

# Barrow upon Soar Neighbourhood Plan- Policy BuS20: Sileby Road

## The Charnwood Local Plan 2011 to 2028 Core Strategy

The Charnwood Local Plan 2011 to 2028 Core Strategy was adopted on the November 9, 2015 and forms part of the adopted Local Plan for Charnwood. Policy CS1 identifies Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby and Syston as Service Centres. The Policy provides for at least 3,000 new homes and approximately 7 hectares of employment land within and adjoining these Service Centres between 2011 and 2028. The Core Strategy offers no further guidance on the distribution of this development growth.

## Service Centre Capacity Assessment

The settlement hierarchy is a key element of the Core Strategy, grouping together settlements with similar levels of sustainability. It has been prepared in the context of national and regional policy guidance and influences how development is distributed across Charnwood.

The Service Centre Capacity Assessment focuses on Service Centres and formed part of the evidence base supporting the Core strategy. The Assessment includes an indication, in general terms, of the scope for the Service Centres to accommodate additional housing and employment land over the plan period.

The Assessment concludes that:

- the decline in jobs available in most service centres means many people travel to work in nearby urban centres, primarily Leicester and to a lesser degree Loughborough, adding to congestion on roads at peak times.
- A lack of local employment for residents reduces the sustainability of communities. Fewer people working locally can reduce the use of services and make them less viable.
- Given losses and gains of employment land, population growth and high levels of out commuting the case for additional employment land is strongest at Anstey, Barrow upon Soar, Mountsorrel and Sileby.
- New employment land should provide industrial and perhaps office units, including starter and grow-on units. These sectors seem better suited to likely local needs and the creation of sustainable job opportunities.

## Balance between Workforce and Jobs

The Assessment shows that over the period 1991 to 2010, 0.85 hectares of employment land in Barrow upon Soar were lost while over the same period no new employment land had been built or permitted.

In Barrow and Sileby West Ward, the 2001 Census records 3,033 economically active residents. The 2005 Annual Business Inquiry identifies 1,350 jobs in the ward which decreases to 1,300 in 2008. The Ratio of 2008 jobs to 2001 economically active residents is 0.43 compared with the Borough average of 0.80.

The 2011 Census, published after the completion of the Service Centre Capacity Assessment, identified 3,405 economically active residents in the ward.

## Meeting Needs Generated by Structural Changes in the Economy & High Levels of Out-commuting

Evidence including a University of Lincoln Study into Secondary Centres of Economic Activity in the East Midlands (2009) points to a lack of suitable job opportunities in Charnwood and significant daily out-commuting primarily to Leicester. Locally information based on 2008 population projections suggests that the overall employment land requirements suggested by PACEC were largely correct (it calculated a requirement for 103 ha with a reserve of 23 ha) but the 120 ha allocation should be redistributed. On this basis, the top priority locations for more employment appear to be Loughborough, Shepshed and Mountsorrel to help reduce unsustainable longer distance commuting to Leicester. Other appropriate locations may be Sileby, then Anstey and Barrow upon Soar. These settlements are considered large enough at present to support more local employment and so improve their sustainability.

So far as the potential Service Centres are concerned, the Service Centre Capacity Assessment suggests that more new employment land is located at Mountsorrel (9-10 hectares) and Anstey (6-7 hectares) than Barrow upon Soar and Sileby (4 hectares total). All provision should be for a mix of offices and small industrial units which seem best suited to these locations. It is estimated provision at Mountsorrel and Anstey might create about 5,000 jobs with Barrow upon Soar and Sileby contributing a further 1,000-1,500 jobs.

## Conclusions on Employment Issues

Having regard to losses and gains of employment land, levels of population and housing growth and work undertaken for the Charnwood Draft Economic Strategy the case for allocating B class employment land is strongest in Anstey, Barrow upon Soar Mountsorrel and Sileby. The amount of additional employment land provided will need to be sufficient to address several issues, primarily:

- past losses of employment land;
- the balance between the resident workforce and local job opportunities;
- the need to reduce the levels of out-commuting to jobs outside Charnwood.

There is insufficient information to accurately quantify the amount of new employment land needed. However, this needs to provide space for an appropriate mix of employment uses that attract and support living and working locally. This is more likely to include medium, small and micro businesses.

Anstey, Barrow upon Soar Mountsorrel and Sileby are the same villages where this study finds more employment land could improve self-containment between homes and jobs and compensate for past losses.

## Employment Land Review

The 2014 Employment Land Review assesses the supply, need and demand for employment land and premises (use class B) in Charnwood. It was carried out for Charnwood Borough Council to provide robust evidence to underpin and inform its Local Plan for the period to 2028.

The report highlights the availability, at that time, of 603 sq.m of available industrial property in Barrow upon Soar 28-30 (Hayhill Industrial Park). 270 sq.m of good quality office space was also available in 12 suites of 13-33 sqm at the recently refurbished 'Room to Work', 35-37 High Street, Barrow Upon Soar although the individual suites could be combined to accommodate larger occupiers.

In terms of existing employment areas, the report identifies two areas in Barrow upon Soar:

### Sileby Road (North)

Frontage comprises Charnwood Mill, which is occupied by an NHS Clinic, with a vacant factory to the rear. The report recommends that the Mill should be reallocated to medical use. Rear factory represents a redevelopment opportunity suitable for a range of uses appropriate to this primarily residential area.

In 2015, after the publication of the 2014 Employment Land Review, a planning appeal was allowed and planning permission granted for the use of former employment land for siting for 10 static retirement caravans, and creation of additional parking at Charnwood Mill, Sileby Road, Barrow upon Soar, Leicestershire LE12 8LR.

### Sileby Road (South)

Two modern industrial estates (Sileby Road and Hay Hill), offering a range of premises, including good quality/modern industrial units. They sit north and south of Barrow Railhead, a rail freight depot for Lafarge (B1 (a and c, B2, B8)). The two industrial estates are fully developed and bounded by other uses and protected greenspace. Other land is within the secure Barrow Railhead. The report recommends that the Local Plan protect this land as local employment area for B1/B2/B8 (and appropriate ancillary) uses, plus rail freight yard for major employer.

One to one consultations took place with 16 major businesses located in Charnwood. This included 3DX-Ray who provide x-ray systems for the global security and industrial

inspection markets. It sells its products globally to a range of clients, notably airports. The company rents two units (Units 16 and 18) Hayhill Industrial Estate, Sileby Road, Barrow-upon-Soar. The properties are around 500 sqm each. The company employs 15, of which 11 are part-time. 3DX-Ray has no plans to relocate. No issues with the local highways network or with HGV access. Hayhill Industrial Estate now has superfast broadband and this appears to be functioning well.

The 2014 Employment Land Review states that there are no growth opportunities in eastern settlements such as Sileby or Barrow upon Soar.

## Land Availability Assessment

In 2016, Charnwood Borough Council undertook a Strategic Land Availability Assessment (SHLAA) to identify future sources of land for housing and employment. The assessment provided an opportunity for land and property owners to tell the council about their sites which have potential for housing (five or more dwellings) and/or employment development (0.25ha or more). No employment sites were put forward in Barrow upon Soar.

## Barrow upon Soar Neighbourhood Plan

### Stakeholder Workshop

Barrow upon Soar Parish Council appointed Leicestershire and Rutland Rural Community Council to run a workshop for parish councillors and key statutory bodies to assist in the preparation of the Neighbourhood Plan. Further support was also provided by Planit-X Town and Country Planning Services. The aims of this event were as follows:

- To inform stakeholders about neighbourhood planning and outline the steps required to produce the plan; and
- To identify local issues and priorities

The Stakeholder Event identified the lack of employment opportunities and 'start up' business opportunities as a key weakness which required land for business use to provide employment.

### Neighbourhood Plan Consultation Survey

The Neighbourhood Plan Consultation Survey was delivered to every dwelling and business premises in Barrow upon Soar in September 2014. The questionnaire included question on employment and businesses. The main conclusions were:

- Only 10% of respondents worked in Barrow upon Soar;
- Development which enhances business and retail facilities in in the village was a high priority for 49.6% of respondents;
- Development of dedicated business and retail sites outside the existing village centre was a medium priority for 40.8% of respondents;

- Business and retail development mixed within future housing developments was a low priority for 47.2% of respondents;
- No large-scale development or redevelopment of business and retail premises within the conservation area was a high priority for 64.2% of respondents;
- Office premises for small to medium sized businesses was a medium priority for 48.8% of respondents;
- Large office premises was a low priority for 82.7% of respondents;
- Small to medium sized industrial units or warehousing was a low priority for 53.1% of respondents;
- Large industrial units or warehousing was a low priority for 90.2% of respondents.

In terms of suitable locations for employment development, 'land on Sileby Road where Redland/John Ellis offices are derelict', was identified.

### Issues and Options Consultation

An 'Issues and Options Report' was prepared together with a summary Newsletter. The Newsletter was delivered to all households and businesses in December 2015 and people were encouraged to complete a questionnaire seeking views on the main issues facing Barrow upon Soar. 138 responses were received.

Of the ten key issues identified for the Neighbourhood Plan, more local employment opportunities were the lowest priority.

In response to the question, 'should we allocate around two hectares (4.9 acres) of additional employment land along Sileby Road as indicated on the Policies map in the Neighbourhood Plan Newsletter?', 79% of respondents agreed. Over half of respondents agreed that this new employment land should be for starter and grow-on units, and small industrial units.

### Employment Site Options

Only two potential employment sites have been identified in Barrow upon Soar as part of the Parish Council's Neighbourhood Plan preparation:

1. Charnwood Mill, Sileby Road
2. Land on Sileby Road where Redland/John Ellis offices are derelict (opposite Barrow Railhead)

The opportunity for employment development at Charnwood Mill was lost following the approval of planning permission for the use of the site for siting 10 static retirement caravans. Therefore, the focus for provision has been land opposite Barrow Railhead on Sileby Road (see Site Profile appended). The landowners, Tarmac, were approached and they have supported the allocation of the site for employment use.

## Employment Land Allocation

Some two hectares of employment land was subsequently allocated in the Pre-Submission Neighbourhood Plan at Sileby Road.

Criteria were attached to the allocation to:

1. Ensure that the mix of employment uses meets the requirements of the Service Centre Capacity Assessment and local views on business premises needs;
2. Maintain and enhance existing ecological corridors and landscape features- particularly wildlife corridor PWC116 identified by Charnwood Borough-wide Phase 1 Habitat Survey;
3. Address the potential for flood risk on the very southern edge of the site;
4. Ensure the provision of suitable drainage;
5. Safeguard the conveyor route;
6. Ensure the community are protected from any noise and pollution generated by development.

Heaton Planning on behalf of Tarmac made representations confirming support for the inclusion of further employment uses at Sileby Road. However, considering the national importance in maintaining the rail link to Mountsorrel Quarry, Tarmac requested that the Proposals Map be updated and the conveyor route and rail sidings removed as 'wildlife corridor' and highlighted and safeguarded from any development and policy designation which would needlessly sterilise its operation.

Leicestershire County Council were subsequently consulted (the mineral planning authority) on the minerals issues raised by this response. LCC don't see the wildlife corridor policy in the neighbourhood plan as being incompatible with the safeguarding of the conveyor route.


Regarding ecology concerns, there have been no objections from Natural England. Further consultation with Leicestershire County Council revealed no ecological issues and no records of protected species or BAP habitats/sites on the land parcel.

## Summary

- Core Strategy Policy CS1 provides for approximately 7 hectares of employment land at seven Service Centres, including Barrow upon soar;
- Barrow upon Soar and Sileby should provide for 4 hectares of employment land to address past losses of employment land, help balance the resident workforce and local job opportunities, and reduce levels of out-commuting;
- There are two principal employment areas in Barrow upon Soar- north and south of Sileby Road;
- Opportunities for employment development at Charnwood Mill, north of Sileby Road have been lost following the granting of planning permission for residential caravans;

- The only remaining employment land option is south of Sileby Road- Charnwood Borough Council's 2016 'call for sites' failed to identify other alternatives;
- The allocation of some 2 hectares of employment land south of Sileby Road is supported by the local community;
- The landowner supports the allocation and there are no major constraints to development;
- Mitigation measures are in place to address residual concerns; and
- There have been no objections to the allocation in principal and no concerns raised by statutory bodies regarding environmental impact.

# Site 1: Sileby Road

Location			
Address	Sileby Rd, Barrow upon Soar, Loughborough LE12 8LX		
SHLAA Reference	N/A		
Site description	Former John Ellis Offices and land to the rear.		
Current use	Vacant		
Land type	Brownfield frontage, greenfield rear.		
Adjacent uses	Agriculture		
Capacity		Grid reference	SK 58712 16490
		Site size	2.32ha
Accessibility			
Highway access	Sileby Road close to its junction with Slash Lane, providing swift access to the A6 Leicester/Loughborough link road.		
Distances (walking)	Bus Stop (Kinchbus 2)	270m	
Rights of Way	Along southern boundary. I31 - Footpath from Slash Lane, Barrow on Soar to I28		
Heritage Assets			
Archaeology	N/A		
Conservation Area	N/A		
Listed Buildings	N/A		
Ecology			
PWC116: Habitats alongside a conveyor belt running from Mountsorrel quarry to Barrow upon Soar. Provides a scrub and wooded corridor through pasture fields. Crosses and connects Local Wildlife Sites.			
Landscape			
The landscape of the Soar Valley is essentially a flat floodplain with rising valley sides. Hayhill Industrial Estate is a low but extensive group of 20th century industrial estate buildings screened by trees on the slopes between Barrow upon Soar and Sileby.			
Drainage etc.			
Flood Zone	Site falls within Flood Zone 1, defined by the Planning Practice Guidance (PPG) as having a low probability of flooding. Flood Zone 3 close to southern boundary. There are no reports of flood within the site boundary. Is at very low risk of groundwater flooding.		
Planning History			
Community consultation			
2015/16 Issues and Options Survey- 79% of respondents supported allocation for employment use.			



