



## Welcome to your newsletter

Welcome to the September edition of Planning and Regeneration News, the newsletter of Charnwood Borough Council's Planning and Regeneration Service.

## Refreshing evidence

The Council is refreshing its evidence to support the preparation of the new Local Plan. We have asked parish and town councils to help update our records on the number of services and facilities within the borough's towns and villages to ensure we have the most up-to-date data possible.

We are also reviewing the settlement boundaries shown in the 2004 Local Plan and have prepared a set of criteria to assess them. We invited town and parish Councils and local ward members to comment on the proposed criteria and how they should be applied before we prepare draft boundaries for consultation.

## Review of Local Plan is underway

Local plans should be reviewed every three to five years to ensure they are up to date and reflect current evidence and policy.

They take many years to prepare and whilst the adopted Core Strategy (2015) and the separate saved policies from the old Borough of Charnwood Local Plan provide a framework for development to 2028 it is sensible to start work on the next plan which will take forward the core strategy in a longer term plan to 2036.

The Government's preference is now for single plans rather than multiple documents like Core Strategies and separate allocation plans.

A timetable for this work is set out in the Local Development Scheme:

- Approval of new Local Development Scheme – April
- Regulation 18 Consultation on scope of plan – July/August
- Issues and Options Consultation – May/June 2017
- Preferred Option Consultation – November/December 2017
- Pre-submission Consultation – September/October 2018
- Submission to Secretary of State – January 2019
- Inspector's report published – April 2019
- Adoption of Local Plan – August 2019

A consultation was held during July and August to identify what the plan will deal with. This is the first stage of preparing the new Single Local Plan and will be followed by an Issues and Options Consultation next year. Further information can be viewed [here](#).

## A Strategic Growth Plan for Leicester and Leicestershire

The nine local authorities in Leicester and Leicestershire and the Leicester and Leicestershire Enterprise Partnership (LLEP) are preparing a new long term plan to manage growth in Leicestershire up to 2050.

The 'Strategic Growth Plan' will set out the amount and location of future homes and jobs and the infrastructure required to support them.

A consultation on the scope of what should be included in the plan was held in the summer.

A technical briefing was held for Members in August to provide more detail about the Plan and its timetable. There will be further briefings for Members as the plan progresses.

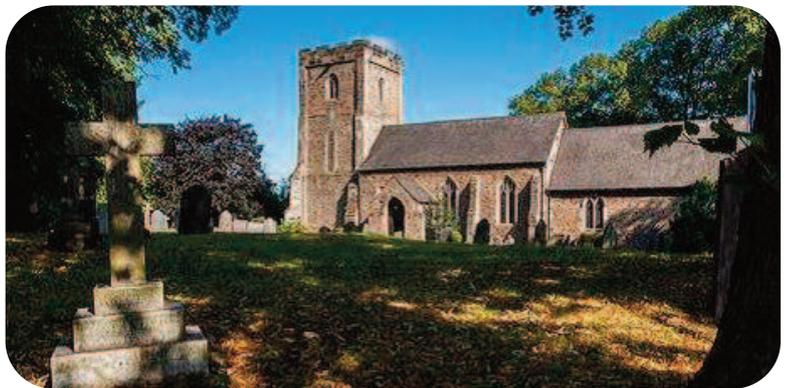
For more information, please visit [www.llstrategicgrowthplan.org.uk](http://www.llstrategicgrowthplan.org.uk)



## Progress for Thurcaston and Cropston Neighbourhood Plan

Thurcaston and Cropston Parish Council formally submitted its Neighbourhood Plan to the borough council on May 31, 2016.

The plan has been developed by the local community and is a result of extensive consultation and is based upon robust evidence. It covers issues such as housing, community facilities, design, the natural and historic environment, transport and sustainable development.



The plan was submitted to the borough council for formal consultation and independent examination in June, 2016. On August 24, the examiner submitted his report to the borough council and this has been considered by both the borough and parish councils.

The borough council now needs to publish the examiner's report and issue a Decision Statement setting out whether certain basic conditions have been met and whether the plan can proceed to a referendum. If more than half of those voting in the neighbourhood area are in favour of the plan being adopted by the borough council it will be reported to Members of Charnwood Borough Council so that it can become part of the development plan for the area.

The Thurcaston and Cropston Neighbourhood Plan is currently the most advanced in Charnwood and its adoption would represent a significant step in giving local people a greater say in what happens in their community.

For more information on the Neighbourhood Plan please click [here](#).

**Did you know there are currently six designated Neighbourhood Areas in Charnwood.**

## New legislation to support home ownership

The Housing and Planning Act's main purpose is to increase house building and to make home ownership more affordable for first time buyers.

### What are the key changes for housing?

- Starter homes will be introduced as an affordable housing category and will be available to first time buyers (under 40 years of age) at a 20% discount off market value;
- Local authorities now need to consider the sale of vacant council housing;
- Local authorities can grant planning permission on serviced plots to meet the demand for self-build housing in their area.
- The Right to Buy has been extended to housing associations.

### What are the key changes for planning?

- The Secretary of State can now intervene to suspend, prepare and control the local plan-making, examination and neighbourhood planning processes.
- Local authorities can now automatically grant Planning Permission in Principle (subject to an adopted local plan being in place);
- Local authorities must compile and maintain registers of brownfield land;
- There are also enhanced powers for community liaison groups in local plan preparation and examination.

### What does the new Act mean for Charnwood?

It is early days yet but the provisions in the Act mean it is likely that there will be less affordable homes for rent and more built for sale. We will also need to take account of the provisions made in the Act when we develop new planning and housing policies and also when we make decisions on planning applications.

The Housing and Planning Act can be viewed by clicking [here](#).

## Workshops will help inform development of regeneration corridor

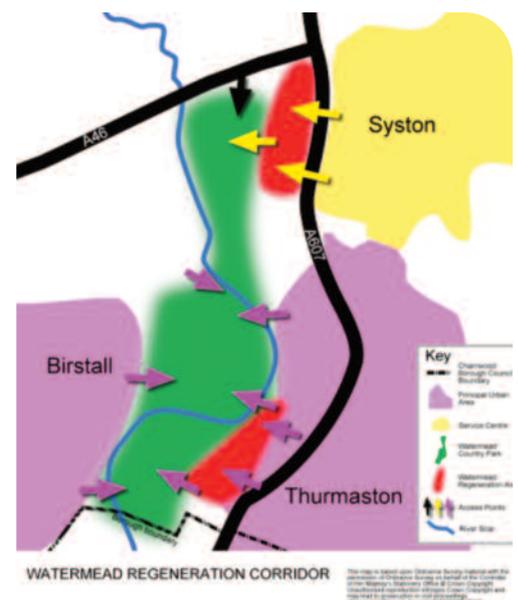
The Watermead Regeneration Corridor is identified in the Charnwood Local Plan Core Strategy will support the regeneration of Thurmaston, restore the remaining mineral workings and maximise the potential of the Country Park. A workshop was held in June and was well attended by local ward members, parish councils, user groups, community groups

and landowners. Participants were able to discuss potential projects which would assist in the regeneration of the Watermead Regeneration Corridor.

A further workshop was held in July which gave

stakeholders another opportunity to influence the more detailed project ideas and objectives which had evolved from the June workshop.

The workshops will inform a final report for the Watermead Regeneration Framework which is expected in the autumn.



**Did you know National Cycle Route 6 runs through Watermead connecting Birstall in the South and Loughborough in the north.**

## New database of Houses in Multiple Occupation

The Council is working with Loughborough University to provide up-to-date evidence on the quantity and distribution of HiMOs in Loughborough.

A comprehensive database has been developed across the two organisations which identifies homes that are in multiple occupancy. It is being used by the Council to inform decisions on planning applications as well as the preparation of a new supplementary planning document and policies in the new local plan.

Using the database, we have been able to create a heat map of HiMO concentrations within Loughborough including schemes which have been approved, refused and those which have been granted a Certificate of Lawful Existing Use or Development (CLEUD).

**There are 2,503 HiMOs in Loughborough with the highest concentration in the wards adjacent to the University.**

**A total of 91 planning applications, appeals and certificates of lawful use for HiMOs have been submitted since the Article 4 Direction was implemented in 2012. Of these:**

- 13 applications were withdrawn
- 9 were CLEUD (all of which were allowed)
- 38 were permitted (including one on appeal)
- 31 were refused (including 4 at appeal)

### How do we manage the amount of HiMOs in Loughborough?

HiMOs are an important part of Charnwood's housing stock, particularly in Loughborough where they respond to the needs of the student population and young professionals.

However there are sometimes issues associated with high concentrations of HiMOs, including impacts on the character and amenity of an area. The Council has responded to this by putting in place additional planning controls through an Article 4 Direction which means planning permission is required to change a house to an HiMO.

Planning applications received by the Council are considered against the Local Plan Core Strategy Policy CS4 and the student occupancy Supplementary Planning Document which seek to support the well-being, character and amenity of communities by managing the proportion of HiMOs.

## Medieval timber frame building is Grade II listed

Recent work on 19 The Leys in Hathern revealed a medieval timber frame beneath the building's render. After being asked to inspect the building the borough council decided to apply to Historic England to assess whether it met the criteria for listing.

Further investigation revealed that the building was built in the early to mid-seventeenth century. Originally a two bay structure, the building would have been a smallholding and latterly there was a dairy on the site. Internally, historic features such as an inglenook fireplace and substantial timber frames have survived.



The Secretary of State supported a recommendation by Historic England that the building be listed and it has now been added to the statutory list at Grade II. This is a very important step as it recognises the historic and architectural interest of the building and allows us to manage any changes now and in the future to protect its significance.

**Did you know there are 38 Conservation Areas and 775 Listed Buildings in Charnwood, including 90 listed buildings in Loughborough**

# Science and Innovation Enterprise Zone

In the spring budget the Government announced its intention to create a new Enterprise Zone at Loughborough and Leicester subject to the submission of a business case.

The Planning and Regeneration Service has engaged extensively with the Leicester and Leicestershire Enterprise Partnership (LLEP), Leicestershire County Council, Leicester City Council, Loughborough University, Charnwood Campus and Wilson Bowden Developments in preparing the business case which was submitted in July, 2016.

The submission includes the 106 ha Loughborough Science and Enterprise Park (including the existing Holywell Park complex), the 28 ha site of Charnwood Campus (formerly occupied by Astra Zeneca) and Waterside at Leicester.

The business case shows that over the 25-year term of the Enterprise Zone, development within Charnwood is projected to deliver 241,500 sqm of new buildings and facilitate the refurbishment of a further 146,000 sqm of existing property within high quality campus setting.

It is also expected to generate over £56.3 million in retained business rates to invest in the infrastructure required to support the Enterprise Zone and wider economic development initiatives across the LLEP area. It is also expected to generate some 6,240 new jobs in research and development, advanced manufacturing, energy and low carbon industries and the pharmaceutical and life sciences sector.

Subject to ministerial approval in the autumn statement, the Council and its partners are working towards a provisional Enterprise Zone launch in April, 2017.

## Businesses attend workshop to find out more about reducing carbon

More than 30 people attended a 'green' workshop organised by the Carbon Trust and Charnwood Borough Council on the 5 July at Loughborough Town Hall.

The event attracted representatives from local companies in the manufacturing, engineering and transport sectors as well as charities and other organisations.

The workshop gave small and medium sized businesses the opportunity to learn about the Green Business Fund and offered advice on reducing carbon emissions and energy consumption and applying for funding towards energy efficient equipment.

Councillor Eric Vardy, Cabinet Member for Planning, said: "Reducing carbon emissions and energy consumption can be good business as well as good for the environment so it was great to see so many people at the workshop.

"I hope they can take away and put into practice some of the advice on offer and help reduce carbon emissions in Charnwood".

"We have committed to reducing our carbon footprint by 15 per cent by 2020 as we need to look after the environment today in order to protect it for future generations."

Cllr Vardy is pictured with Olivia McGregor, of the Carbon Trust.



## Climate change funding available for communities

Grant funding of £5k is now available for individual projects in Leicestershire to help improve energy efficiency and reduce the potential impacts of climate change for community buildings.

The SHIRE Climate Change Grant is being managed by Leicestershire County Council and funding is available for projects such as energy audits, community events, training courses and practical installation projects (for example new heating systems, roof or cavity wall installation or low energy lighting).

For more information on how and who can apply for the grant, please visit Leicestershire County Council's website by clicking [here](#).



## Successful year for Planning & Regeneration

The Planning and Regeneration Service had a successful year during 2015/2016.

We've made significant achievements over the last year including the adoption of the Core Strategy in November 2015, taken major steps forward in delivering growth sites, restructured Building Control and secured attainment of Customer Service Excellence in September 2015.

We've also made some big changes to improve our performance working in partnership with members including the implementation of the new 'call in' process for planning applications and implementing new pre-application and community infrastructure protocols.



### Our key achievements in numbers during 2015 & 2016

#### Development Management

In total we have received 1,365 planning applications of which 1,244 have been determined, 144 refused, and 1,098 granted. We have received 48 appeals of which 24 have been determined: 5 have been upheld, 18 dismissed and a split decision on one (allowing one part of a proposal but dismissing the other).

#### Enforcement

We have opened 649 enforcement cases with 246 currently under investigation and 422 closed.

#### Building Control

In total we have received 1,334 applications during that period.

# Consultation on town centre improvements

A consultation has been launched over proposals to improve part of Loughborough town centre.

Charnwood Borough Council has unveiled plans to make Bedford Square, Devonshire Square and Wards End more attractive to shoppers by widening pavements and improving public areas.

The Council is clear that these proposals for the Bedford Square Gateway project are a starting point for discussion. No funding is yet in place but agreement of a scheme will be essential to secure opportunities for investment as and when they become available.

People are being urged to help shape the final scheme by taking part in the consultation which runs until October 26, 2016.

The proposals are to:

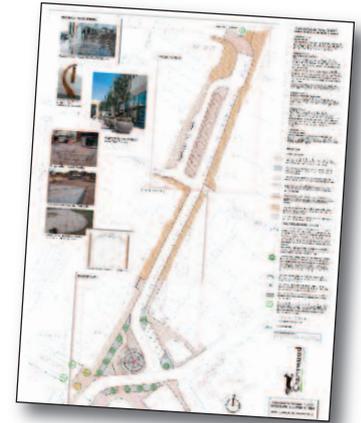
- widen pavements for the benefit of shoppers and pedestrians and permit some businesses to spill into the street without causing an obstruction
- retain as much convenient on-street parking as possible, with dedicated disabled parking bays, across the total scheme area as well as provision for taxis
- create a "destination feature" within Bedford Square to define the gateway to the town centre and encourage shoppers to visit the area
- retain the flexibility required to accommodate the annual street fair, regular markets and occasional events

The proposals include creating a water feature in Bedford Square where there is currently a car park on the corner of Wards End and Woodgate. Some parking would be retained and extra parking would be included in Devonshire Square. Other proposals include adding seating and features such as a sculpture.

The estimated cost of the scheme is £780,000, not including a water feature.

Following the consultation, the proposals will be developed further and taken to the borough council's Cabinet for consideration.

The plans can be viewed at [www.charnwood.gov.uk/bedford\\_square\\_gateway](http://www.charnwood.gov.uk/bedford_square_gateway) and the deadline for consultation responses is October 26, 2016.



## New 'call-in' process for planning applications

In the last few months we have been developing a more efficient way of dealing with those planning applications which raise local concerns and would benefit from the greater involvement of Members before being determined.

In response to this the Council approved a call-in process in June which now places an emphasis on the earlier consideration of comments made by ward Members so that applications can be improved at an earlier stage during the consultation process. The process was implemented on 1 July and affects all applications received after this date. Applications received prior to this date continue to be considered under the old 'ward referral' process. Further information about the planning application process can be found [here](#).

The service has received a planning application for the Broadnook Garden Suburb. It can be viewed [here](#) or go to Planning Explorer and search for application number P/16/1660/2.

We hope you have found Planning and Regeneration News interesting! If you would like us to consider issues in future articles or have any questions regarding the articles in this edition, please let us know. Simply email [localplans@charnwood.gov.uk](mailto:localplans@charnwood.gov.uk)