

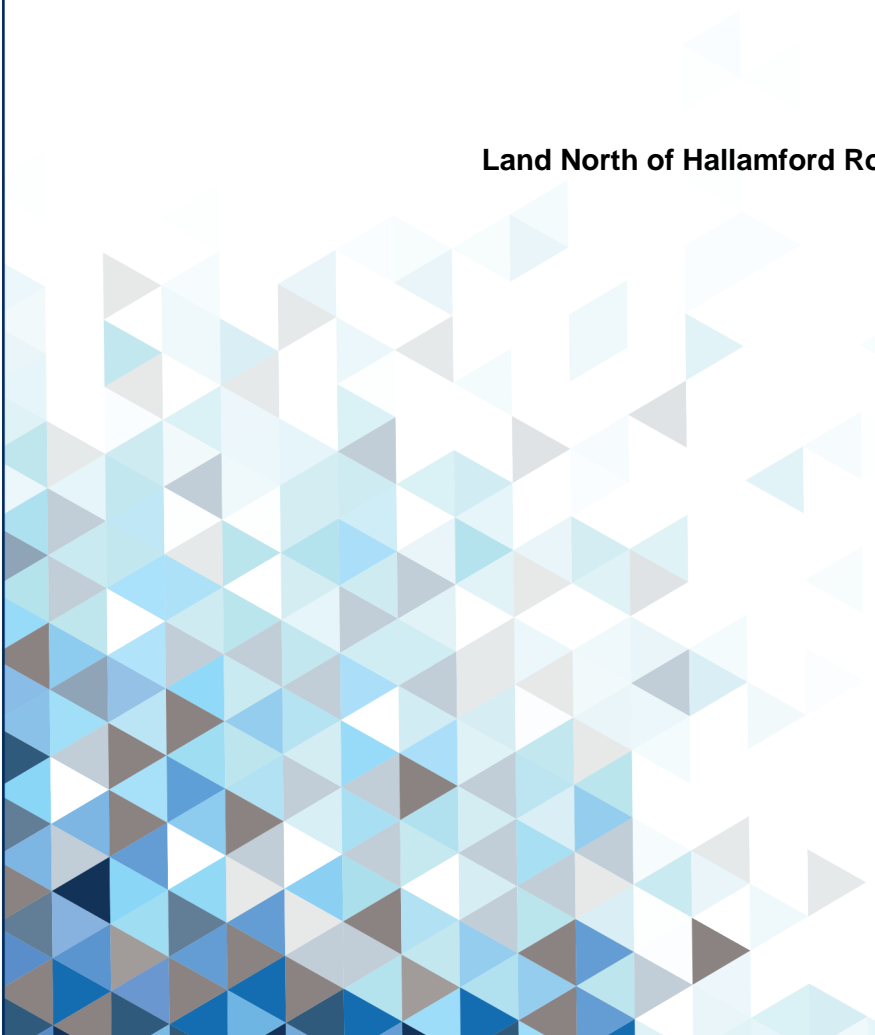
For and on behalf of  
**Gloebal Ltd**

**Charnwood Local Plan  
Examination in Public  
Matter 3: Climate Change and the Natural and Built Environment**

**Land at Oakley Road (HA33) and  
Land North of Hallamford Road and West of Shepshed (HA35)**

**Prepared by  
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## 1.0 INTRODUCTION

- 1.1 This response to Matter 3 of the Inspectors' MIQs in respect of the Charnwood Local Plan (CLP) 2021-37 Examination has been prepared by the Strategic Planning Research Unit ('SPRU') of DLP Planning Ltd. SPRU have been instructed to appear at the Examination on behalf of Gloeal Limited.
- 1.2 SPRU have made submissions on behalf of Gloeal Limited to the Regulation 19 consultation (July – August 2021) on the emerging Local Plan. This statement should be read in conjunction with these submissions (representation numbers PSLP/562 and PSLP/563).
- 1.3 These earlier submissions set out that the allocation of sites HA33 (Land at Oakley Road) and HA35 (Land North of Hallamford Road and West of Shepshed) is supported and that the allocation of the sites for residential development is sound. The evidence highlights that the sites are being actively promoted and are progressing towards the submission of planning applications. Supporting work to support bringing forward the abovementioned sites, including the preparation of indicative masterplans, further demonstrates that the allocation of the land in question would be justified and effective and that development would be deliverable and developable in the early years of the plan period following adoption.
- 1.4 In addition, the sites would constitute a well related and logical extension to the urban area (as well as the other proposed allocations and previously constructed developments along the north western side of Shepshed) in a sustainable location, supporting and offering prospective residents good access to public transport, education, employment and other local facilities and services. The sites are therefore well placed to encourage more sustainable patterns of travel and reduced reliance on the private car, consistent with the principles for sustainable development set out in the NPPF.
- 1.5 Nevertheless, there remain a number of issues raised in our previous representations that require modifications to the Draft Local Plan to ensure it meets the tests of soundness. In summary, this Hearing Statement seeks to assist the Inspectors through the response to relevant MIQs and further reinforces the justification for the following proposed suggested modifications in respect of allocations HA33 (Land at Oakley Road) and HA35 (Land North of Hallamford Road and West of Shepshed) and related elements of the Plan:
  - The wording of Policies HA33 and HA35 (in addition to Policies HA32 and HA34) should be amended as follows:

*"We will support development proposals at site [x] that:*

    - *are accompanied by a biodiversity strategy, that is produced jointly by the promoters of all four sites in close proximity to the Black Brook, that sets out **principles for** how biodiversity net gain can **could** be achieved (**subject to Biodiversity Net Gain Assessment**) in accordance with Policy EV6, including how water flow will be managed to enhance biodiversity and reduce flood risk..."*

**2.0 ISSUE 1 - WHETHER THE POLICIES RELATING TO CLIMATE CHANGE AND THE NATURAL AND BUILT ENVIRONMENT, ARE POSITIVELY PREPARED, JUSTIFIED, EFFECTIVE AND CONSISTENT WITH NATIONAL POLICY**

**Policy CC1 – Flood Risk Management**

**3.1 How has national policy been taken into account in the formation of the policy and the allocation of sites including with regard to (i) the sequential Test and (ii) the drainage hierarchy?**

2.1 No response.

**3.2 Is there evidence to indicate that development will not increase flood risk to people and property at Shepshed?**

2.2 The development at Shepshed, in particular sites HA33 and HA35, will not increase flood risk to people and property. The proposed developable areas of both HA33 and HA35 will be located outside of Flood Zones 2 and 3, as shown on illustrative masterplans ref. 5101(4)-PL02 Rev.A and ref. LE5101(10PD)-SK07 Rev C respectively.

2.3 The proposed extended red line boundaries of site allocations HA33 and HA35, which are required in order to make the plan sound (as set out in our Matter 6 statement), do extend into Flood Zones 2 and 3, however as shown on the masterplans, these areas will be used only for amenity greenspace and biodiversity net gain and as such will not be developed and will not increase risk of flooding to people or property.

**Policy CC2 – Sustainable Drainage Systems (SuDS)**

**3.3 Is the policy consistent with the supporting text at paragraph regarding the provision of clear evidence that SuDS would be inappropriate?**

2.4 No response.

**3.4 As Policy CC2 refers to major development, how will the policy ensure minor developments incorporate SuDS as referred to in Policy CC1?**

2.5 No response.

**3.5 Will policies CC1 and CC2 be effective in minimising surface water flood risk from developments of 9 dwellings or less?**

2.6 No response.

**Policy CC3 – Renewable and Low Carbon Energy Installations**

**3.6 How will the application of the policy ensure that there are no unacceptable cumulative effects from wind and solar energy development given the spread of suitable locations for each shown on Policies Map 2?**

2.7 No response.

**3.7 How has the Wind and Solar Energy Landscape Sensitivity Assessment (EB/CC/4) informed the identification of sites for wind turbines and solar energy installations on Policies Map 2?**

2.8 No response.

**3.8 How will the guidance set out in Table 8, page 170 of the Plan operate in conjunction with Policy CC3?**

2.9 No response.

**Policy CC4 – Sustainable Construction**

**3.9 Will the policy be effective in adapting to and mitigating against climate change?**

2.10 No response.

**3.10 Will the policy be effective in maximising the potential for development at the Sustainable Urban Extensions to achieve a reduction in carbon emissions and if so, how?**

2.11 No response.

**3.11 Is there evidence of a clear local need for the water efficiency standard set out in the criteria?**

2.12 No response.

**Policy CC5 – Sustainable Transport**

**3.12 Will the policy facilitate a reduction in the need to travel and support alternatives to the use of private motorised transport including walking, cycling and public transport?**

2.13 No response.

**3.13 How will 'excellent accessibility' to key facilities by walking, cycling and public transport referred to in the policy be defined?**

2.14 No response.

**Policy CC6 - Electric Vehicle Charging Points**

**3.14 Is the policy necessary given the changes to the Building Regulations scheduled to come into force on 1 June 2022?**

2.15 No response.

**Policy EV1 – Landscape**

**3.15 Is the policy sufficiently robust to protect and enhance the Borough's distinctive landscape character and if so, how will that be achieved?**

2.16 No response.

**3.16 Has the policy been informed by up-to-date evidence and if so, what?**

2.17 No response.

**Policy EV2 – Green Wedges**

**3.17 Is the policy sufficiently clear with regard to what constitutes small-scale development and how will it be applied to avoid unacceptable cumulative effects from such schemes?**

2.18 No response.

**3.18 Will the policy enable Green Wedges to fulfil their function in conjunction with the Housing Allocations?**

2.19 No response.

**Policy EV3 – Areas of Local Separation**

**3.19 Will the policy be effective in maintaining Areas of Local Separation and the separate identity of settlements?**

2.20 No response.

**Policy EV4 – Charnwood Forest and the National Forest; Policy EV6 – Conserving and Enhancing Biodiversity and Geodiversity; Policy EV7 – Tree Planting**

**3.20 Will these policies be effective in meeting the National Forest vision?**

2.21 No response.

**Policy EV5 – River Soar and Grand Union Canal Corridor**

**3.21 Is the policy sufficiently ambitious to protect and enhance these features?**

2.22 No response.

**Policy EV6 - Conserving and Enhancing Biodiversity and Geodiversity**

**3.22 Is the figure of 10% biodiversity net gain sufficiently justified?**

2.23 No response.

**3.23 Is the policy based on up-to-date evidence in relation to Local Wildlife Sites and Candidate Local Wildlife Sites?**

2.24 No response.

**3.24 Is the policy sufficiently robustly worded to ensure that there will be no worsening of water quality?**

2.25 No response.

**3.25 Is the approach to internationally, nationally and locally designated sites consistent with national policy?**

2.26 In respect of proposed allocation sites HA33 and HA35 at Shepshed, the Black Brook is identified in Policy SUA1 as a strategically important wildlife site whose biodiversity should be enhanced in accordance with Policy EV6, including addressing how water flow will be managed to enhance biodiversity. This requirement to set out how biodiversity net gain can be achieved in accordance with Policy EV6 is also stipulated in the policy wording of Policies DS3(HA33 to HA35).

2.27 The site allocation policies state:

*“We will support development proposals at site [x] that:*

- *are accompanied by a biodiversity strategy, that is produced jointly by the promoters of all four sites in close proximity to the Black Brook, **that sets out how biodiversity net gain can be achieved in accordance with Policy EV6, including how water flow will be managed to enhance biodiversity and reduce flood risk...**” (emphasis added)*

2.28 However, we object to the statement that the strategy will set out how biodiversity net gain can be achieved, as this is something that will be detailed and calculated as part of the planning application process for each individual site and will not be set out explicitly in the Biodiversity Strategy itself.

2.29 The landowners of sites HA33 and HA35 have been actively engaged in the development of the Black Brook Biodiversity Strategy, which is currently in draft form. This draft Strategy includes a series of ‘mitigation aims and principles’ which would be used to mitigate against the identified potential impacts to biodiversity of the Black Brook. However, the strategy does not seek to set out precisely how biodiversity net gain can be achieved. In order to make the Plan sound, the wording of Policies HA32 to HA35 should be amended as follows:

*“We will support development proposals at site [x] that:*

- are accompanied by a biodiversity strategy, that is produced jointly by the promoters of all four sites in close proximity to the Black Brook, that sets out **principles for** how biodiversity net gain ~~can~~ **could** be achieved (**subject to Biodiversity Net Gain Assessment**) in accordance with Policy EV6, including how water flow will be managed to enhance biodiversity and reduce flood risk...”*

2.30 Reference to this Strategy is also contained in the emerging SOCG which is being developed for sites HA33 and HA35 for agreement between the landowners and Council. The draft SOCG currently states:

*“There is agreement between Charnwood Borough Council and Gloeal Limited with respect to the following matters:*

- The objectives and requirements in Policy DS3(HA33/HA35) in relation to the preparation of a biodiversity strategy for the Black Brook are supported.”*

2.31 The landowners are therefore committed to ensuring the preparation and delivery of a Black Brook Biodiversity Strategy which can be used to guide the achievement of biodiversity net gain and enhancement of biodiversity in the area around Black Brook as part of the delivery of sites HA33 and HA35.

#### **Policy EV7 – Tree Planting**

**3.26 Is the policy sufficiently clear in what it sets out to achieve given that its title is ‘Tree Planting’ but that it also makes reference to tree retention?**

2.32 No response.

**3.27 Is tree retention sufficiently addressed by Policy EV6?**

2.33 No response.

#### **Policy EV8 – Heritage**

**3.28 Will the policy be effective in conserving and enhancing heritage assets? (Note the drafting error referring to Policy DS6)**

2.34 No response.

#### **Policy EV9 – Open Space, Sport and Recreation**

**3.29 Is the evidence base supporting the policy robust and up-to-date?**

2.35 No response.

**3.30 Does the policy clearly reflect national policy?**

2.36 No response.

**3.31 How would local green spaces be designated in the future?**

2.37 No response.

#### **Policy EV10 – Indoor Sports Facilities**

**3.32 Is the evidence base supporting the policy robust and up-to-date?**

2.38 No response.

#### **Policy EV11 – Air Quality**

**3.33 Will the policy be effective and does the supporting text in paragraph 8.89 set**



**out more stringent requirements than the policy? How will air quality be monitored over the Plan period?**

2.39 No response.

**Policy EV12 – Burial Space**

**3.34 Will the policy be effective in securing a sympathetic form of development taking into account landscape character?**

2.40 No response.

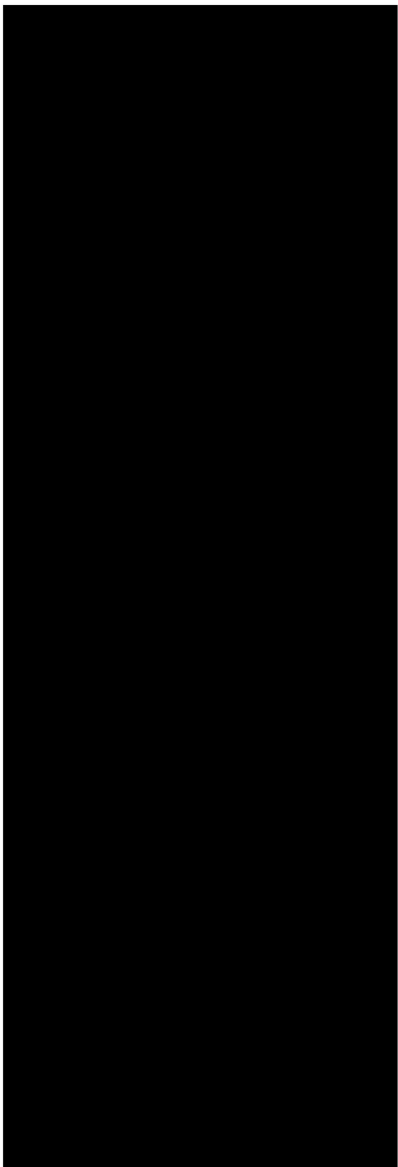
**Policy DS5 – Design**

**3.35 Will the policy secure inclusive and accessible design as required by the NPPF? Is it clear what scale and type of development will trigger the requirements for design codes and independent design review? Should the policy make reference to density requirements and health impact assessments?**

2.41 No response.

**3.36 Overall, does the Plan set out a positively prepared strategy to address the causes of and mitigate the impact of climate change and to conserve and enhance the natural and built environment? Are any main modifications necessary for soundness?**

2.42 No response.



**RTPI**

Chartered Town Planner

