

## **Charnwood Local Plan Examination**

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### **HEARING SESSION AGENDA**

**14 February 2023 09.30 am & 2.00pm  
&  
15 February 2023 09.30am**

#### **Matter 6**

**PLEASE NOTE: These sessions will cover the Urban Area Policies, Site Selection, Sustainable Urban Extensions and Housing Site Allocations in Loughborough and Shepshed**

Please Note: All participants are encouraged to familiarise themselves with the Hearing Statements previously submitted and any updates for the February 2023 hearing sessions produced by the Council and other parties in respect of the matters addressed at this session. These are available on the examination website

<https://www.charnwood.gov.uk/pages/examination>

The Matters, Issues and Questions (MIQs) numbers relating to this session are listed on the left of this agenda and the points listed below are the matters on which the Inspectors require further information or clarification and which will form the basis of the discussion at the hearing sessions.

1. Inspectors' introductions
2. Participant introductions
3. Follow Up Items
4. **Matter 6: Urban Area Policies, Site Selection, Sustainable Urban Extensions and Housing Site Allocations in Leicester Urban Area, Loughborough and Shepshed**

## Key Documents

Strategic Housing & Employment Land Availability Assessment (EB/DS1) (SHELAA)  
Sustainability Appraisal (SD5) and Appendix H (SD6)  
Landscape Sensitivity Assessment, Addendum and Assessment of SHELAA Sites (EB/ENV/1, 2 & 4)  
Strategic Flood Risk Assessment Levels 1 & 2 (EB/CC/1 & EB/CC/2)  
Various Statements of Common Ground (Exam 24a – 24o)  
Policies Map Site HA33 (Exam 33g)  
Development Strategy and Site Selection Topic Paper (Exam 7)  
Schedule of Proposed Main Modifications (Exam 4)  
Woodhouse Neighbourhood Plan (EB/NP/1)  
Queniborough Neighbourhood Plan (EB/NP/3)  
Additional Housing Supply Technical Note (Exam 56)  
Sustainability Appraisal Addendum (Exam 57)

### **Issue 1 – Whether the Urban Area Policies are justified and will be effective in meeting development needs**

MIQ

6.1 Policy LUA1 Leicester Urban Area

6.2

How the Leicester Urban Area relates to the settlement hierarchy in Table 4 and whether other settlements should be included

The Policies Map

Main modifications to Policy LUA1 and supporting text to deal with transport infrastructure (Exam 4 Main 6c & 6D)

6.3 - Policy LUC1 Loughborough Urban Centre

6.5

Main modifications to Policy LUC1 to deal with transport infrastructure (Exam 4 Main 6i & 6j)

6.6 Policy SUA1 Shepshed Urban Area

Main modifications to Policy SUA1 to deal with transport infrastructure (Exam 4 Main 6.m)

### **Issue 2 – The Site Selection Process**

6.7 How the Sustainability Appraisal has informed site selection

6.8

Reasons for rejecting/selecting sites and where this is documented

Changes to thresholds for public transport within Sustainability Appraisal criteria

- 6.9 Site capacity – is any further clarification required in Policy DS3
- 6.10 (Exam 4 MM Main 2.z)

The implications of the increases in site capacities proposed in Exam 56

### **Issue 3 – Sustainable Urban Extensions**

- 6.13 LUA2 – North East of Leicester (Thorpebury)

Diagram and Policies Map – any overlap with Site HA7?  
Update on site development  
Measures to support delivery including transport mitigation  
Provision for Gypsies, Travellers and Travelling Showpeople  
(Exam 4 Main 6.e, 6.f and 6.g)

- 6.14 Policy LUA3 – North of Birstall (Broadnook)

Diagram and Policies Map  
Update on site development  
Measures to support delivery, including transport mitigation  
Provision for Gypsies, Travellers and Travelling Showpeople  
(Exam 4 Main 6.h)

- 6.15 Policy LUC2 – West of Loughborough (Garendon Park)

Diagram and Policies Map  
Measures to support delivery, including transport mitigation

- 6.16 **Leicester Urban Area**

#### General Questions

Which sites are expected to contribute to the costs of new primary schools on Sites HA1 and HA12? Will this be expected to cover land and build costs and should this be made clear in the site requirements? What mechanism will be used to share the cost of a new primary school amongst the developers of other sites?

#### HA1 – Land South East of Syston, Syston

Effect on settlement identity and landscape character

Update on flood risk work and whether the need for an Exception Test or enhanced upstream storage benefitting Barkby Brook should be a site requirement

Whether any main modifications are necessary to the site allocation requirements relating to access and transport improvements

HA2 – Barkby Road, Syston

Whether any main modifications are necessary to the site allocation requirements relating to access and transport improvements

HA3 – Land north of Barkby Road Syston

Is the reference to two points of access in paragraph 2.68 justified?

Whether any main modifications are necessary to the site allocation requirements relating to access and transport improvements

HA4 – Queniborough Lodge Syston

Site boundary and policy requirements in relation to Policy Q10 of Queniborough Neighbourhood Plan (EB/NP/3)

HA5 – Land at Melton Road Syston

HA6 – Brook Street Syston

HA7 – Land off Barkby Thorpe Lane Thurmaston

Site allocation requirement in relation to safeguarding access to the North East Leicester Sustainable Urban Extension (LUA2 Thorpebury)

Increase in capacity proposed in Exam 56

Impact on Area of Local Separation and Barkby

Whether any main modifications are necessary to the site allocation requirements relating to site access

HA8 – Woodgate Nurseries, Barkby Lane Thurmaston

Increase in capacity proposed in Exam 56

HA12 – Land at Gynsill Lane and Anstey Lane

Whether any main modifications are necessary to the site allocation requirements relating to cross boundary impacts (Exam 4 Main2.ab page 8)

Provision for Primary education

Noise assessment

Allocation diagram relating to cross boundary issues (Exam 4 Main2.aa page 8)

HA13 – Park View Nursery Site off Gynsill Lane

Increase in capacity proposed in Exam 56

HA14 – Land off Cliffe Road/Henson Close

Any update to policy requirements in relation to site access

Is the requirement to restrict development to the south-east corner of the site justified and cross boundary impacts

**Loughborough Urban Centre**

General Questions

Which sites are expected to contribute to the costs of a new primary school on Site HA15? Will this be expected to cover land and build costs and should this be made clear in the site requirements? What mechanism will be used to share the cost of a new primary school amongst the developers of other sites?

Overall, what effect would the proposed development of sites HA15, 16 and 17 have on landscape character and settlement identity? Are any further mitigation measures necessary?

HA15 – Land south of Loughborough

Impact on settlement separation and identity and mitigation

Whether the requirement for a masterplan is justified having regard to the allowed appeal (Reference APP/X2410/W/21/3289048)

<p><u>HA16 – Laburnum Way</u></p> <p>Flood risk and implications for the location of development within the site</p> <p>Impact on adjoining uses</p>
<p><u>HA17 – Moat Farm, Land south west of Loughborough</u></p> <p>Agricultural land quality</p>
<p><u>HA18- Land to r/o Snells Nook Lane</u></p> <p>Are any additional requirements necessary in relation to flood risk and is a main modification proposed by the Council?</p> <p>Site context and setting</p> <p>Site requirements for safeguarding access to Loughborough Science and Enterprise Park</p>
<p><u>HA19 – Park Grange Farm, Newstead Way</u></p>
<p><u>HA20 – Land off Beacon Road</u></p> <p>Site allocation requirement for contributions to primary education</p>
<p><u>HA21 – Part of Baxter Gate Opportunity Site, Loughborough</u></p>
<p><u>HA22 – Devonshire Square</u></p> <p>Is there evidence to indicate that the site can be developed without increasing the flood risk to people or property as required by the NPPF?</p>
<p><u>HA23 – Market Street</u></p> <p>Is there evidence to indicate that the site can be developed without increasing the flood risk to people or property as required by the NPPF?</p>
<p><u>HA24 – Southfields Council Offices</u></p>

<p>Is the site allocation requirement in relation to the Old Southfields building consistent with national policy in the NPPF?</p>
<p><u>HA25 – Knightthorpe Road, Loughborough</u></p> <p>Increase in capacity proposed in Exam 56</p>
<p><u>HA26 – Former Limehurst Depot</u></p>
<p><u>HA27 – Former Main Post Office, Sparrow Hill</u></p>
<p><u>HA28 – Land off Derby Square</u></p>
<p><u>HA29 – Southfields Road Car Park</u></p>
<p><b>Shepshed Urban Area</b></p>
<p><u>General Questions</u></p> <p>Which sites are expected to contribute to the costs of a new primary school on Site HA32? Will this be expected to cover land and build costs and should this be made clear in the site requirements? What mechanism will be used to share the cost of a new primary school amongst the developers of other sites?</p> <p>Is there an identified shortfall in sports facilities in the town and if so, will developer contributions be sought towards improved and new facilities?</p>
<p><u>HA30 – Land off Fairway Road</u></p> <p>Whether any further update to the site allocation requirements is necessary in relation to flood risk</p>
<p><u>HA31 – Land North of Ashby Road</u></p>
<p><u>HA32 – Land off Tickow Lane (south)</u></p> <p>The scale of primary school provision within the site</p> <p>Whether a main modification is necessary to include strategic and local transport improvements in the site allocation requirements</p> <p>Increase in capacity proposed in Exam 56</p>

<p><u>HA33 – Land at Oakley Road</u></p> <p>Correction to site boundary in Exam 33g</p> <p>Increase in capacity proposed in Exam 56</p>
<p><u>HA34 – Land off Tickow Lane (north)</u></p> <p>Whether a main modification is necessary to include strategic and local transport improvements in the site allocation requirements</p>
<p><u>HA35 – Land North of Hallamford Road and West of Shepshed</u></p> <p>Whether any main modifications are necessary to include strategic and local transport improvements and additional landscaping in the site allocation requirements</p>
<p><u>HA36 – 20 Moscow Lane</u></p>
<p><u>HA37 – Land rear of 54 Iveshead Road</u></p>
<p><u>HA39 – Land fronting Ashby Road and Ingleberry Road</u></p> <p>Whether a main modification is necessary to include strategic and local transport improvements in the site allocation requirements</p>
<p><u>HA40 – Land to the west of the B591/Ingleberry Road and north of Iveshead Lane</u></p> <p>Increase in capacity proposed in Exam 56</p>
<p><u>HA41 – Land south of Ashby Road Central</u></p> <p>Whether any further update to the site allocation requirements is necessary in relation to flood risk</p> <p>Whether a main modification is necessary to include strategic and local transport improvements in the site allocation requirements</p> <p>Increase in capacity proposed in Exam 56</p>
<p><u>HA42 – 32 Charnwood Road</u></p>

Is the allocation of the site for residential use rather than business use appropriate and justified?

5. Review of Matter 6 main modifications for the Urban Area Policies, Site Selection, Sustainable Urban Extensions and Housing Site Allocations in Leicester Urban Area, Loughborough and Shepshed
6. Follow Up Items and Close of Hearing Session