



CHARNWOOD LOCAL PLAN 2021-2037

EXAM 84

# Pre-Submission Draft Charnwood Local Plan 2021- 2037

## Proposed Changes to Pre-Submission Policies Map 1 and Policies Map 2

July 2024

# Introduction

The Policies Maps accompany the Local Plan and provide a spatial expression of the policies in the plan; however, they do not form part of the development plan itself. As such, the Inspectors are unable to recommend main modifications to them, however, as it is important that they are up-to-date and factually correct, the Council has prepared a number of proposed changes, and these are included in Tables 1 and 2 and illustrated in the following three appendices:

- Appendix A: Policies Map 1
- Appendix B: Extract Maps of Loughborough Urban Centre, Urban Settlements, Service Centres and Other Settlements
- Appendix C: Policies Map 2

To ensure consistency in the approach to settlements, a number of principles have been applied to the changes made to the Policies Maps. These are detailed below and also help to clarify the approach taken by the Council:

- a) Sites with planning permissions to 31 March 2024 have been included within the Limits to Development to ensure the Policies Map is up to date and consistent with monitoring data within the Plan. Where a site has full planning permission or reserved matters, the Limits to Development follow the proposed built form. Where a site has outline planning permission or outline approval subject to s106 agreement, the red line site boundary of the permission has been used to define the Limits to Development.
- b) Housing Allocations (Policy DS3 HA1-69) and Sustainable Urban Extensions (LUA2, LUA3 and LUC2) have been included within the Limits to Development.
- c) The Countryside designation has been amended to reflect revised Limits to Development
- d) The Green Wedges designation has been revised to reflect the boundaries recommended in the Settlement Limits to Development Assessment 2018 (EB/DS/5 and EB/DS/5a) and to take account of the Housing Allocations, Sustainable Urban Extension Sites and sites with planning permission to 31 March 2024.
- e) The Areas of Local Separation designation has been amended to reflect the boundaries recommended in the Settlement Limits to Development Assessment 2018 (EB/DS/5 and EB/DS/5a) and to take account of the Housing Allocations, Sustainable Urban Extension Sites and sites with planning permission to 31 March 2024).
- f) If a Neighbourhood Plan was 'made' after the Settlement Limits to Development Assessment was published in 2018, the Limits set out in the Neighbourhood Plan have been used. In all other cases, the recommendations in the Settlement Limits to Development Assessment have been used.
- g) Employment Allocations and 'existing employment sites' which are located adjacent to the built form, have not been included within the Limits to Development, unless they are located within a Housing Allocation, Sustainable Urban Extension or they have

been included within the Limits to Development in a made Neighbourhood Plan (as explained in (g) above).

- h) The 'committed employment sites' have been removed from the Policies Map. This is because they relate to five sites with planning permission and four of them are covered by the 'existing employment sites' notation. The remaining site not covered by the designation lies to the north of Syston and has a lapsed planning permission.
- i) For Policies Map 2, where Opportunity Areas for solar energy overlap with Sustainable Urban Extension Sites, Housing and Employment Allocations, these 'cross-over' areas have been removed.

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**Table 1: Proposed Changes to Pre-Submission Policies Map 1**

The first row in the table below includes the generic proposed changes to the whole Borough. The following rows include specific proposed changes for each settlement. The settlements are listed in order of Loughborough Urban Centre followed by Urban Settlements, Service Centres and Other Settlements.

Proposed Change Reference	Map	Location	Proposed Change	Reason for Change
PC1	Generic Changes to Policies Map 1	Whole Borough	<ul style="list-style-type: none"> <li>a) Notation for Charnwood Borough boundary has been amended.</li> <li>b) Leicester Urban Area has been added.</li> <li>c) Loughborough Urban Centre has been added.</li> <li>d) Shepshed Urban Settlement has been added.</li> <li>e) Notation for Limits to Development has been amended to include Housing Allocations (see PC2, PC3, PC4, PC5, PC6, PC7, PC8, PC10, PC11, PC12, PC14, PC15, PC16, PC18, PC19, PC20 and PC21 for settlement specific changes).</li> <li>f) Notation for Limits to Development has been amended to include Sustainable Urban Extension Sites (see PC2, PC4 and PC5 for settlement specific changes).</li> <li>g) Sites with planning permission to 31 March 2024 have been included in the Limits to Development to ensure the Policies Map is up to date (see PC2, PC3, PC7, PC9, PC11, PC12, PC13, PC14, PC17, PC18, PC22 and PC23 for settlement specific changes).</li> <li>h) Notation for “Existing Good Quality Employment Sites” has been retitled to “Existing Employment Sites”.</li> <li>i) Notation for Sustainable Urban Extension Sites has been amended.</li> <li>j) Sustainable Urban Extension Sites have been shown without internal uses</li> <li>k) Notation for Countryside has been updated to exclude Housing Allocations, Sustainable Urban Extension Sites and sites with planning permission to 31 March 2024 to ensure the Policies Map is up to date.</li> <li>l) Notation for East Midlands Airport Safeguarded Area has been added so that Policy CC3 is effective.</li> <li>m) Notation for Green Wedges has been updated to exclude Housing Allocations, Sustainable Urban Extensions and sites with planning permission to 31 March 2024 to ensure the Policies Map is up to date.</li> <li>n) Notation for Areas of Local Separation layer has been updated to exclude Housing Allocations, Sustainable Urban Extensions and sites with planning permission to 31 March 2024 to ensure the Policies Map is up to date.</li> <li>o) Notation for Charnwood Forest Regional Park has been amended.</li> <li>p) Notation for National Forest has been amended.</li> <li>q) Key box has been updated so that the notations are sorted in order of policies in the Local Plan and for presentational purposes.</li> </ul>	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC2	Policies Map 1	Loughborough Urban Centre	<ul style="list-style-type: none"> <li>a) Notation for Limits to Development has been amended to include Housing Allocations HA15, HA16, HA17, HA18, HA19, LUC2 West of Loughborough SUE and site with planning permission P/16/1054/2.</li> <li>b) Notation for Baxter Gate Opportunity Site has been amended.</li> <li>c) Notation for Open Space / Outdoor Sports Pitches has been amended to include land allocated for Loughborough Town Football Club at Dishley Grange. (Note this falls outside the Loughborough Urban Centre boundary).</li> <li>d) A triangular piece of land near Mucklin Wood (on the edge of the Grange Park housing estate in Loughborough), which is a privately owned land, has been removed from the Open Space / Outdoor Sports Pitches notation.</li> </ul>	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.

Proposed Change Reference	Map	Location	Proposed Change	Reason for Change
			e) A new inset diagram of Loughborough Town Centre has been added so that it is easier to see the notations in this area.	
PC3	Policies Map 1	Shepshed Urban Settlement	a) Notation for Limits to Development has been amended to include Housing Allocations HA30, HA31, HA32, HA33, HA34, HA35, HA37, HA38, HA39, HA40, HA41 and sites with planning permission P/21/0027/2 and P/22/2229/2. b) Site boundary for Housing Allocation HA33 has been amended to reflect the land being promoted and the sites relationship with the Black Brook c) Notation for Housing/Employment Allocation HA30 and ES6 has been amended to one colour to provide clarity that the allocation is mixed use.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC4	Policies Map 1	Birstall Urban Settlement	a) Notation for Limits to Development has been amended to include Housing Allocation HA14 and LUA3 North of Birstall SUE.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC5	Policies Map 1	Thurmaston Urban Settlement	a) Notation for Limits to Development has been amended to include Housing Allocations HA7, HA8 and LUA2 North East of Leicester SUE. b) Housing Allocation HA7 has been split into two separate parcels to reflect the new road for LUA2 North East of Leicester. HA7 is now shown as a separate allocation to LUA2. c) Overlap of LUA2 notation over HA7 notation has been removed.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC6	Policies Map 1	Syston Urban Settlement	a) Notation for Limits to Development has been amended to include Housing Allocations HA1, HA2, HA3 and HA4. b) Notation for Limit to Development 'island' to the left of Syston has been removed as there is no built development there. c) Notation for Areas of Local Separation has been amended to include Queniborough cemetery including the play area.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC7	Policies Map 1	Anstey (Service Centre)	a) Notation for Limits to Development has been amended to include Housing Allocations HA12, HA13, HA43 and HA44 and site with planning permission P/23/0191/2. b) Notation for Open space / Sport Pitches on the rear of Falcon Road, Anstey (east of Housing Allocation HA43) has been extended north to cover the whole field.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC8	Policies Map 1	Barrow upon Soar (Service Centre)	a) Notation for Limits to Development has been amended to reflect those in the Barrow upon Soar Neighbourhood Plan 'made' in May 2018. b) Notation for Limits to Development has been amended to include Housing Allocation HA45, HA46, HA47, HA48 and HA49. c) Site boundary of Housing Allocation HA48 has been expanded to enable a new 1 form entry primary school to be provided on the site.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC9	Policies Map 1	Mountsorrel (Service Centre)	a) Notation for Limits to Development has been amended to reflect site with planning permission P/20/2361/2.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC10	Policies Map 1	Quorn (Service Centre)	a) Notation for Limits to Development has been amended to include Housing Allocation HA50.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC11	Policies Map 1	Rothley (Service Centre)	a) Notation for Limits to Development has been amended to include Housing Allocation HA51, HA52 and site with planning permission P/20/2140/2. b) Notation for Limits to Development has been amended to include new school building. c) Southern part of Housing Allocation HA51 has been removed as this area is no longer being promoted.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.

Proposed Change Reference	Map	Location	Proposed Change	Reason for Change
PC12	Policies Map 1	Sileby (Service Centre)	a) Notation for Limits to Development has been to include Housing Allocations HA53, HA54, HA56 and sites with planning permission P/21/0491/2 and P/21/2131/2.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC13	Policies Map 1	Burton on the Wolds (Other Settlement)	a) Notation for Limits to Development has been amended to reflect sites with planning permission P/21/0615/2, P/21/2014/2, P/21/2028/2 and P/21/1105/2.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC14	Policies Map 1	Cossington (Other Settlement)	a) Notation for Limits to Development has been amended to include Housing Allocation HA59 and site with planning permission P/21/0491/2. b) Notation for Limits to Development 'island' to the south west of Cossington has been removed as there is no built development there.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC15	Policies Map 1	East Goscote (Other Settlement)	a) Notation for Limits to Development has been amended to include Housing Allocation HA60.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC16	Policies Map 1	Hathern (Other Settlement)	a) Notation for Limits to Development has been amended to include Housing Allocations HA61 and HA63. b) Notation for Limits to Development has been amended to show Housing Allocation HA63 connected to Hathern rather than as a separate island with its own Limits to Development.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC17	Policies Map 1	Markfield (within Newtown Linford parish) (Other Settlement)	a) Notation for Limits to Development has been amended to reflect site with planning permission P/21/1260/2.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC18	Policies Map 1	Queniborough (Other Settlement)	a) Notation for Limits to Development have been amended to reflect those in the Queniborough Neighbourhood Plan 'made' in June 2021. b) Notation for Limits to Development has been amended to include Housing Allocations HA64, HA65 and sites with planning permission P/20/2349/2 and P/20/2380/2.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC19	Policies Map 1	Rearsby (Other Settlement)	a) Notation for Limits to Development has been amended to reflect those in the Rearsby Neighbourhood Plan 'made' in December 2021. b) Notation for Limits to Development has been amended to include Housing Allocation HA66.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC20	Policies Map 1	Thrussington (Other Settlement)	a) Notation for Limits to Development has been amended to reflect the Thrussington Neighbourhood Plan 'made' in September 2018. b) Notation for Limits to Development has been amended to include Housing Allocations HA67 and HA68. c) Site boundary of Housing Allocation HA67 has been amended to remove a dwelling.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC21	Policies Map 1	Thurcaston (Other Settlement)	a) Notation for Limits to Development has been amended to reflect the 2018 Limits to Development Assessment as these supersede the Thurcaston and Cropston Neighbourhood Plan 'made' in December 2016. b) Notation for Limits to Development has been amended to include Housing Allocation HA69. c) Notation for Area of Local Separation location between Thurcaston and Cropston has been added to the Policies Map. The omission of this was a mapping error.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.
PC22	Policies Map 1	Woodhouse Eaves	a) Notation for Limits to Development amended to reflect site with planning permission P/20/2107/2.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.

Proposed Change Reference	Map	Location	Proposed Change	Reason for Change
		(Other Settlement)		
PC23	Policies Map 1	Wymeswold (Other Settlement)	a) Notation for Limits to Development has been amended to reflect sites with planning permission P/20/2044/2, P/21/1571/2, P/22/0647/2, P/22/0992/2, P/22/1385/2 and P/23/0271/2. b) Housing Allocation for 60 dwellings located at Wymeswold (non-specific site) has been removed.	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.

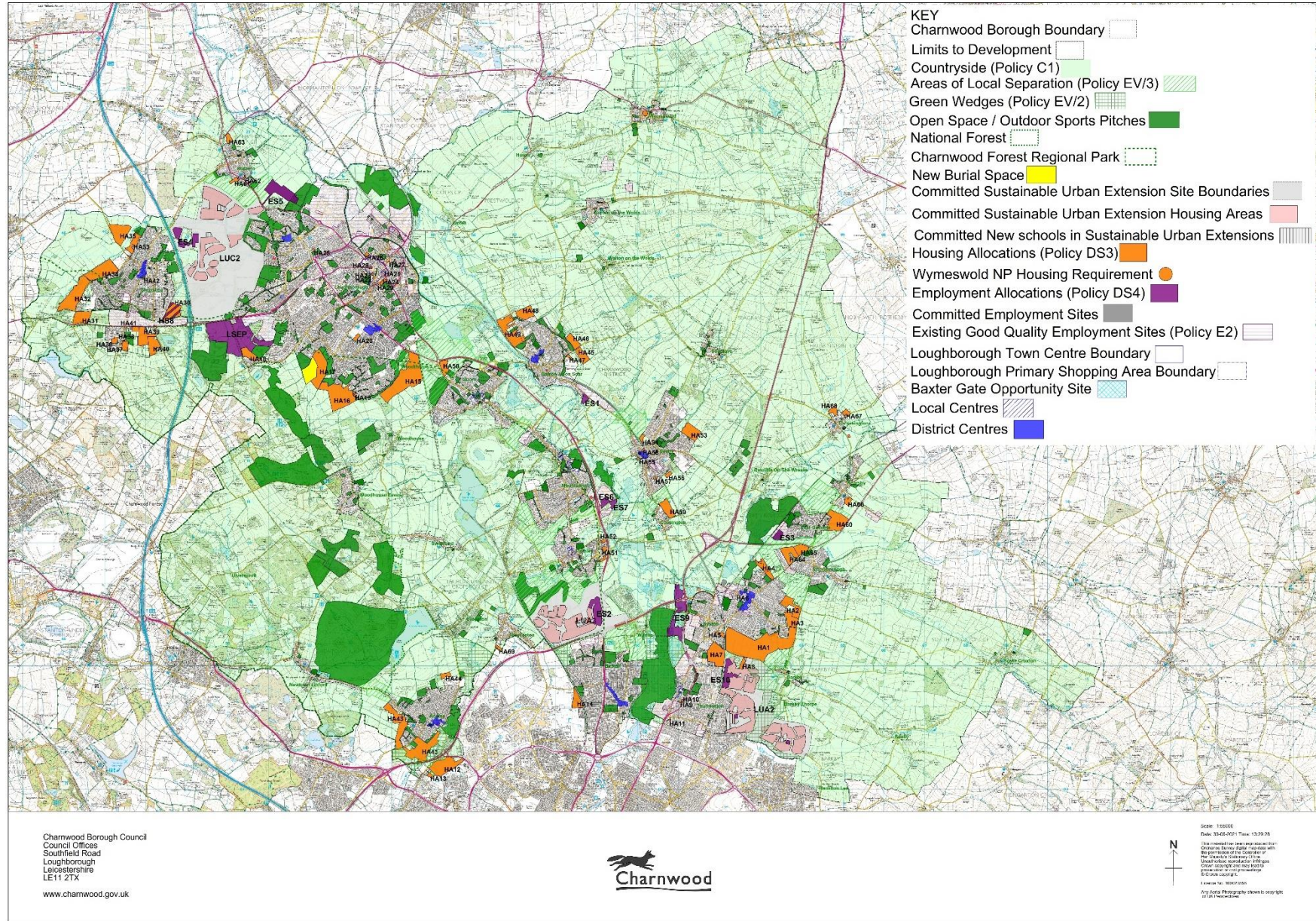
**Table 2: Proposed Changes to Submission Policies Map 2 – Suitable Wind & Solar Energy Locations**

Proposed Change Reference	Map	Location	Proposed Change	Reason for Modification
PC24	Policies Map 2	Whole Borough	<ul style="list-style-type: none"> <li>a) Suitable Wind Energy Locations which overlap with Housing and Employment Allocations have been removed.</li> <li>b) Suitable Solar Energy Locations which overlap with Housing and Employment Allocations have been removed.</li> <li>c) Key box has been updated for presentational purposes.</li> </ul>	To illustrate geographically the application of the policies in the plan and to ensure the map is effective.



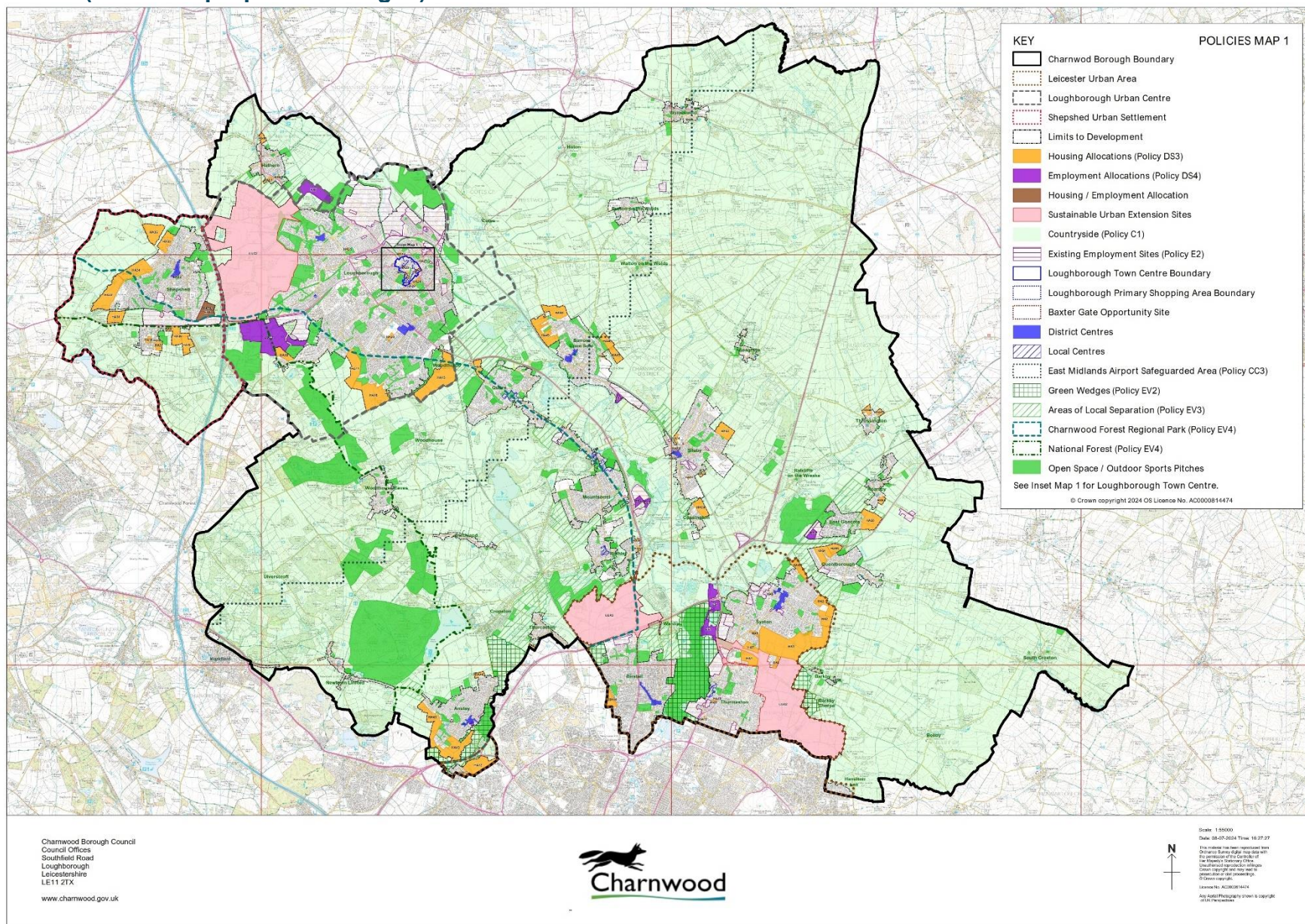
# Appendix A: Policies Map 1 (Pre-Submission Draft version and updated version)

This appendix contains the Pre-Submission Draft version ('before') and updated version ('after') based on the proposed changes to Policies Map 1. See PC1 to PC23 in Table 1 for further details.



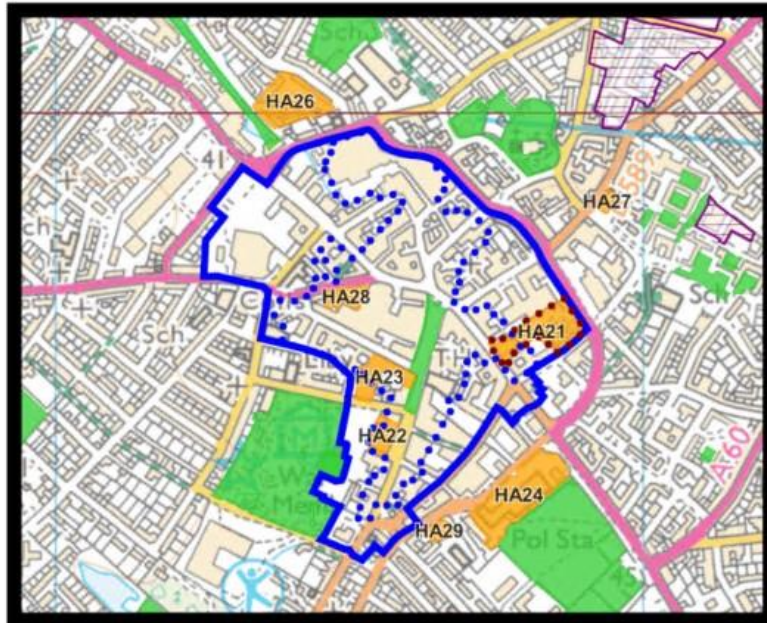
Proposed Changes to Pre-Submission  
 Policies Map 1 and Policies Map 2

# Updated version (based on proposed changes)



Proposed Changes to Pre-Submission Policies Map 1 and Policies Map 2

# Inset Map 1



KEY Loughborough Town Centre 

-  Housing Allocations (Policy DS3)
-  Existing Employment Sites (Policy E2)
-  Loughborough Town Centre Boundary
-  Loughborough Primary Shopping Area Boundary
-  Baxter Gate Opportunity Site
-  Open Space / Outdoor Sports Pitches

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## Appendix B: Extract Maps of Loughborough Urban Centre, Urban Settlements, Service Centres and Other Settlements (Pre-Submission Draft version and updated version)

This appendix contains extract maps showing in more detail, the Pre-Submission Draft version ('before') and updated version changes ('after') of Policies Map 1 for the following Settlements:-

### Urban Centre

- PC1 and PC2 Loughborough Urban Centre (including the West of Loughborough Sustainable Urban Extension)

### Urban Settlements

- PC1 and PC3 Shepshed Urban Settlement (Loughborough Urban Area)
- PC1 and PC4 Birstall Urban Settlement (Leicester Urban Area)
- PC1 and PC5 Thurmaston Urban Settlement (Leicester Urban Area)
- PC1 and PC6 Syston Urban Settlement (Leicester Urban Area)

### Service Centres

- PC1 and PC7 Anstey
- PC1 and PC8 Barrow upon Soar
- PC1 and PC9 Mountsorrel
- PC1 and PC10 Quorn
- PC1 and PC11 Rothley
- PC1 and PC12 Sileby

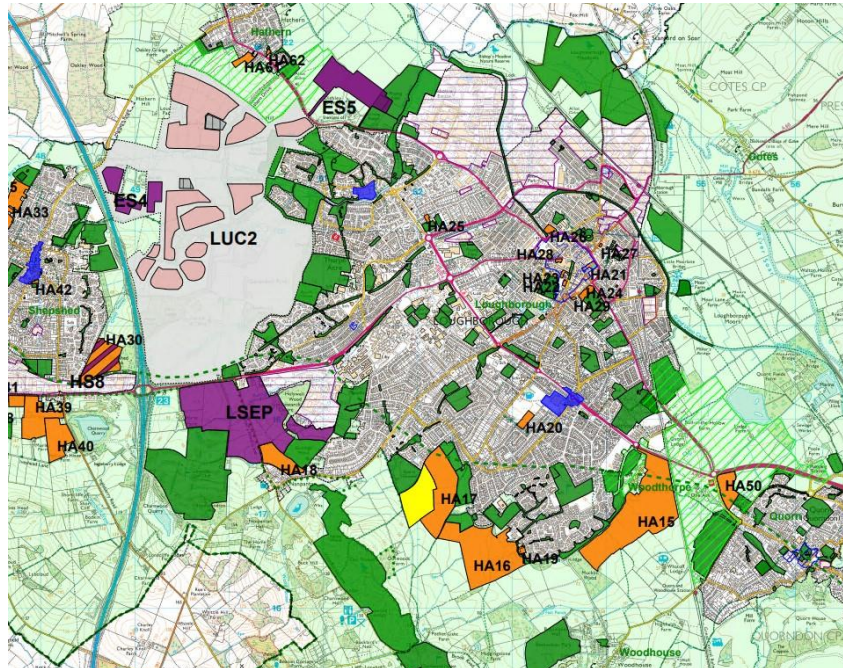
### Other Settlements

- PC1 and PC13 Burton on the Wolds
- PC1 and PC14 Cossington
- PC1 and PC15 East Goscote
- PC1 and PC16 Hathern
- PC1 and PC17 Markfield (within Newtown Linford Parish)
- PC1 and PC18 Queniborough
- PC1 and PC19 Rearsby
- PC1 and PC20 Thrussington
- PC1 and PC21 Thurcaston
- PC1 and PC22 Woodhouse Eaves
- PC1 and PC23 Wymeswold

## LOUGHBOROUGH URBAN CENTRE

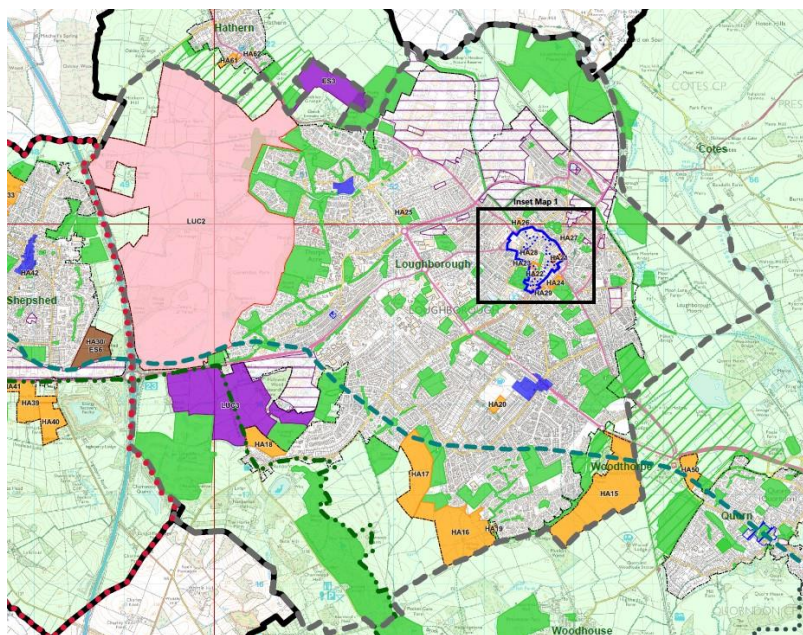
See PC1 and PC2 in Table 1 of the Schedule of Proposed Changes to Pre- Submission Policies Map 1 and Policies Map 2.

### **Pre-Submission Draft version**



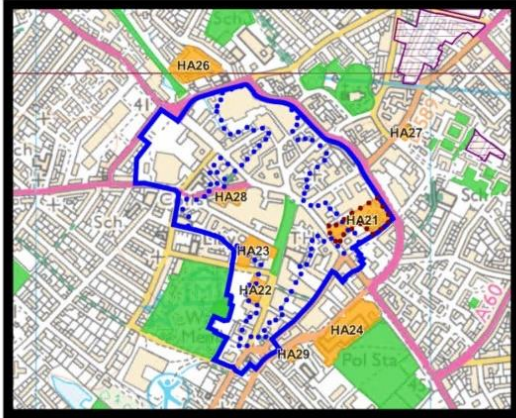
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### **Updated version (based on proposed changes)**



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### Inset Map 1



KEY Loughborough Town Centre 

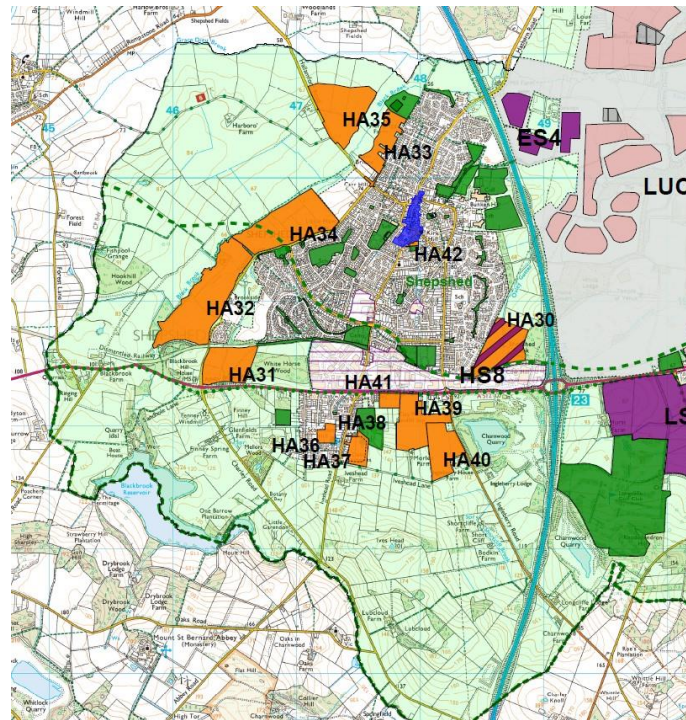
-  Housing Allocations (Policy DS3)
-  Existing Employment Sites (Policy E2)
-  Loughborough Town Centre Boundary
-  Loughborough Primary Shopping Area Boundary
-  Baxter Gate Opportunity Site
-  Open Space / Outdoor Sports Pitches

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## **SHEPSHED URBAN SETTLEMENT**

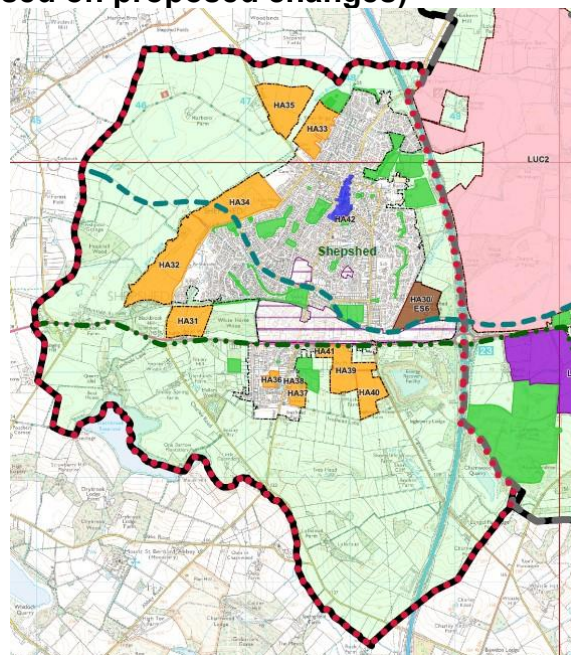
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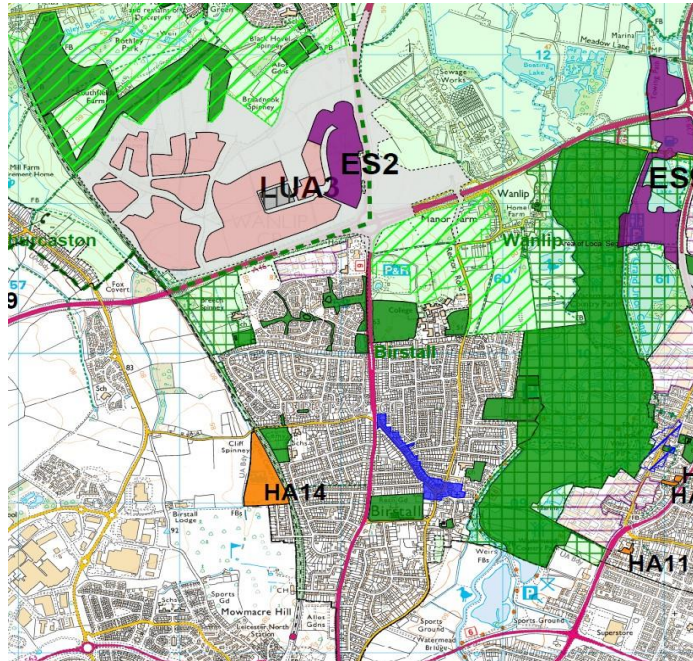
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## **Birstall Urban Settlement**

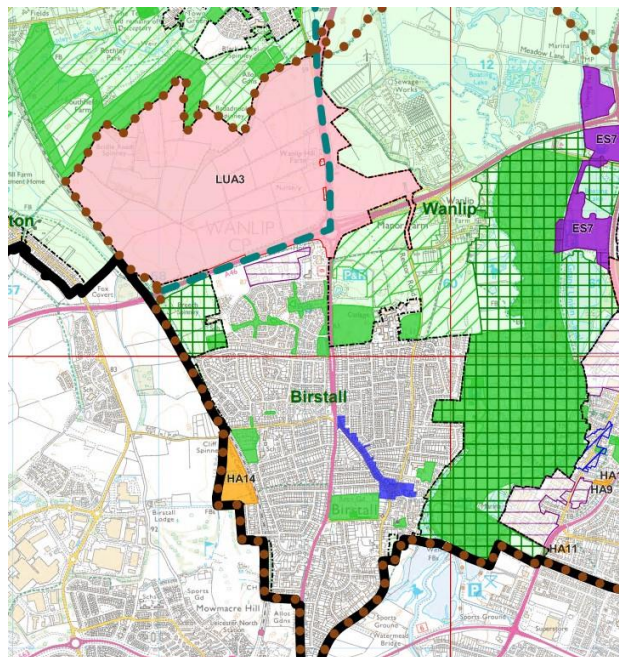
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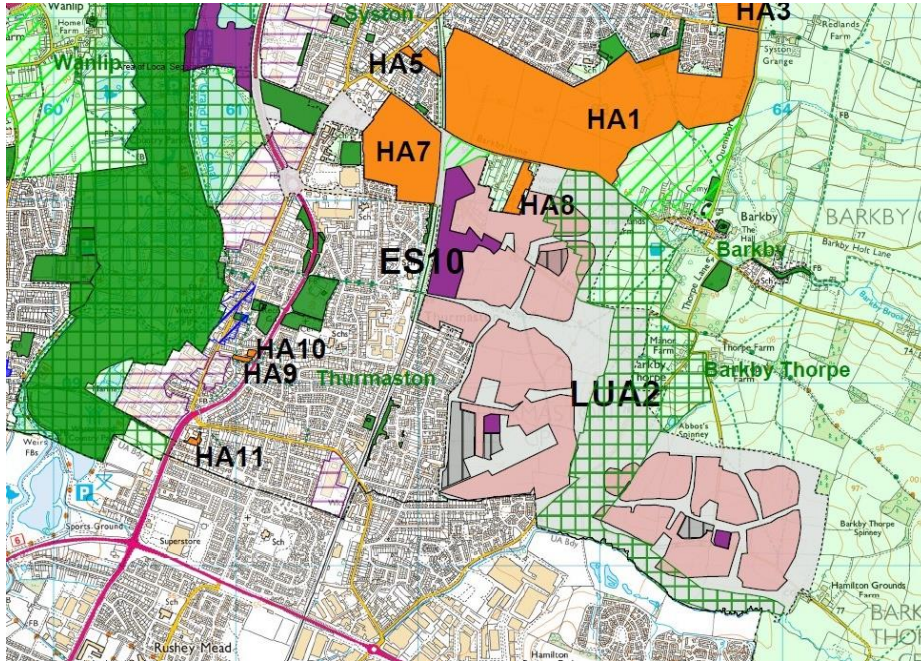


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## Thurmaston Urban Settlement

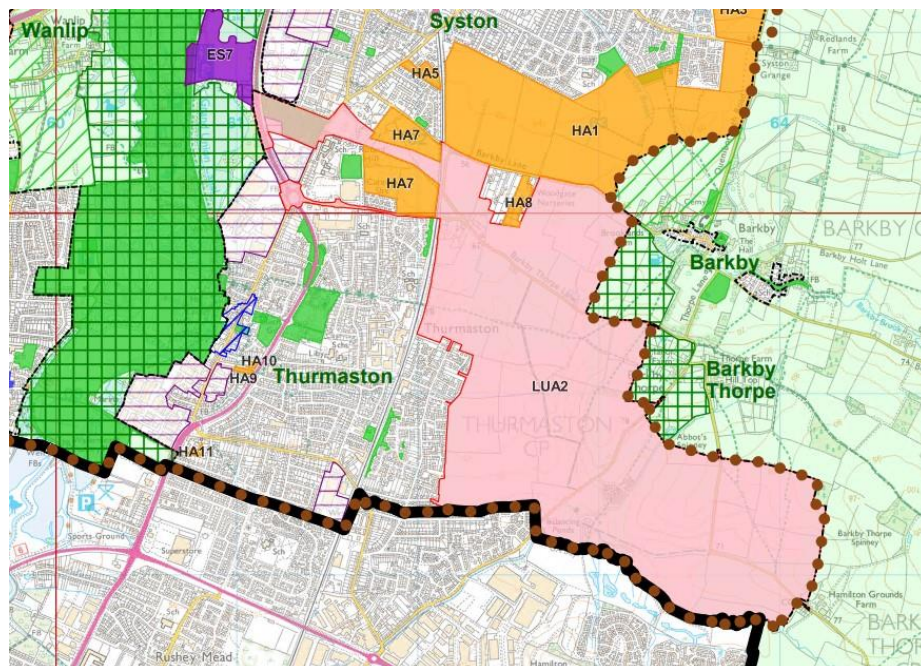
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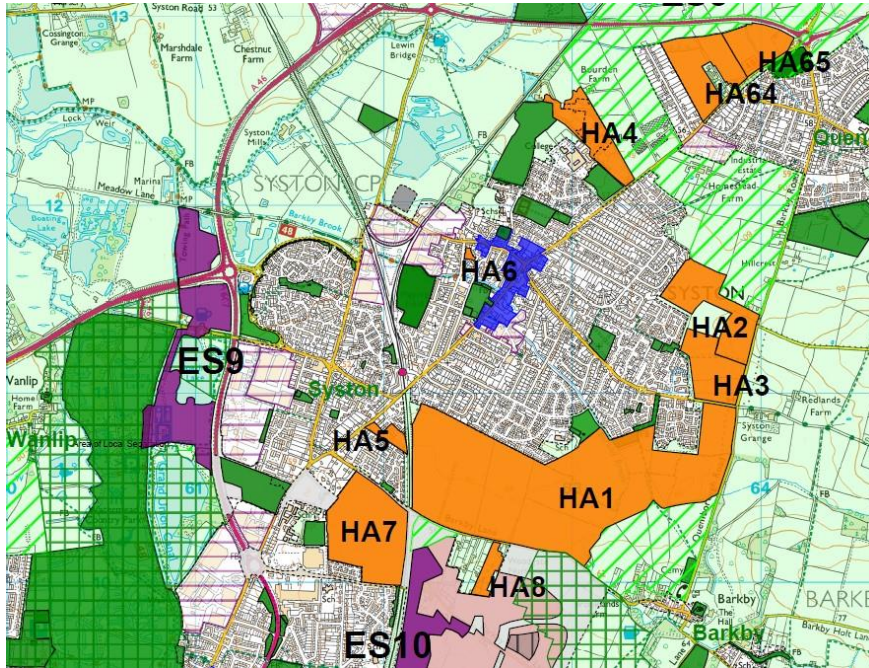


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## Syston Urban Settlement

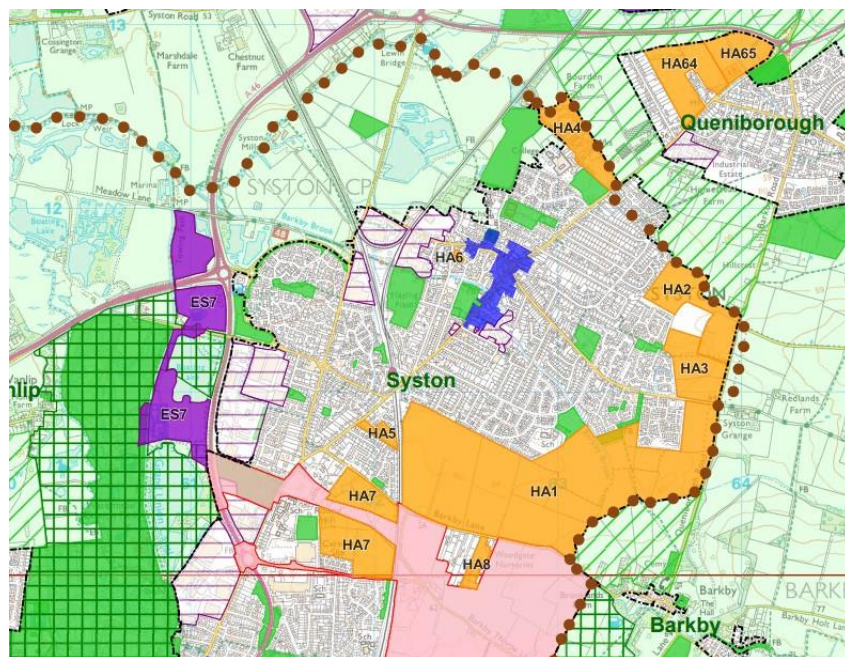
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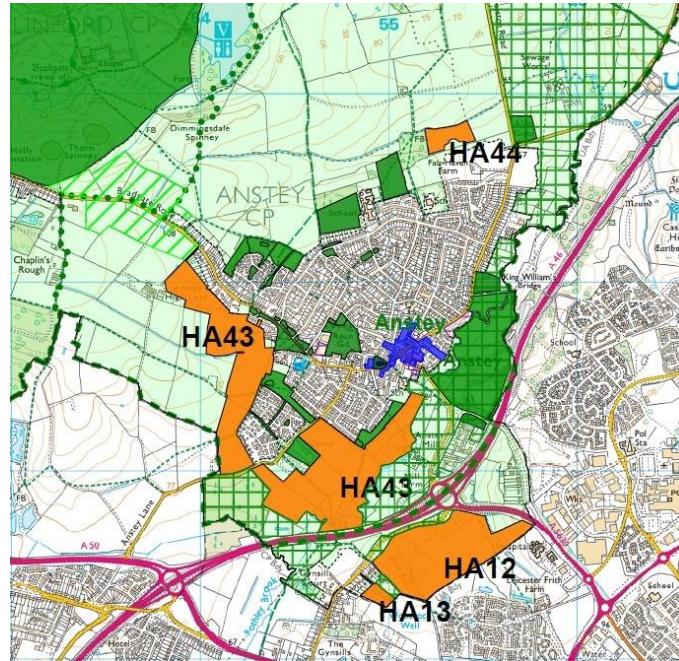


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## Anstey

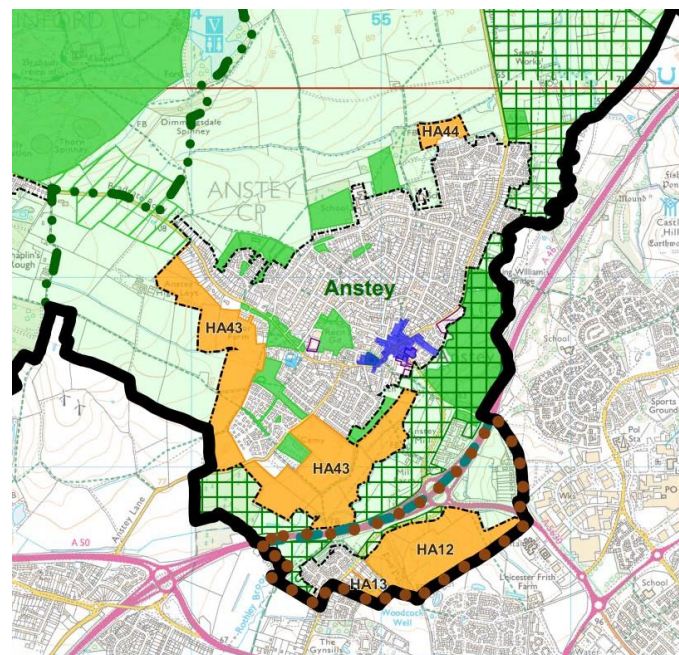
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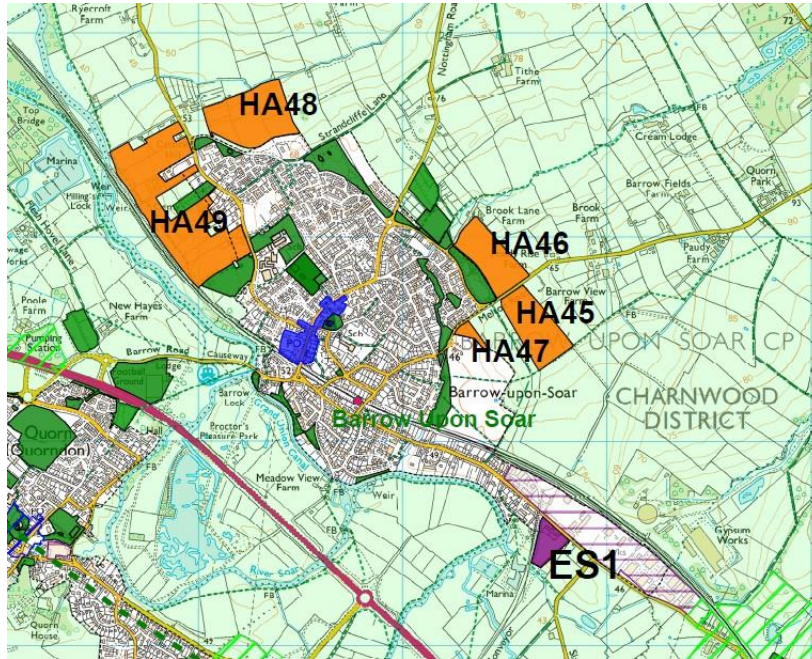


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## Barrow upon Soar

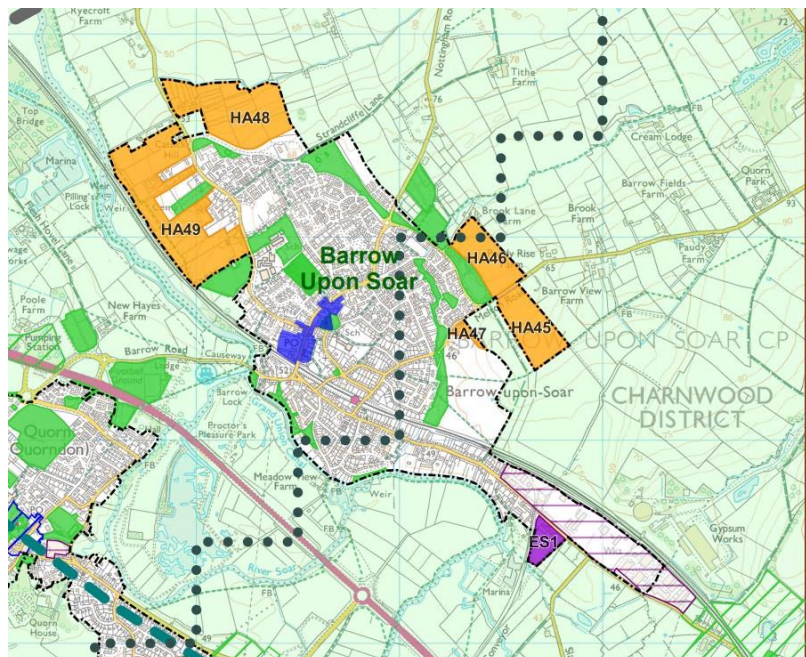
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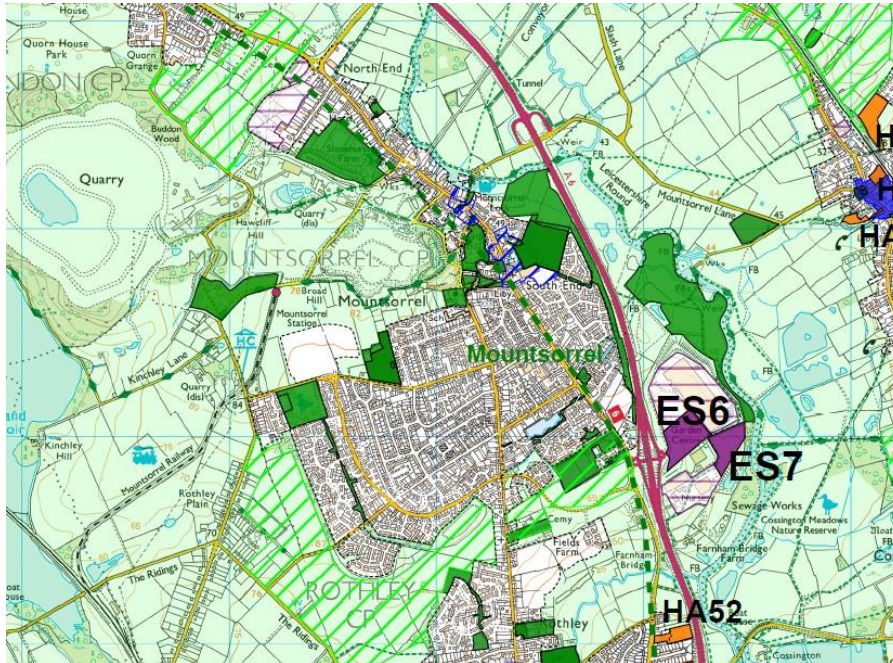


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## Mountsorrel

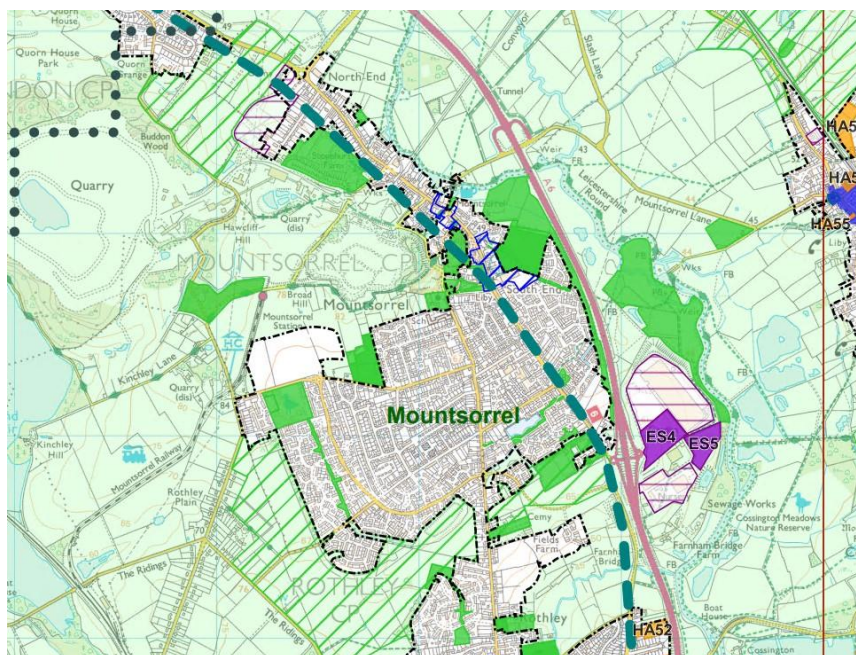
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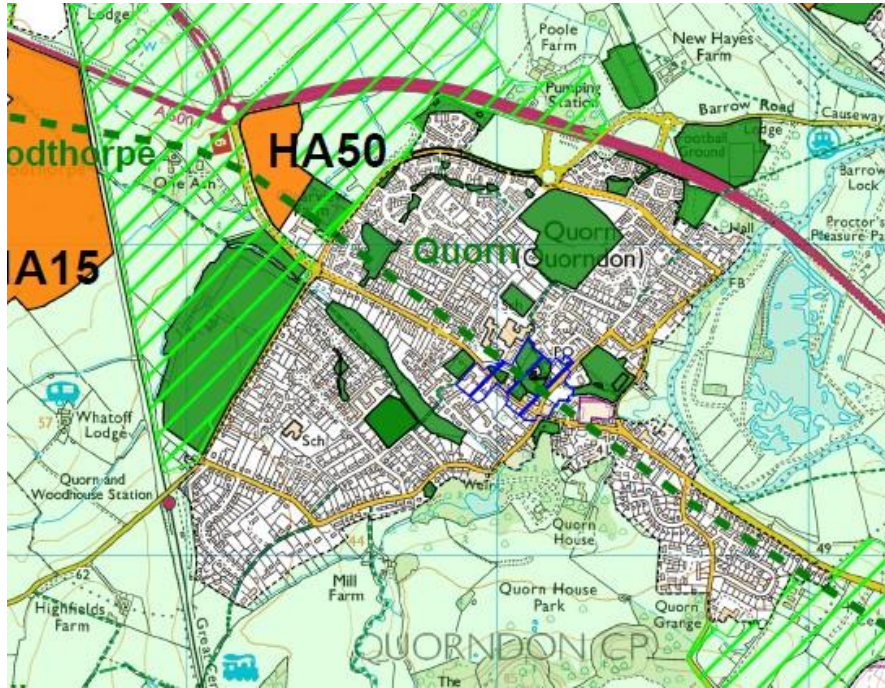


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## Quorn

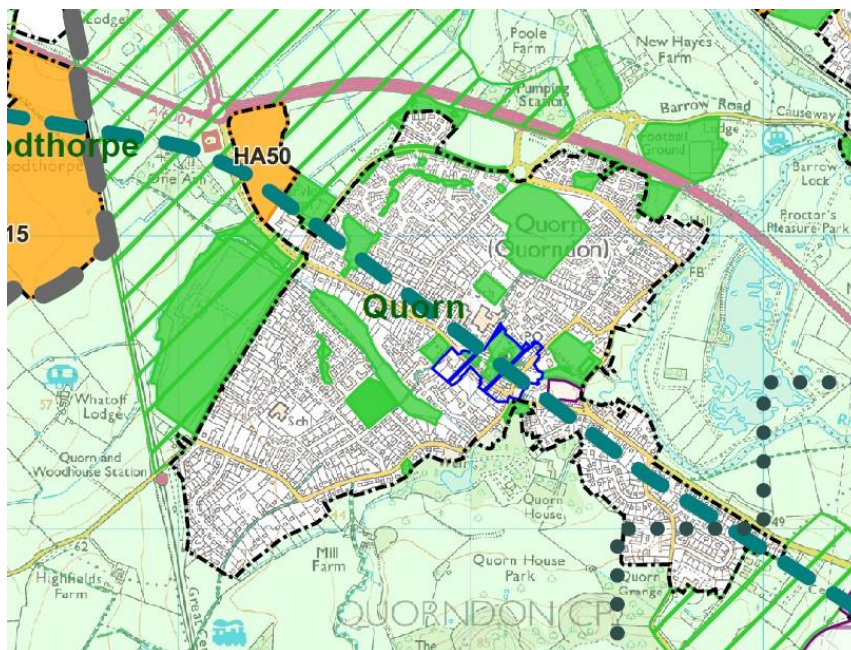
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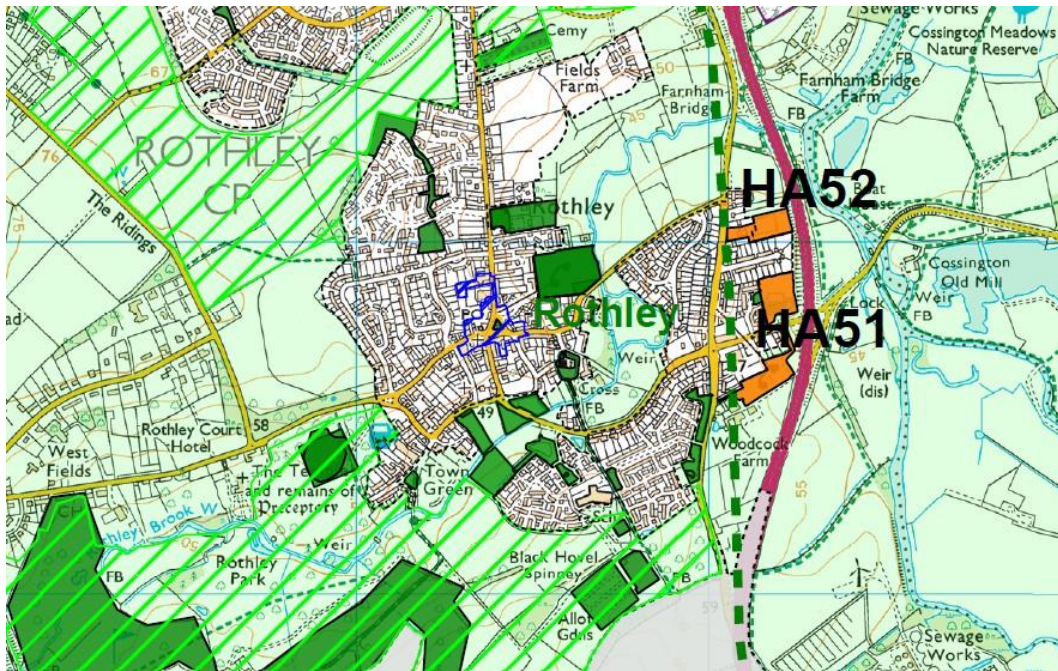


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## Rothley

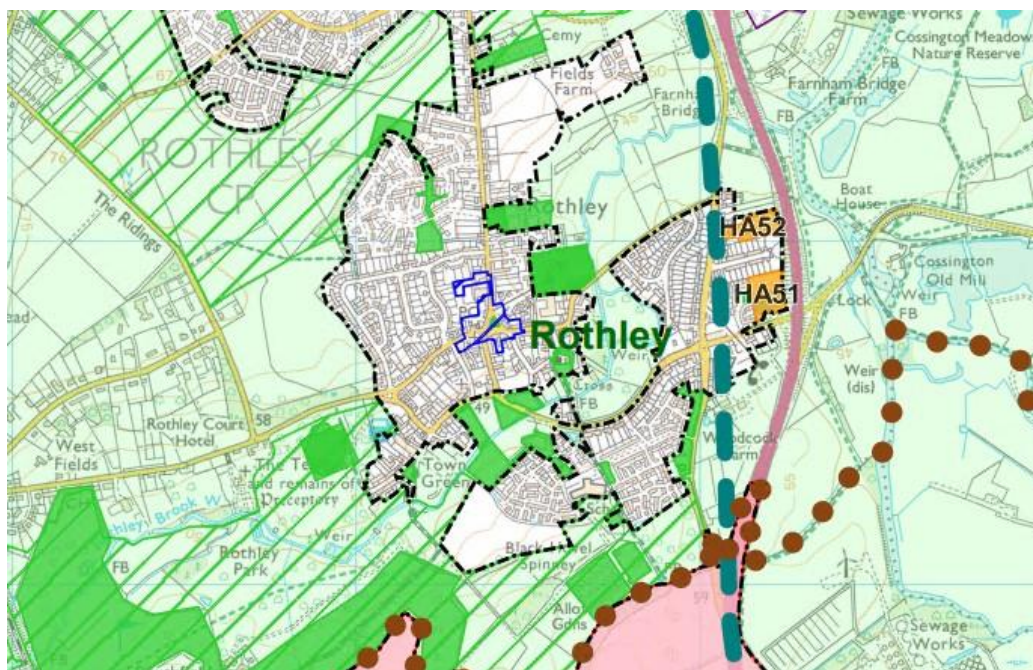
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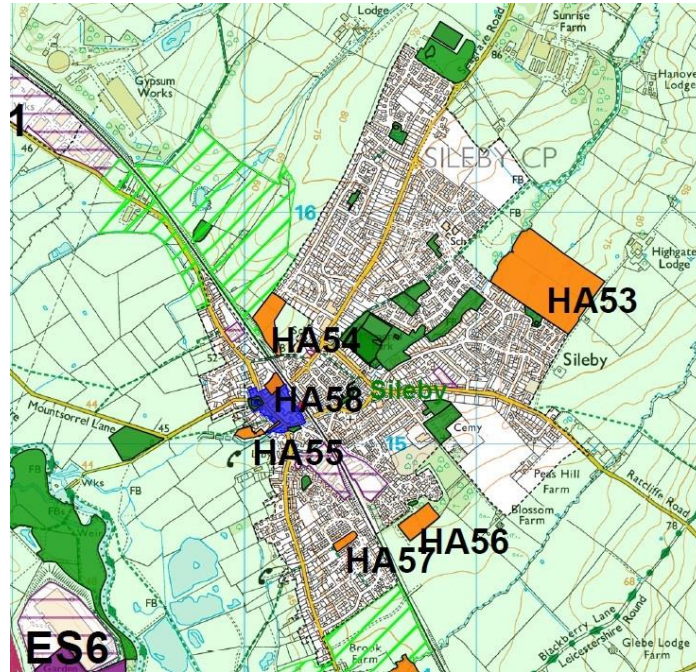
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## Sileby

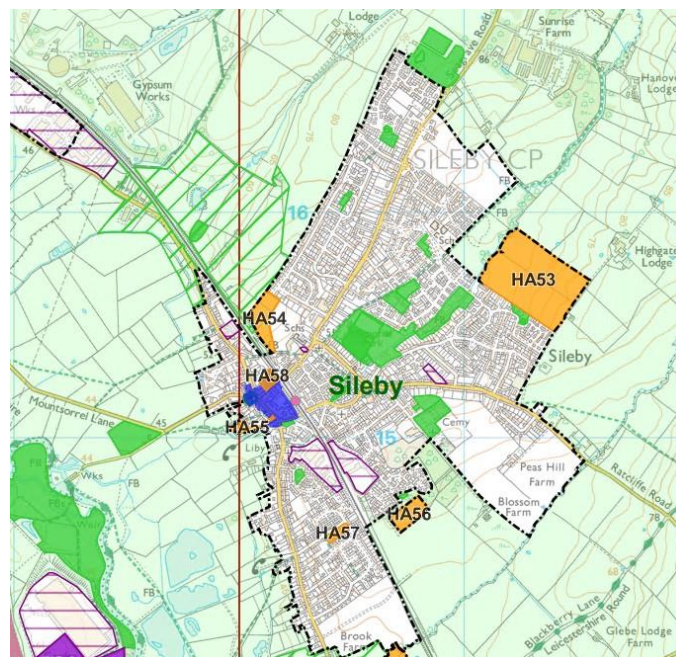
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## Burton on the Wolds

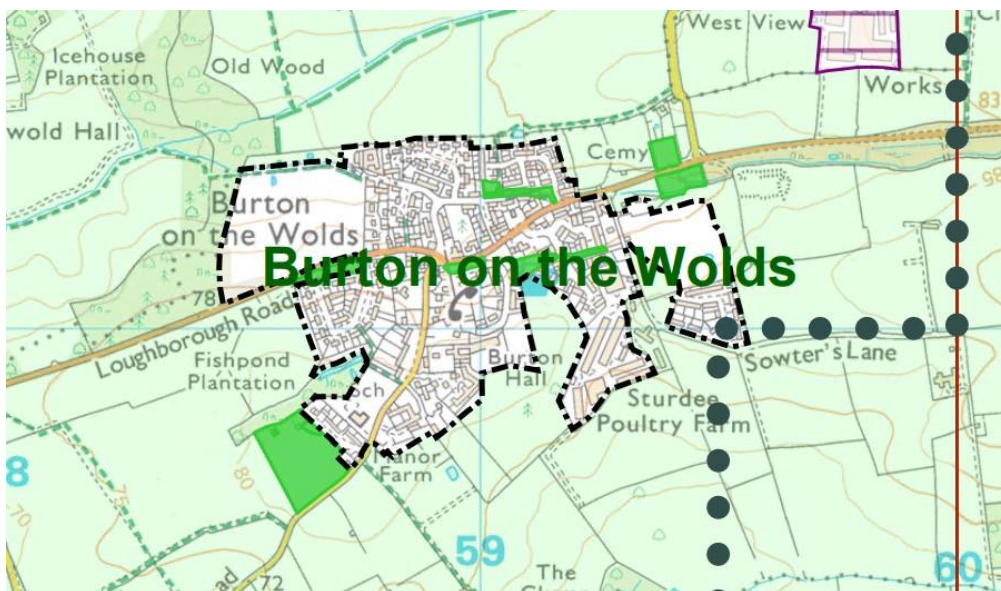
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### Updated version (based on proposed changes)



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## Cossington

See PC1 and PC14 in Table 1 of the Schedule of Proposed Changes to Pre-Submission Policies Map 1 and Policies Map 2.

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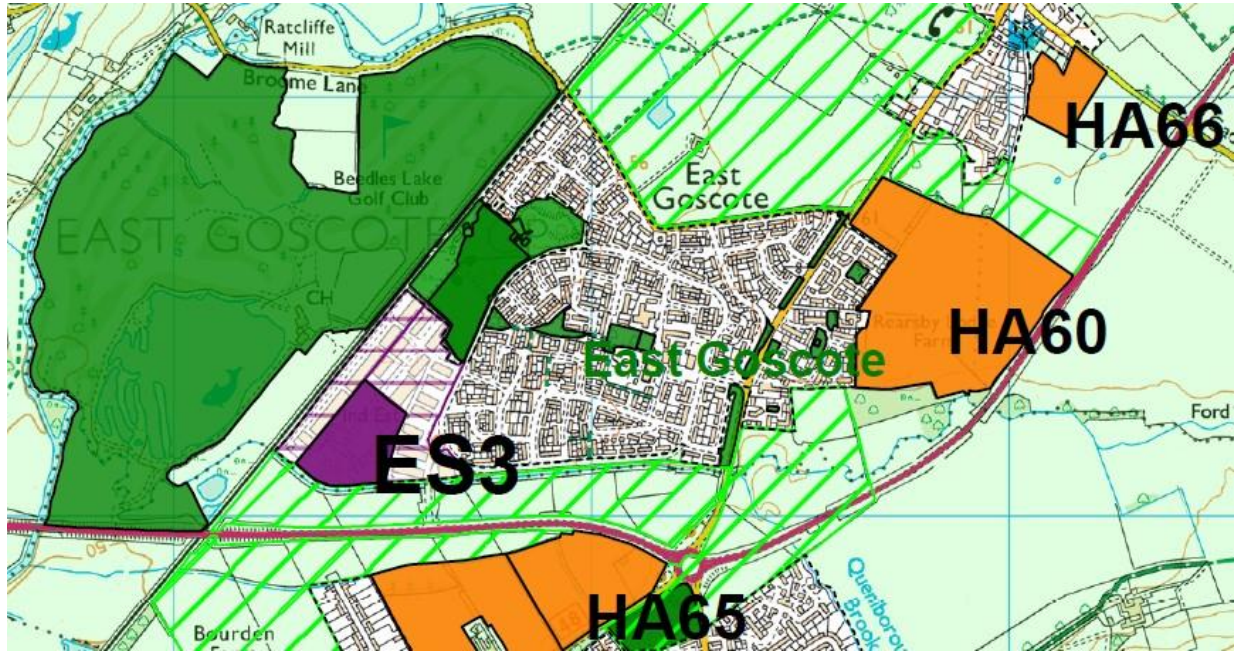


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## East Goscote

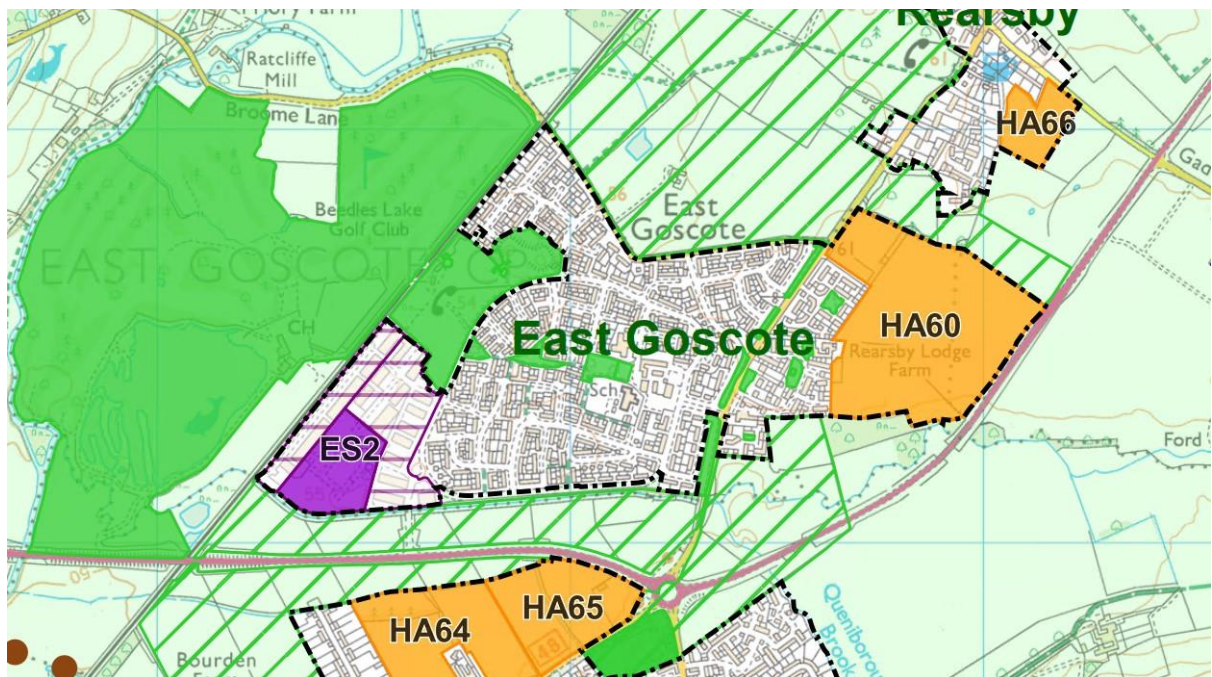
See PC1 and PC15 in Table 1 of the Schedule of Proposed Changes to Pre-Submission Policies Map 1 and Policies Map 2.

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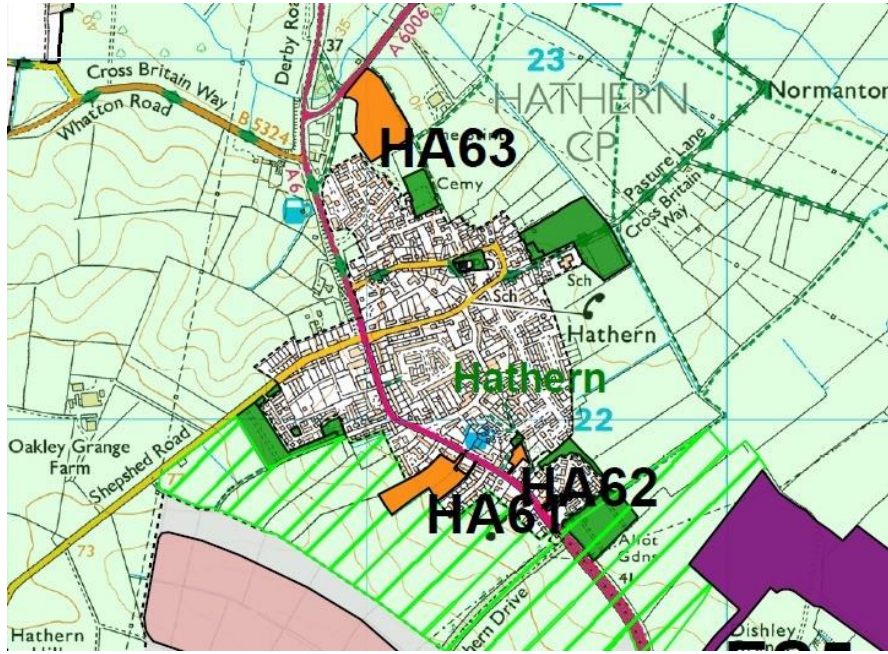


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## Hathern

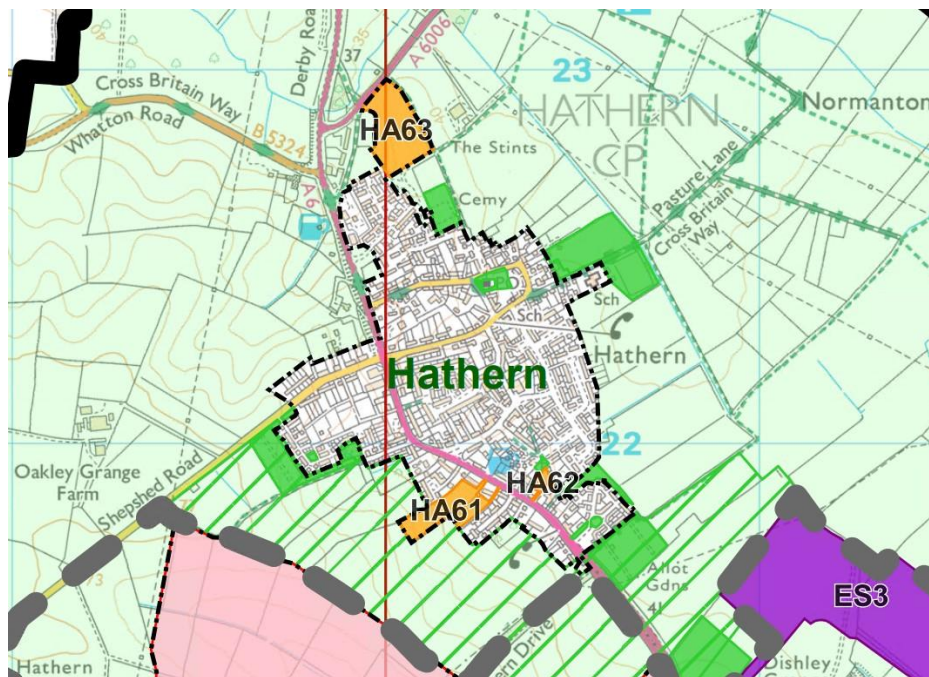
See PC1 and PC16 in Table 1 of the Schedule of Proposed Changes to Pre-Submission Policies Map 1 and Policies Map 2.

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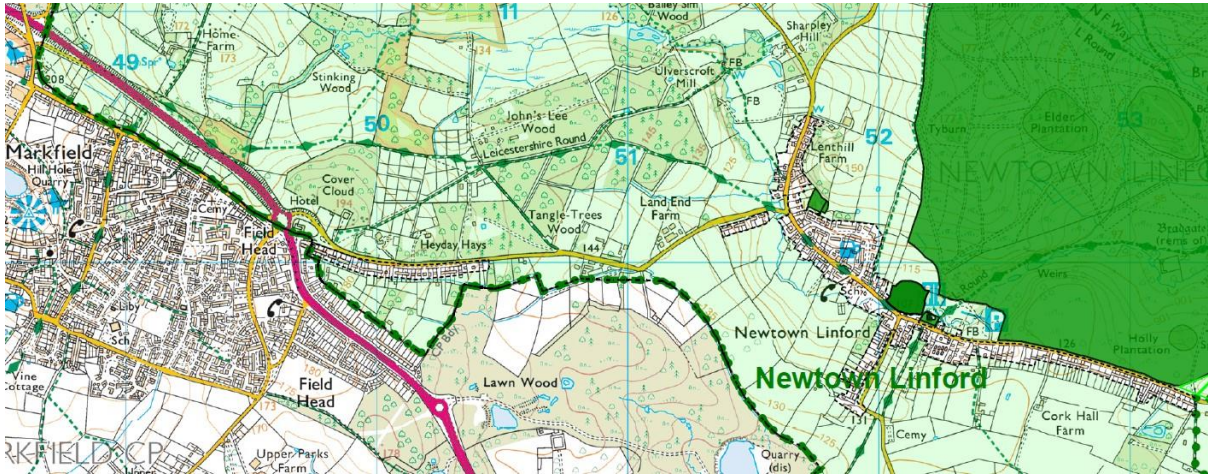


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## Markfield (within Newtown Linford Parish)

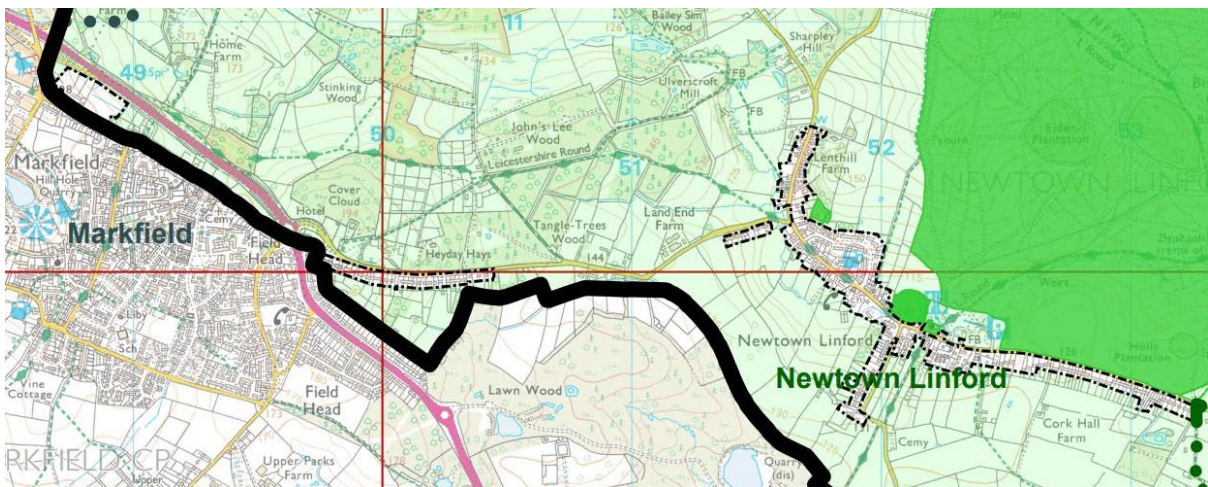
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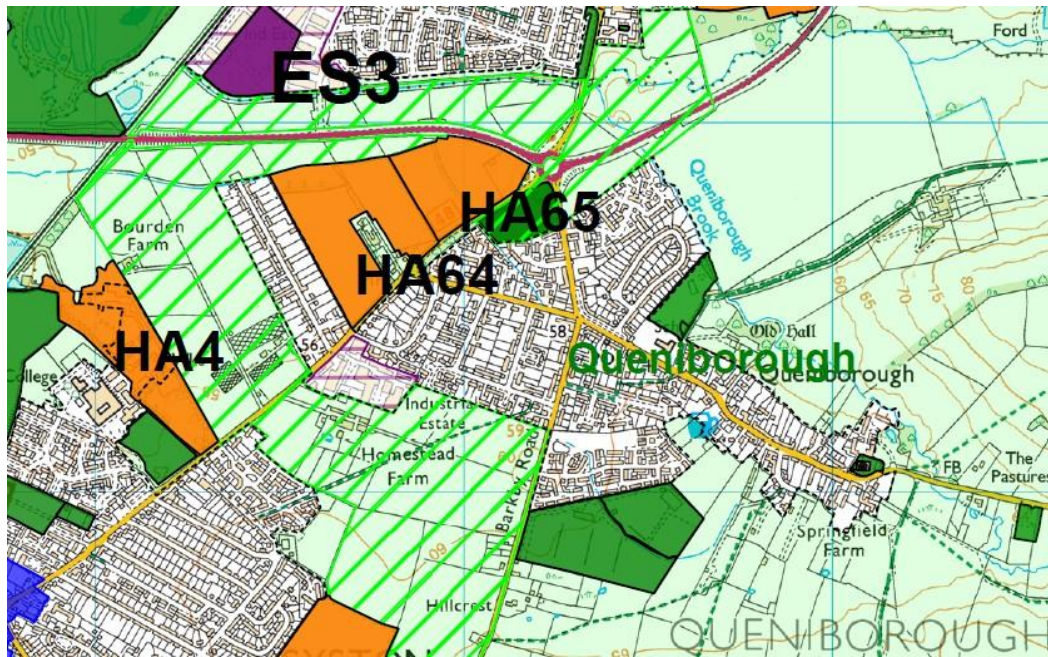


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## Queniborough

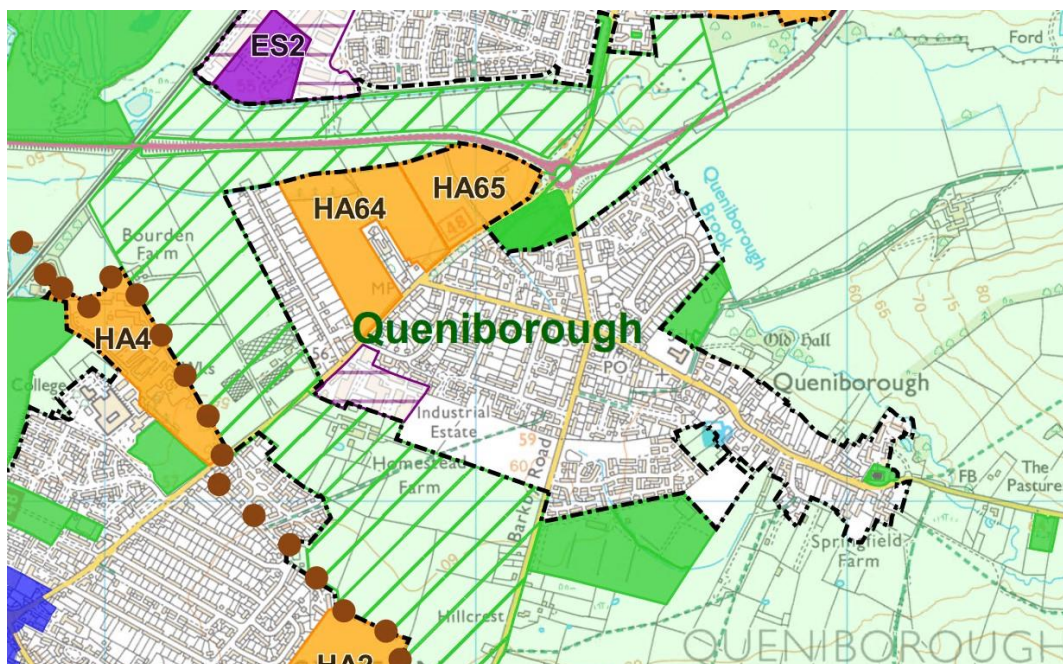
See PC1 and PC18 in Table 1 of the Schedule of Proposed Changes to Pre-Submission Policies Map 1 and Policies Map 2.

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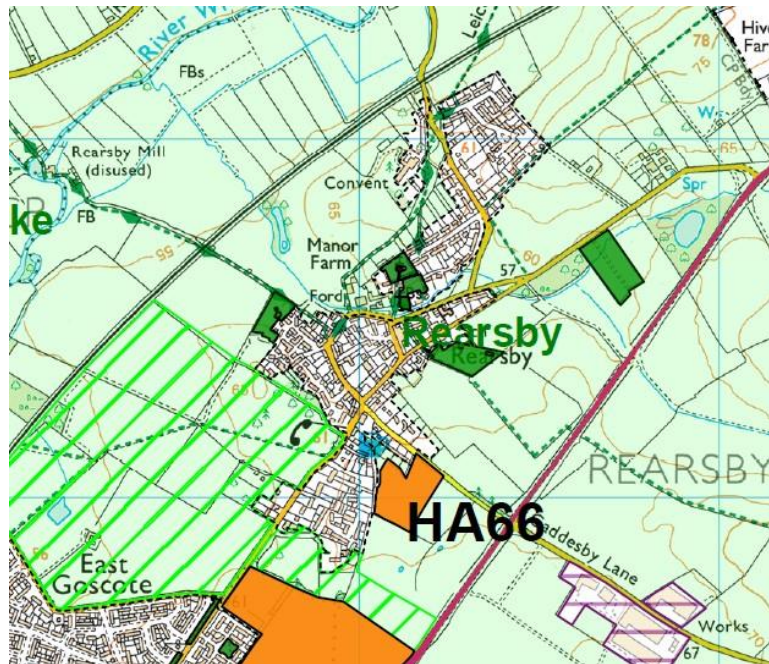


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## Rearsby

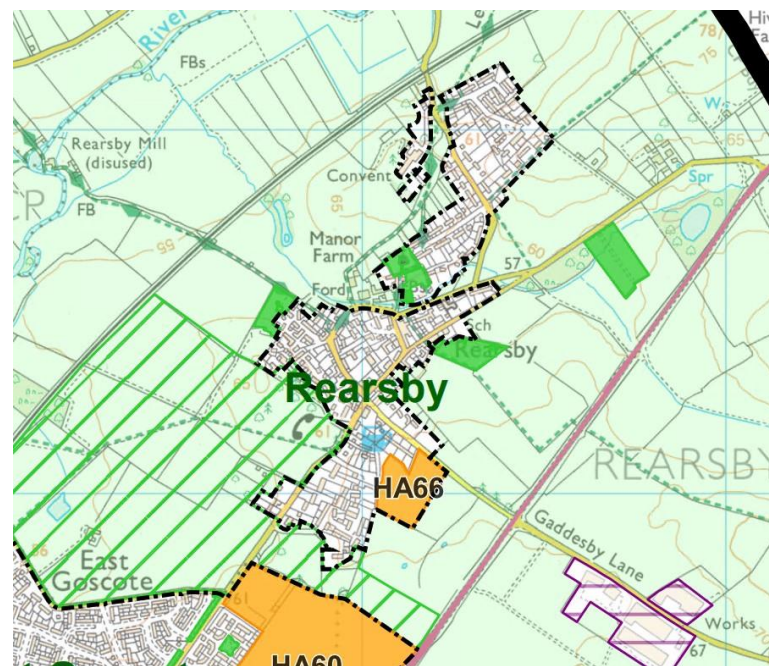
See PC1 and PC19 in Table 1 of the Schedule of Proposed Changes to Pre-Submission Policies Map 1 and Policies Map 2.

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## Thrussington

See PC1 and PC20 in Table 1 of the Schedule of Proposed Changes to Pre-Submission Policies Map 1 and Policies Map 2.

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## Thurcaston

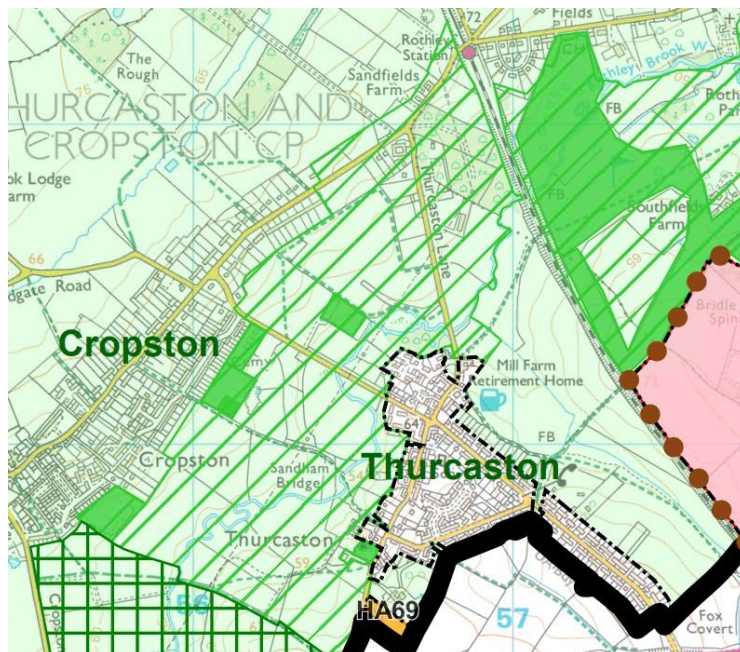
See PC1 and PC21 in Table 1 of the Schedule of Proposed Changes to Pre-Submission Policies Map 1 and Policies Map 2.

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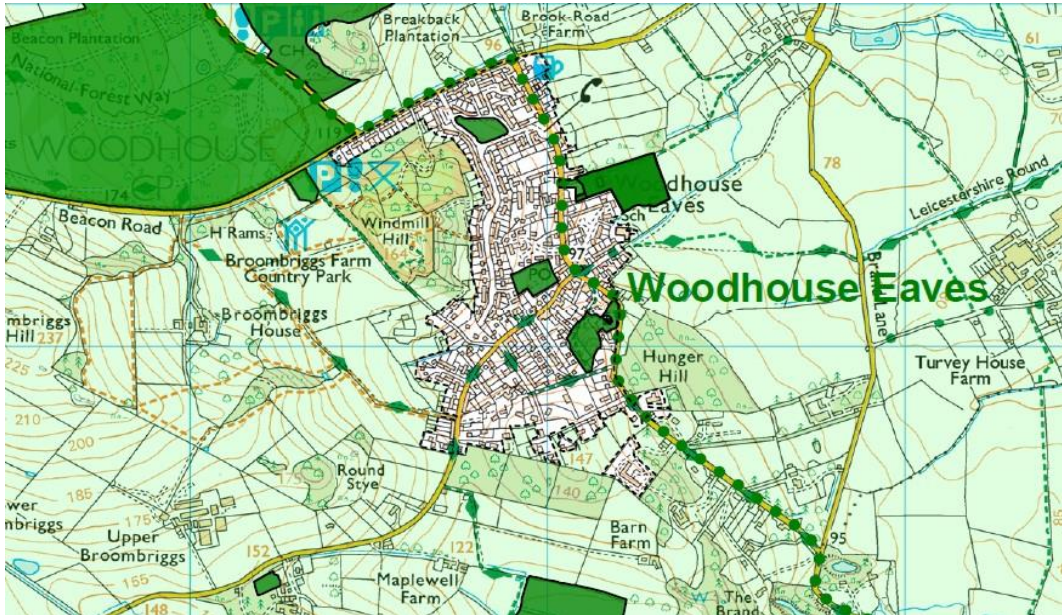


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## Woodhouse Eaves

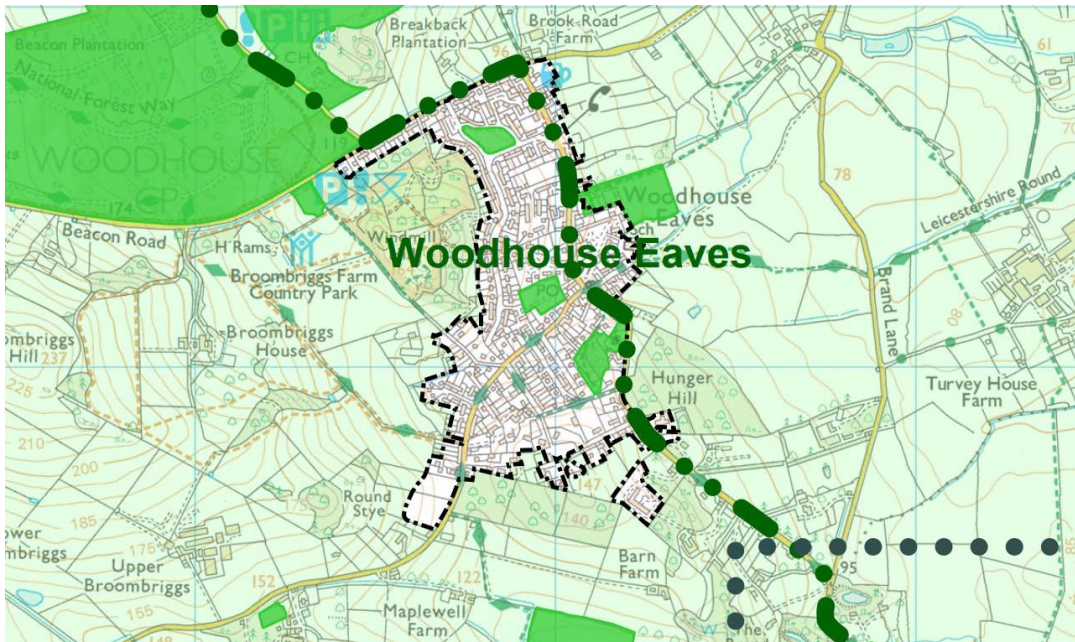
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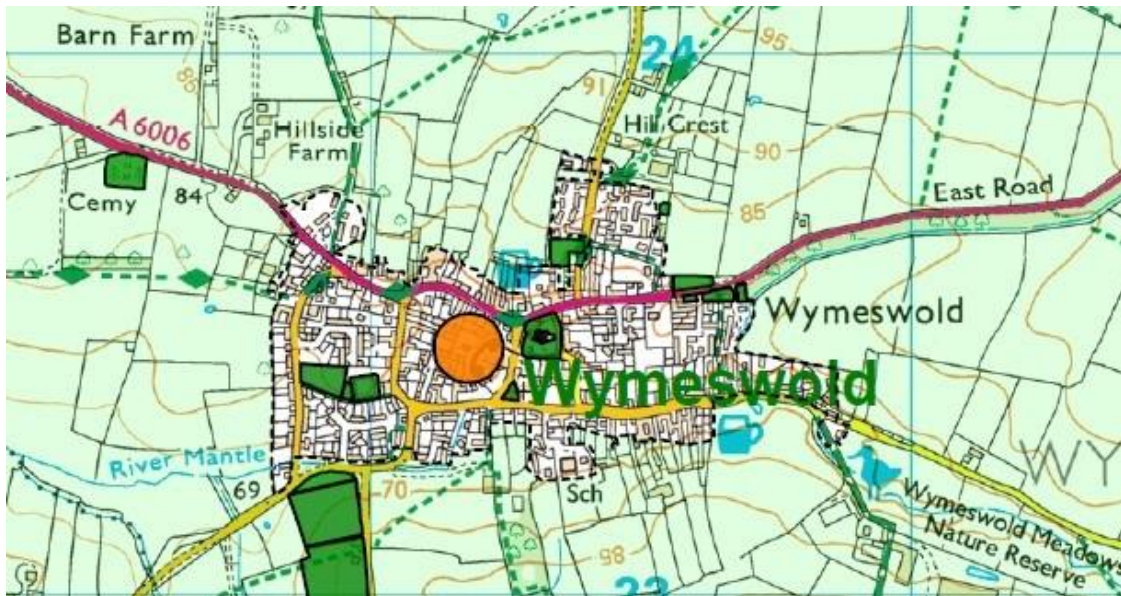


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## Wymeswold

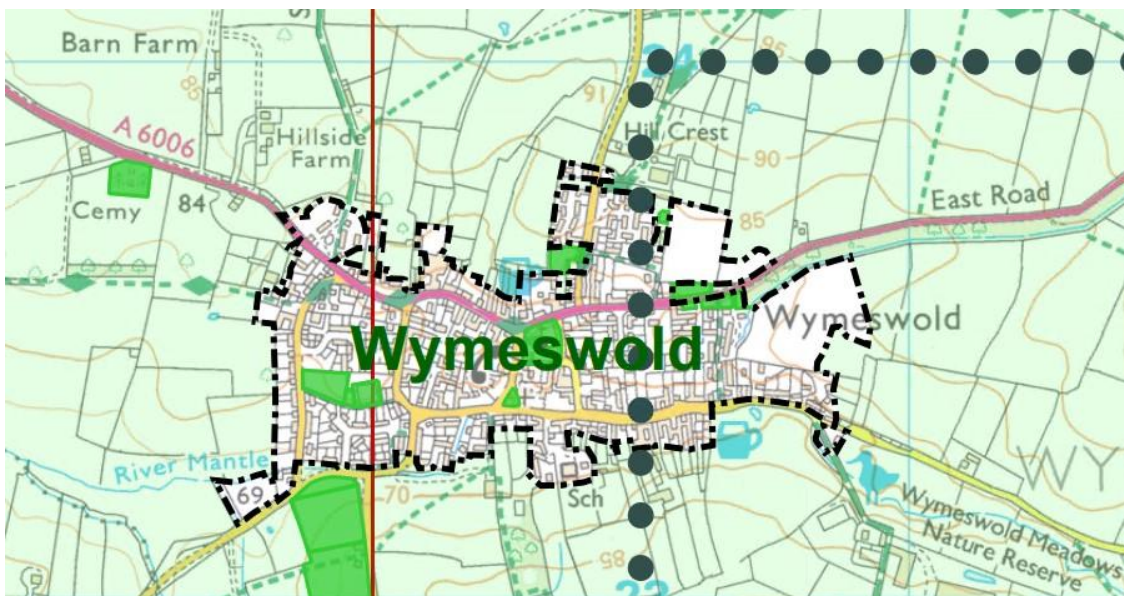
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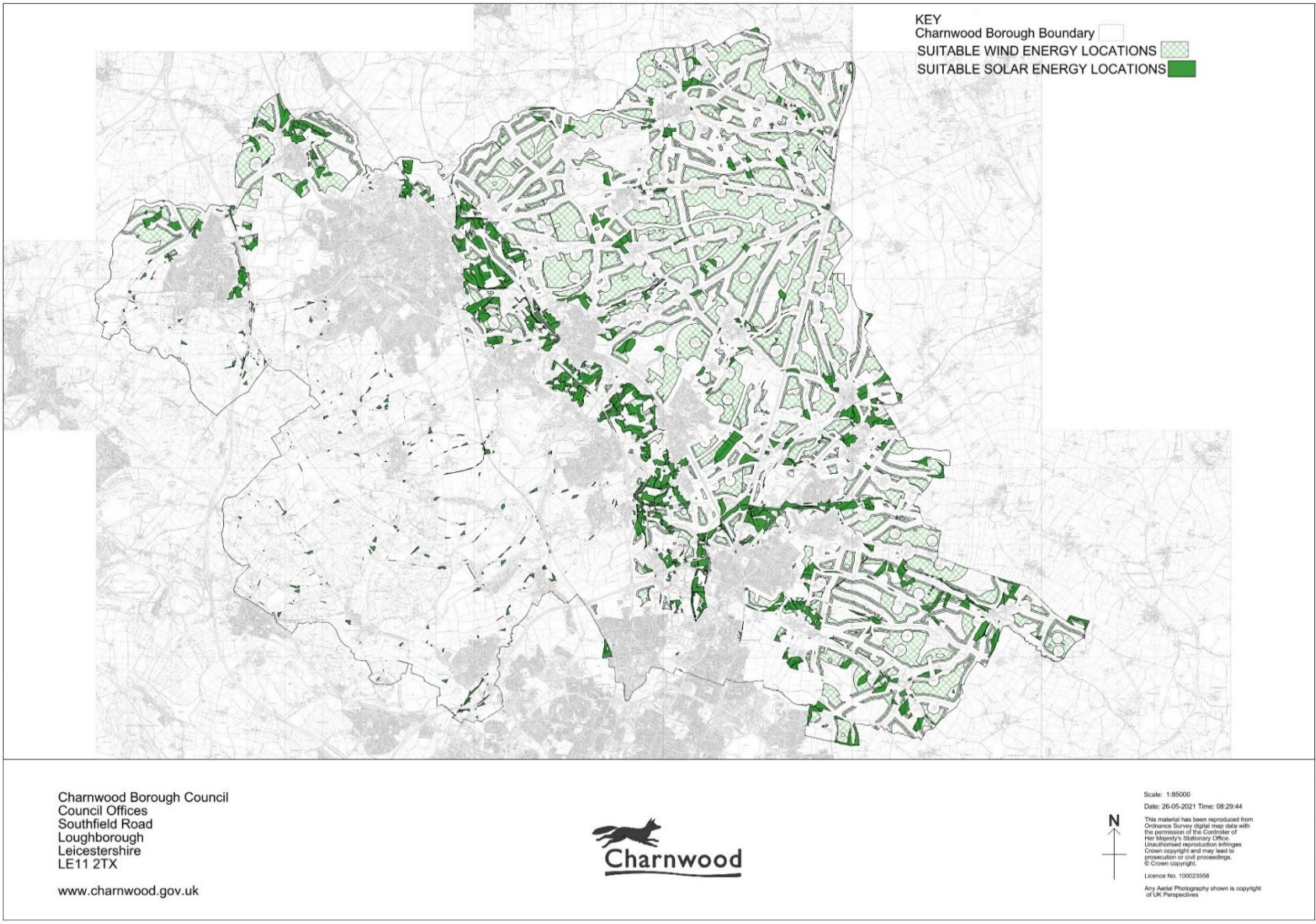


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Appendix C:  
Policies Map 2  
(Pre-Submission Draft version and updated  
version)

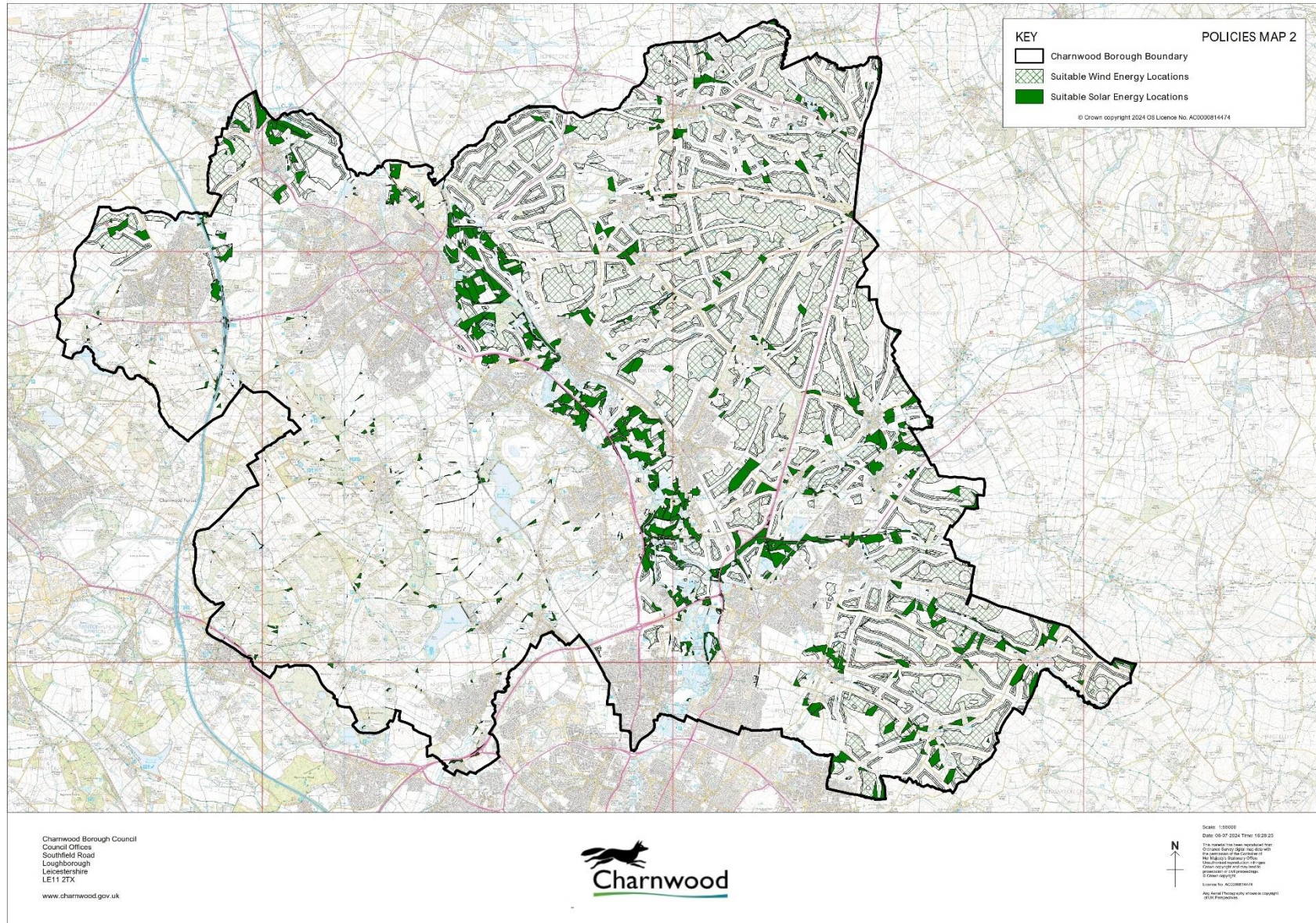
This appendix contains the Pre-Submission Draft version ('before') and updated version ('after') based on the proposed changes of Policies Map 2.

See PC24 in Table 2 of the Schedule of Proposed Main Modifications Proposed Changes to Submission Policies Map 1 and Policies Map 2.



Proposed Changes to Pre-Submission  
Policies Map 1 and Policies Map 2

Updated version (based on proposed changes)



Proposed Changes to Pre-Submission  
Policies Map 1 and Policies Map 2