



**Charnwood Local Plan  
2021-2037**  
Publication Stage  
Representation Form

Ref:  
  
(For  
official  
use only)

Please return to Charnwood Borough Council by 5PM on 23<sup>rd</sup> August 2021 by:

- Email: [localplans@charnwood.gov.uk](mailto: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](http://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)

*\*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.*

Title	Mr	
First Name	Ian	
Last Name	Nelson	
Job Title (where relevant)	Planning Policy & Land Charges Team Manager	
Organisation (where relevant)	North West Leicestershire District Council	
Address Line 1	Council Offices	
Line 2	Coalville	
Line 3	Leicestershire	
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Post Code	LE67 3FJ	
Telephone Number	01530 454677	
E-mail Address	ian.nelson@nwleicestershire.gov.uk	

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## Part B – Please use a separate sheet for each representation

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Name or Organisation: North West Leicestershire District Council

3. To which part of the Local Plan does this representation relate?

Paragraph  Policy  Policies Map

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

4.(1) Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4 (3) Complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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.

The pre-submission plan allocates land north of Hallamford Road and west of Shepshed for some 250 dwellings (Policy HA35).  
 The Landscape Sensitivity Assessment of SHLAA sites (2019) assesses this site (reference PSH293) together with HA33 and notes that, amongst other things, the sites are rural in character, form part of the rural setting of Shepshed and that development would be perceived as 'spilling' into the Black Brook Valley. There are also long-range views from the site towards the wider countryside to the west. The site is judged to have medium landscape sensitivity to residential development.  
 Development would be partly visible from the Belton-Hathern Road (B5324) to the north. It is acknowledged that Policy ENV1 – Landscape aims to ensure new development protects landscape character generally and the specific Policy SUA1 – Shepshed Urban Area recognises that development at the edge of the town should reflect and respect landscape setting and character. NWDC believes nonetheless that Policy HA35 would be more **effective** if it included specific landscape mitigation for this site in view of its overall sensitivity. In particular, landscaping should be incorporated along the northern and western site boundaries to minimise its visual impact, including in views from the north, and to reflect the wider area's rural character.

(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.

NWLDC propose the following modifications to Policy HA35 shown as underlined text:

**Policy DS3(HA35) Land North of Hallamford Road and West of Shepshed**

We will support development proposals at site HA35 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; and
- contribute to the reasonable costs of the provision of a new 3 form entry primary school located at Site HA32; and
- incorporate significant landscaping, including along the site's north and west boundaries, which reflects the site's rural location and to help assimilate the development in views from the north and west.

(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:

NWLDC is an adjoining authority and the landscape impact of development on this site could be a cross-boundary issue.

**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:

Ian Nelson

Date:

23/8/21

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Policy SUA1 – Shepshed Urban Area acts as a summary strategy for the town. Part of that strategy is to deliver the site allocations in accordance with Policy DS3 (housing) and DS4 (employment). NWLDC is concerned about the impact that the scale of development proposed could have on the highway network, both local and strategic, in NWL, noting that 4 of the sites (HA32-35) which together will deliver 1,237 homes are on the west side of the town close to the boundary with NWL. This scale of development is significant, but the plan says very little about what measures are required to mitigate any impacts. This does not provide the Council with sufficient reassurance that there will not be an adverse impact upon communities in North West Leicestershire.

The transport modelling undertaken to support the plan is strategic in nature, a point acknowledged in the Charnwood Local Plan Further Analysis and Refinement report (page 59). From the transport modelling undertaken to support the plan it appears that that there will be an increase in traffic at the junction of Hallamford Road and along the B5324 (located in North West Leicestershire). The latter road passes through two villages in North West Leicestershire (Belton and Long Whatton) and so the Council is concerned to minimise any impacts upon these villages.

Whilst the transport modelling does identify an increase in traffic, due to the strategic nature of the modelling it would appear that the impact on Hallamford Road or B5324 is not considered to be such as to warrant any specific measures to be identified as part of the plan. This is confirmed at page 59 of the aforementioned report which concludes that *"none of the remaining or new congestion issues are considered severe. In the case of congestion local to specific developments, this will be assessed in more detail as part of each development's transport assessment when more information regarding development access points is available"*.

It is noted that policy INF2 is a generic policy which refers to development needing to mitigate the impacts on the local and strategic road network.

However, the Council believes that the plan would be more **effective** if policies HA32 to HA35 were to include a specific requirement to addressing any impacts upon both the local and strategic road network, and where such measures are known they should be specified.

The District Council hopes that there will be continuing dialogue between the two authorities so this matter can be resolved prior to Examination. The District Council would also welcome involvement with respect to the potential impact upon key strategic routes including the A512 and M1.

(Continue on a separate sheet /expand box if necessary)

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NWLDC propose the following additional requirement be added to Policies HA32 to HA35 as modifications:

“incorporates the provision of necessary offsite mitigation measures to address any adverse impacts upon the local and strategic highway network”

(Continue on a separate sheet /expand box if necessary)

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NWLDC is an adjoining authority and highway impacts could be a potential cross boundary issue.

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The Strategic Distribution Study (2021) forms part of the evidence base for the Charnwood Local Plan. The study identifies that there is need for additional strategic distribution space in the county in the period to 2041. Two of the six broad Areas of Opportunity which the study identifies extend into Charnwood Borough.

- Area 2 – between Syston and Ratcliffe-on-Soar, broadly following the A6, M1 and Midland Main Line transport corridors, and incorporating Loughborough (Road & Rail);
- Area 4 – to the north west of Leicester, broadly following the M1 and A511 transport corridors, incorporating Coalville and Shepshed (road only)

The expectation is that there will be agreement between the Leicester & Leicestershire authorities on how the unmet need will be met and it will be down to individual authorities to make their ascribed provision through their Local Plans.

The pre-submission plan does not allocate land for strategic distribution. The plan states that the borough council will work with the other Leicester & Leicestershire authorities to deliver logistics needs. Para 5.34 of the plan states that the borough council will use the other policies in the plan to determine planning applications for strategic warehousing.

However, the plan does not indicate how the council will bring forward land if any strategic B8 need is apportioned to the borough as a result of the Leicester & Leicestershire joint working. The study identifies that that need is likely to arise from mid 2030s onwards but as this plan runs to 2037 it is still a matter to be addressed and one which the plan could be more definitive about. If land needs to be found this should be achieved through a review of the Local Plan.

It is considered that the plan should set out the council's approach to allocating land, if required, through a review of the plan. This statement could be in the form of a policy in a similar style to Policy DS2 or, as a minimum, as part of the supporting text. This would help demonstrate that the plan has been **positively prepared** in respect of this issue (helping to meet objectively assessed needs) and **effective** (based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred).

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The matter could be addressed by including strategic distribution needs in Policy DS2. NWLDC's proposed modification is shown in underlined text.

**Policy DS2: Leicester and Leicestershire Unmet Needs**

Within 6 months of the agreement by all partners of the Statement of Common Ground for the apportionment of unmet housing and employment need and/or strategic distribution need, the Council will publish a review of this local plan. Should a full or partial update be triggered by the review, the Council will commence the update (defined as being publication of an invitation to make representations in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012) within 12 months of the publication of the review. Once the update has commenced the Council will submit the Plan Update to the Planning Inspectorate for Examination within a further 36 months of the date of commencement of the update.

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NWLDC is an adjoining authority and making adequate provision for strategic distribution is a cross boundary matter.

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