Of these, PSH72 and PSH155 were chosen as they had one criteria in scenario X whereas the remaining sites had two (PSH345 and PSH447) or three (PSH438 and PSH471). These two sites had a combined capacity of 49 homes which met the objective of having a very similar number of homes for each option. The final list of sites selected for option 2 is therefore set out below.

Site Location	Tier of the Hierarchy	SHLAA Reference	Capacity
Land off Wanlip Lane, Wanlip	Leicester	PSH072	19
Land east of Leicester Road, Thurgate	Leicester	PSH120	578
Land off Watermead Lane, Loughborough	Loughborough	PSH467	500
Land at Ingleberry Road, The Leyfields, Shepshed	Shepshed	PSH155	30
Land East of Iveshead Road, Shepshed	Shepshed	PSH473	84
Smaller Ingleberry Road, Shepshed	Shepshed	PSH495	61
Total			1,272