

**ROTHLEY
NEIGHBOURHOOD PLAN**

POLICY REVIEW

NOVEMBER 2016

1.0 Introduction

This document has been prepared by Jennifer Lampert from Jennifer Lampert Associates Ltd in consultation with Rothley Parish Council and the Rothley Neighbourhood Plan Steering Group. The purpose of this document is to review the extant policies relevant to the Rothley Neighbourhood Development Plan and to consider their context.

This review will therefore inform the content of the Neighbourhood Development Plan (NDP) and assist in setting any proposals within the proper context and support the policy framework identified for any proposals.

The following details are provided within the main body of this report:

2.0 What can and cannot be considered within a Neighbourhood Plan and what must be considered.

3.0 Policy Review: All policies relevant to the Plan and a note of the emerging policies and documents that will influence the eventual plan.

2.0 Legislative Matters: The ‘Basic Conditions’ and ‘Excluded Development’

Neighbourhood Development Plans must meet the following basic conditions which are set out under Schedule 10 Section 8(2) of the Town and Country Planning Act 1990 as amended and these state that:

1. They must be appropriate having regard to national policy
2. They must be in general conformity with the strategic policies in the development plan for the local area
3. They must be compatible with EU obligations
4. They must be compatible with human rights requirements
5. They must contribute towards achieving sustainable development

The details provided in section 3 of this report consider the relevant planning policies that effect the Rothley Parish Council area and which will be material considerations to the policies and proposals put forward in their Neighbourhood Development Plan.

The Basic Conditions as set out above relate to the principle of ‘general conformity with the strategic policies of the area.’ The term ‘general conformity’ is not defined in law but has been discussed in judgements particularly in regard to the relationship between Core Strategies and Local Plans. The adjective “general” would seem to introduce a degree of flexibility which will depend on the planning judgements being made and the particular circumstances of the case. For the purposes of policy making in the context of the Rothley Neighbourhood Plan the interpretation of ‘general conformity’ is that Neighbourhood Plans can deviate from the strategic policies of the local plan, provided that they do not conflict with or impact adversely on their deliverability and thus still remain in general conformity.

In this instance the test is to be applied to the new and different tier of policy formulation between the Neighbourhood Development Plan and the Strategic policy of a Local Plan.

The intention of the degree of flexibility is seen in the wording of section 183 of the National Planning Policy Framework (NPPF) which states “neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.” The advice contained in the NPPF is discussed in more detail in the next section.

The process of preparing a Neighbourhood Development Plan is discretionary that is undertaken by the community and the policies of that Plan require some degree of flexibility to ensure that the proposals will make a positive difference for the Community, whilst still remaining within the generality of the overall strategies of the Local Planning Authority. Those policies are identified within the Neighbourhood Development Plan itself and will be examined as part of the separate Basic Conditions Statement.

3.0 Relevant planning policy

The Development Plan for Charnwood Borough Council that is relevant to the Rothley Parish Council area consists of the Policies of the Charnwood Local Plan 2011 to 2028 Core Strategy that was adopted on 9th November 2015.

These policies replace for the most part the policies of the adopted Borough of Charnwood Local Plan 2004 (for a time span of 1991 to 2006) but some of those policies have been retained as “saved policies” and details of those policies are provided later in this report.

The Rothley Neighbourhood Development Plan (RNDP) needs to respect and generally conform with the Adopted Development Plan as well as having regard to the policies in the National Planning Policy Framework (NPPF).

Charnwood Borough Council started work in July 2016 on a revised Development Plan which will bring forward, expand and review the policies of the Adopted Core Strategy. The intention is to provide a single plan that takes the plan time span to 2036 and in doing so reviews the evidence and re-examines the vision, the strategy and the issues for the community within the Borough of Charnwood.

This emerging revised Development Plan document for Charnwood Borough Council is at an early stage of preparation. It will include the overall strategy for the district, alongside site allocations (where needed) and development management policies.

Representations on the scope of the emerging new Local Plan were invited in August 2016 in advance of an issues and options exercise due to be carried out in May 2017. A commentary on those details is provided later in this report.

This revised plan is likely to be adopted during the lifetime of the Rothley Neighbourhood Development Plan and the RNDP needs to be “appropriately in line” with that plan. For this reason ongoing liaison should take place with Charnwood Borough Council, the Local Planning Authority.

National Planning Policy Framework (NPPF) published March 2012

The basic conditions, as set out in the amended Town and Country Planning Act 1990, mean that the guidance set out in the NPPF provides one of the foremost material considerations against which the neighbourhood plan will be examined. This means that:

A draft neighbourhood development plan meets the basic conditions if —

(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development

plan,

(d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,

The core objectives of the NPPF relate to:

- Balancing the delivery of the most appropriate development (paragraphs 156 and 157)
- Ensuring that development is viable and deliverable (paragraph 173)
- That plans should be positive in nature (paragraph 186)
- That plans should embody the presumption in favour of sustainable development (paragraphs 8 and 183 to 186)

Balancing the delivery of the most appropriate development

Paragraph 156 of the NPPF identifies “that Local Planning Authorities should set out the strategic priorities for the area in the Local Plan and these should include strategic policies to deliver:

- the homes and jobs needed in the area
- the provision of retail, leisure and other commercial development
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management and the provision of minerals and energy (including heat)
- the provision of health, security, community and cultural infrastructure and other local facilities and
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.”

Paragraph 157 identifies that Local Plans should plan positively for development, be kept up to date and allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate.

This advice will be followed in the RNDP.

Ensuring that development is viable and deliverable:

The NPPF has various references to deliverability including positively seeking development opportunities, providing a practical framework for planning decisions and taking a positive approach to sustainable new development in the countryside and for neighbourhood plans they must be practical.

The emphasis on viability and deliverability is important because it links plan making to a realistic understanding of the development process.

Paragraph 173 succinctly identifies how plans should ensure viability and deliverability and states: “Plans should be deliverable. Therefore the sites and the scale of development identified in the plan should not be subject to such a scale of obligations

and policy burdens that their ability to be developed viably is threatened.” To ensure viability the advice offered is that “the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.”

That plans should be positive in nature:

In paragraph 186 Local Planning Authorities are advised that they should

“ approach decision taking in a positive way to foster the delivery of sustainable development,” and in paragraph 187 that “Local Planning Authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible.”

That plans should embody the presumption in favour of sustainable development:

Generally the NPPF confirms that the purpose of planning is to help achieve sustainable development and identifies in paragraph 7 the three dimensions to sustainable development namely:

- An economic role
- A social role
- An environmental role

Paragraph 8 of the NPPF reminds us that these roles should not be taken in isolation because they are mutually dependent and they should be sought jointly and simultaneously through the planning system.

The NPPF in paragraph 10 requires that plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

Paragraph 14 identifies what a “presumption in favour of sustainable development” is and what it means for plan-making and decision-taking.

For plan-making this means that:

“local planning authorities should positively seek opportunities to meet the development needs of their area and

Local Plans should meet objectively assessed needs with sufficient flexibility to adapt to rapid change.” - unless there are any adverse impacts or specific policies or material considerations indicate otherwise.

For decision-taking this means:

“approving development proposals that accord with the development plan without delay and

Where the development plan is absent, silent or relevant policies are out-of-date, granting permission.” - unless there are any adverse impacts or specific policies or material considerations indicate otherwise.

Paragraph 15 advises that policies in local plans should follow the approach of the presumption in favour of sustainable development with clear policies that will guide how the presumption should be applied locally.

Paragraph 16 reflects that the application of presumption will have implications for how communities engage in neighbourhood planning. Critically it will mean that neighbourhoods should:

- “develop plans that support the strategic development needs set out in Local Plans including policies for housing and economic development;
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan and
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.”

Paragraphs 183 to 185 of the NPPF identify the role of Neighbourhood Plans (now referred to as Neighbourhood Development Plans).

Paragraph 183 states “Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.”

The definition of sustainable development has already been identified above and is expressed as a three dimensional role of economic, social and environmental influences.

The Parish can set planning policies through the Neighbourhood Development Plan for the making of decisions on planning applications.

Paragraph 184 identifies that Neighbourhood Development Plans must be in general conformity with the strategic policies of the Local Plan and the relevant policies are discussed below.

Whilst Neighbourhood Development Plans should reflect these strategic policies and be in general conformity with them, paragraph 185 of the NPPF allows that the Neighbourhood Development Plan can provide specific policies of its own which will take precedence over existing non strategic policies of the Local Plan for that neighbourhood.

It is important to note that the NPPF advises in paragraph 186 that “decision taking should be approached in a positive way to foster the delivery of sustainable development”. The decision takers should work with the Neighbourhood Development Plan to ensure deliverability of the proposals in that plan wherever possible.

Planning Policy Considerations

With regards to planning policy considerations, the following ‘basic condition’, as set out in the amended TCPA 1990, sets out the importance of considering the strategic objectives of the adopted development plan when formulating Neighbourhood Plan policies:

(e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)

Otherwise, recommended best practice, as advised by DCLG, is that Neighbourhood Plans are also ‘appropriately in line’ with emerging strategic policies that are likely to be adopted during the lifespan of the Neighbourhood Plan. This will ensure that communities do not undertake abortive work, due to the presumption towards the more recently adopted policy, where conflict arises, as set out in Section 38(5) of the Planning and Compulsory Purchase Act 2004.

The Adopted Development Plan: Charnwood Local Plan 2011 to 2028 Core Strategy

This Core Strategy is the primary document of the Charnwood Local Plan which will provide a strategy for delivering growth for Charnwood up to 2028. The Strategy provides the vision, objectives and strategic policies for delivering growth.

It was to be the first of a suite of new development plan documents that would make up the Charnwood Local Plan and was to be followed by:

- Sites Allocations and Development Management Development Plan Document
- Proposals Map
- Infrastructure Delivery Plan
- Neighbourhood Plans
- Supplementary Planning Documents.

However the Government want now to see a single plan produced rather than a series of multiple documents so the intention now is to prepare for such a single plan that covers a longer period possibly to 2036. This will be the Emerging new Local Plan and will be discussed at the end of this document.

In addition the Council have produced a list of policies that are still “saved policies” of the previously adopted Borough of Charnwood Local Plan 2004 and these are detailed later in this report.

Policies of the Charnwood Local Plan 2011 to 2028

Core Strategy adopted 9th November 2015

Listed below are a summary of the main policies that relate to the circumstances of the Parish of Rothley in the production of their Neighbourhood Plan. However it may be that as the work on the production of the RNDP progresses other policies may become important and these will be identified as required.

Strategic objectives:

In developing the objectives for the RNDP regard will be had to the strategic objectives including:

SO1: to reduce the need to and distance of travel by car and increase use of walking, cycling and public transport.

SO2: to secure the provision of accessible facilities and services to meet the needs of all local people having regard to the particular needs of the young, old and hard to reach.

SO3: to promote health and wellbeing

SO6: to promote stronger, cohesive and balanced communities having regard to changes in demographics, for example influencing the type of housing provision

SO8: to develop integrated transport schemes and measures to improve safety and reduce the adverse environmental and other impacts of traffic on local communities

SO9: to protect the historic environment and identity of the Borough's locally distinctive towns, villages and neighbourhoods

SO11: to protect the special and distinctive qualities of all landscapes

SO13: to create distinctive and quality places for local people by requiring high design and increasing higher environmental standards in new development

SO17: to meet needs for homes, including affordable housing

SO19: to encourage the local economy towards a higher share of higher value, higher quality, innovative industries and services

The development strategy included the proposal for a sustainable urban extension on land to north of Birstall and north of the A46 for at least 1500 homes and up to 15 hectares of employment and this is identified in paragraphs 4.26 and 4.31. This would bring development close to the southern edge of Rothley and this is an important consideration for the RNDP.

Rothley is identified as a service centre in paragraph 4.43 with a range of facilities and a community of at least 3,000 people and good transport links.

The Ridgeway area of Rothley is regarded as a small village where the Council consider that Neighbourhood Plans should be used if the community "wish to see small scale development where this meets an identified local housing or economic need that realises a genuine improvement in the services and facilities" as identified in paragraphs 4.52 to 4.56.

Policy CS1 Development Strategy

This policy includes the identification of “a direction of growth for approximately 1,500 homes as part of a sustainable urban extension to the north of Birstall, delivering approximately 1,345 homes and up to 15hectares of employment land by 2028 and the remaining homes beyond the plan period as part of a comprehensive development.”

As the development has been identified in the Charnwood Local plan 2011 to 2028 Core Strategy it would not be appropriate for the Neighbourhood Plan to seek to change or amend the strategic elements. Equally it is important that this sustainable urban extension has due regard to the impact on the landscape and wider environment that effects the Parish of Rothley.

In developing the details of the Rothley Neighbourhood Plan due regard will be paid to the influence of the sustainable urban extension on nature conservation, vehicular access and traffic and a need to ensure that any housing development that takes place helps to meet the housing and other development needs of Rothley Parish.

It also identifies the role of Rothley as a Service Centre (one of 7 such villages) and the intention of providing for at least 3,000 homes and 7 hectares of employment land whilst safeguarding services and facilities and responding positively to sustainable development...These proposals would be distributed amongst the 7 Service Centres between 2011 and 2028.

Policy CS1 also indentifies the need to safeguard services and facilities and positively respond to development that meets a specific local social or economic need in the smallest settlements that includes Ridgeway Area of Rothley.

Policy CS2 High Quality Design

This policy requires new developments to respond positively to their context and to reinforce the sense of place and lists 6 criteria against which proposals would be judged including the need to respect and enhance the character of the area, protect amenities, provide attractive and well managed safe public and private spaces.

Policy CS3 Strategic Housing Needs

The Council identified the need to deliver at least 13,940 new homes between 2011 and 2028 and have included within this policy a requirement for affordable homes within new housing developments. Paragraph 5.16 describes the 3 types of affordable housing needed namely social rent, affordable rent or intermediate housing, which is a low cost home ownership option.

In the case of the “direction of growth north of Birstall” the requirement target for affordable housing would be 30%.

On sites of 10 dwellings or more in the service centre of Rothley the requirement target for affordable housing would be 40%.

If any development on sites of 5 dwellings or more was to be proposed in the Ridgeway Area of Rothley the affordable housing target would be 40%.

Policy CS6 Employment and Economic Development

This policy supports the provision of new employment sites in accordance with the requirements of Policy CS1. It also encourages new opportunities for small scale high quality business units and offices and promoting business and employment regeneration opportunities.

Policy CS9 Town Centres and Shops

Rothley is regarded as a “Local Centre” which should continue to provide for the day to day needs of the community. Policy CS9 is predominantly focused on town centre development and support for retail provision within sustainable urban extensions.

With reference to Local Centres the Council will “encourage development that supports the vitality and viability where it is physically integrated into the defined centre and of an appropriate scale for that centre.”

The boundaries of the Local Centre were to be identified through the Sites Allocations and Development Management Development Plan Document, but that document is not now being produced, so the details will be examined via the emerging revised Local Plan.

Policy CS10 Rural Economic Development

The Council’s aim is to support the regeneration and diversification of the rural economy while protecting the character and appearance of the countryside and rural communities.

Policy CS10 seeks to maximise the potential of the rural economy by 2028 by:

- allowing approximately 7 hectares of employment land to be developed between the 7 designated Service Centres (of which Rothley is one)
- Supporting sustainable growth and expansion of businesses in rural areas by conversion of existing buildings and well designed new buildings
- Supporting farm diversification
- Supporting communications networks
- Supporting tourism and leisure facilities

Providing that the scale and character of the development causes no detriment to the character and appearance of the countryside.

Policy CS11 Landscape and Countryside

Rothley is located within the Charnwood Forest landscape character area and also contains Areas of Local Separation.

Policy CS11 advises on the need to support and protect the character of the landscape and countryside by:

- requiring new developments to protect landscape character and reinforce sense of place and local distinctiveness by taking account of the relevant Landscape Character Assessments
- providing mitigation to reduce the impact on tranquillity
- supporting rural economic development or residential development in accordance with policy CS10
- supporting the provision of community services and facilities that meet proven local needs as identified by a Neighbourhood Plan
- supporting rural communities by allowing housing development for local needs in accordance with Policy CS3.

Policy CS 11 stresses the need to protect the predominantly open and undeveloped character of Areas of Local Separation unless new development clearly maintains the separation between built up areas of these settlements.

Policy CS 12 Green Infrastructure

This policy is aimed at protecting and enhancing the green infrastructure for their community, economic and environmental values and supporting the aims of the National Forest Strategy and supporting development in Green Wedges.

Policy CS13 Biodiversity and geodiversity

Developments that protect biodiversity and geodiversity and those that enhance, restore or re-create biodiversity will be supported.

Policy CS14 Heritage

This policy is aimed at conserving and enhancing the historic assets for their own value and for the community, environmental and economic contribution they make.

One of the key aims is to “support the viable and sustainable use of heritage assets at risk of neglect or loss providing such development is consistent with the significance of the heritage asset, especially where this supports tourism or business development”

Conserving and enhancing the historic assets would be achieved by the preparation Conservation Area Character Statements, Landscape Character Assessments and Appraisals and Village Design Statements.

There are two Conservation Areas in Rothley. The Rothley Conservation Area designated in December 1972 and extended to include the Rothley Ridgeway Conservation Area in January 2010.

Policy CS15 Open Spaces, Sport and Recreation

New developments will be required to meet the standards set out in the Council's Open Space Strategy, having regard to local provision and viability.

This would also include “responding positively to development which contributes to open space, sport and recreation provision, including Local Green Space, identified through a Neighbourhood Plan or similar robust community led strategy”

Policy CS16 Sustainable Construction and energy

This policy is aimed at adapting and mitigating against the effects of climate change by encouraging sustainable design and construction and provision of renewable energy, where it does not make development unviable.

The policy contains 13 examples of ways to achieve this aim including:

- requiring the Design and Access Statements for major developments to demonstrate how the need to reduce emissions has influenced the design, layout and energy source used and
- encouraging the effective use of land by re-using land that has been previously developed, provided that it is not of high environmental value.

Policy CS17 Sustainable Travel

This policy is based on the aim to reduce reliance on the car by helping our community to make journeys by walking, cycling and public transport, especially for shorter trips to work and school.

It states: “ By 2028 we will seek to achieve a 6% shift from travel by private car to walking, cycling and public transport by: actions that include

- “requiring new major developments to provide walking, cycling and public transport access to key facilities and services
- securing contributions from our sustainable urban extensions towards improvements to public transport corridors into Leicester City and Loughborough in accordance with Policy CS19, CS20 and CS22”

Policy CS18 The Local and Strategic Road Network

This policy follows the strategic goals of the Leicestershire Local Transport Plan 3 (2011-2026) to:

- support a prosperous economy and growing population
- be efficient, resilient and well managed and maintained
- help to reduce the carbon footprint
- address inequalities in access to transport
- improve safety
- improve the quality of life of Leicestershire residents

The policy states “We will maximise the efficiency of the local and strategic road network by 2028 by:

Delivering sustainable travel improvements in accordance with policy CS17

Requiring our strategic developments to deliver an appropriate and comprehensive package of transport improvements in accordance with policies CS19, CS20, CS21, CS22 and CS23 and

Requiring other network improvements as identified by appropriate Transport Assessments.”

Policy CS20 North of Birstall Direction of Growth

This policy brings a sustainable urban extension in the direction of Rothley from the existing principal urban area of Birstall. It will be to the north of the A46, west of the A6, east of the Great Central Railway and to the south and west of the Broadnook Spinney.

The approach is to create a new garden suburb to reflect the pioneering work started during the early part of the twentieth century along the Great Central Railway. The development is expected to continue the tradition of the Garden Suburb housing associated with the Great Central railway and illustrated by the development at the Ridgeway in Rothley, part of the unfinished Rothley Garden Suburb.

Policy CS20 is very detailed and begins by identifying the direction of growth to the north of Birstall “for a sustainable urban extension to deliver a garden suburb of approximately 1,500 homes. The development will make a significant contribution to meeting our housing needs by delivering approximately 1,345 homes by 2028 and the remaining homes beyond the plan period.”

The policy identifies in detail specific requirements that include:

Housing: includes

seeking 30% affordable homes to meet local needs in accordance with Policy CS3.

seeking a range of tenures, types and sizes of homes in accordance with policy CS3

supporting extra care housing

Employment:

providing up to 15 hectares of employment land to help meet our strategic and local employment needs in accordance with policy CS6.

Community Facilities: includes

providing a primary school

contributing to the provision of secondary school places

providing one accessible Local Centre

supporting the provision of excellent electronic communications

Transport: includes

requiring well connected street patterns and walkable neighbourhoods that provide high quality safe and direct walking, cycling and public transport routes in accordance with policy CS17

requiring a comprehensive package of transport improvements in accordance with Policies CS17 and CS18

appropriate access arrangements including a connection to the A6 and Rothley

Environment: includes

protecting the separate identity of Wanlip, Rothley and Rothley Conservation Area

protecting historic and archaeological features including the setting of Rothley Park and Rothley Conservation Area in accordance with Policy CS14

requiring development that provides appropriate Sustainable Drainage Systems and flood alleviation measures and where possible reduces flood risk associated with the Rothley Brook in accordance with policy CS16

providing an accessible, comprehensive and high quality network of multi functional green spaces in accordance with our open space standards and policies CS15 and CS12 and garden suburb principles

Within the content of Policy CS20 the Council indicated that the details for the “north of Birstall direction of growth” would be allocated as a specific site in the Site Allocations and Development Management Development Plan Document. It is understood that this approach has now been superseded and that the details will be provided as part of the review of the New Local Plan.

Policy CS24 Delivering Infrastructure: includes

The aim is to manage and mitigate the direct local impacts of developments on existing infrastructure and community by:

- Ensuring that development contributes to the reasonable costs of on site and where appropriate off site infrastructure arising from the proposal through the use Section 106 and Section 278 agreements
- Considering the use of a Community Infrastructure Levy. (CIL)
- Monitoring and reviewing the implementation of the infrastructure Delivery Plan on an annual basis to influence investment programmes and decisions.

Policy CS25 Presumption in Favour of Sustainable Development: includes

This policy advises that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

Planning applications that accord with the policies of this Local Plan (and where relevant with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Borough of Charnwood Local Plan (2004) Saved Policies

These policies are “material considerations” when determining planning applications as they are “saved policies” from the earlier Borough of Charnwood Local Plan (2004)

The policies most relevant to Rothley include:

Policy ST/2 Limits to Development

This states that built development will be confined to allocated sites and other land within the Limits of Development identified on the Proposals Map, subject to the specific exceptions set out in this Plan.

Policy EV/1 Design

The Borough Council will seek to ensure a high standard of design in all new developments.

This policy identifies 9 criteria against which new development will be assessed including the need to respect and enhance the local environment, the proposal is of a design, layout, scale and mass compatible with the locality, safeguards important viewpoints, landmarks and skylines and safeguards amenities of adjoining properties.

Policy H17 Extensions to Dwellings

This policy sets out four criteria against which proposals for extensions would be assessed.

- i) It remains compatible in scale, mass, design and use of materials with the original dwelling
- ii) It would not appear as an intrusive or incongruous feature in the street scene to the detriment of visual amenities
- iii) It would not prove detrimental to the amenities of occupiers or nearby properties by reason of overshadowing, dominance or substantial loss of privacy or light
- iv) It would not involve the removal of areas of existing landscaping important to the character of the location.

Policy E5 New Employment Areas

Policy E5(e) Land at Rothley Lodge, East of A6 bypass Rothley

This confirms that planning permission will be granted for employment development on land at Rothley Lodge subject to 7 criteria that include the provision of the necessary highway improvement works, primary vehicular access to be from the A6 bypass,

substantial structural landscaping, buildings to be designed to minimise any adverse impact on the landscape character and improved access for pedestrians and cyclists.

Policy CT/1 General Principles for Areas of Countryside, Green Wedge and Local Separation

This policy deals with land lying outside the defined Limits to Development is variously identified on the Proposals Map as Countryside, Green Wedge and Areas of Local Separation and states that development within these areas of generally open land will be strictly controlled.

It identified that planning permission would be granted for the re-use and adaptation of rural buildings and small scale new built development where it was related to agriculture and the rural economy and facilities for recreation or leisure.

Policy CT/2 Development in the countryside

This supports development in the countryside and the range of developments that are acceptable in principle are those defined in Policy CT/1

Policy CT/4 Development in Areas of Local Separation

This policy defines the character of areas of local separation and only development that did not reduce the predominantly open and undeveloped character of the area and did not reduce the already narrow gap between settlements will be permitted.

Areas of local separation include:

Land between Mountsorrel/Rothley (East and west of Mountsorrel Lane)

Land that includes the Ridgeway Area of Rothley.

Policy CT/13 Riding Stables, Kennels and similar establishments

This policy provides advice on the circumstances where buildings and uses for equestrian purposes would be acceptable.

Policy CT14 Replacement dwellings

This policy provides advice and lists 6 criteria where a replacement dwelling would be acceptable.

Policy TR/12 Safeguarding the Great Central Railway Corridor

The main aim of this policy is to protect the operation of the railway and its ability to provide additional transport routes and facilities in the future.

Policy CF/1 Retention of existing community facilities

This policy is aimed at the protection and retention of established community facilities.

Other guidance:

In addition to the saved policies identified above, as background evidence for the Neighbourhood Plan the Steering Group Will refer to the emerging Housing Supplementary Planning Guidance .

Emerging new Charnwood Local Plan: July 2016

This is to be the new Local Plan replacing and expanding the Core Strategy and likely to extend the period of the Plan from 2028 to 2036.

in July 2016 Charnwood produced a Consultation Document inviting comments on the scope and contents of a new local plan for Charnwood as the first formal step in the preparation of that plan and representations on the scope of the plan were invited up to the 23rd August 2016.

The Council intend to prepare a report setting out the responses and to use the responses received as a trigger for further evidence collection.

It is understood that an issues and options exercise is expected to be undertaken by the Borough of Charnwood in May 2017.

As part of the review of the Local Plan the Council have undertaken background research to inform the development of the plan.

One of the reports that was prepared and is of interest to the evidence gathering for the Rothley Neighbourhood Plan is “ Green Wedges, Urban Fringe, Green Infrastructure Enhancement Zones and Areas of Local Separation” Produced 22nd March 2016.

This report includes a plan showing the proposed strategic housing site north of Birstall as indicated on drawing no 003 Planning applications and Strategic Sites.

To the north of that land is proposed area of separation (PALS-3) that lies between the strategic site and the built up areas of Rothley. This is shown on drawing no 5.1b Recommended Designations.

Part of this proposed designation lies within the neighbourhood plan area and the remainder is an important planning constraint that should be included within the evidence gathering informing the content of the neighbourhood plan.

Detailed consideration of this report should form part of the evidence gathering for this neighbourhood plan under both the housing and environment sections.

This report along with other emerging reports from Charnwood Borough Council should be kept under review as the neighbourhood plan progresses.

Jennifer Lampert BA (Hons), DipTP, MRTPI

November 2016.

