

## CHARNWOOD LOCAL PLAN EXAMINATION – MATTER 6



---

Representor: Taylor Wimpey UK Ltd and Merton College Oxford

---

Representor Reference  
Number: 536

---

Date: 16 January 2023

---

### MATTER 6: URBAN AREA POLICIES, SITE SELECTION, SUSTAINABLE URBAN EXTENSIONS AND HOUSING SITE ALLOCATIONS

1. This Hearing Statement has been prepared on behalf of Taylor Wimpey UK Ltd and Merton College Oxford (hereafter 'Merton College') the respective promoters and landowners of draft allocation HA1 'Land South East of Syston'.
2. The Inspectors' issues and questions as set out in the 'Matters, Issues & Questions' document of 5 December 2022 are set out in bold text. The representations follow in standard text.

#### Issue 4 – Housing Allocations

3. The following provides an update to the Matter 6 Hearing Statement previously submitted by Taylor Wimpey UK Ltd and Merton College (dated 6 June 2022). Accordingly, only the questions where updates are necessary have been responded to and the below should be read alongside the previously submitted Statement.

#### Question 6.16

##### **A. Is the proposed scale of housing development justified, having regard to any constraints and the provision of necessary infrastructure?**

4. The proposed scale of housing development is justified, fully takes account of the site constraints and the provision of necessary infrastructure. Further technical work that has been undertaken since the submission of our previous Matter 6 Hearing Statement (June 2022) to inform the Masterplan Framework Document that is currently being prepared and in order to support a subsequent planning application demonstrates this to be the case.
5. As previously noted bespoke hydraulic modelling has been undertaken based on a detailed survey of the watercourses to accurately define the flood risk for the site. The modelling has considered events from a frequency of 1 in 30 years, to 1 in 1000 years, with the latest climate change allowances also taken into account, to ensure that no built development is within the flood extents such that flood water is not displaced.
6. This demonstrates a significant reduction in the area of the site that is shown to be at risk of flooding when compared to the Environment Agency's Flood Map for Planning and Flood Map for Surface Water. Drawing number SES-BWB-ZZ-XX-DR-YE-0001 Rev P02, at Appendix 1, demonstrates this.
7. This, along with additional work that has been undertaken with regard to landscape, ecology/biodiversity, archaeology and other technical disciplines, demonstrates that the site can comfortably accommodate 960 dwellings in accordance with the draft allocation, with the potential to accommodate additional development, whilst still responding appropriately to the site's constraints. The potential for the site to accommodate

additional dwellings is being fully considered with Charnwood Borough Council through the preparation of the Masterplan Framework Document required by Policy DS3 (HA1).

**B. Is the allocation consistent with the development strategy in Policy DS1 and where relevant, does it take account of a made Neighbourhood Plan?**

8. As set out in our Matter 2 Hearing Statement, the development strategy set out in Policy DS1 continues to represent a robust and appropriate response to the distribution of housing in the longer term, having regard to the Inspector's initial findings in relation to Charnwood's apportionment of unmet housing need. Our response to this quest set out in our previous Matter 6 Hearing Statement stands.

**C What is the likely impact of the proposed development on the following factors:**

**Settlement separation and identity and landscape character;**

9. The responses set out in our previous Matter 6 Hearing Statement (June 2022) stand. Discussions are ongoing with Charnwood Borough Council's Development Management Team regarding the Masterplan Framework Document (MFD) for the site. The MFD will enshrine the principles set out at paragraphs 17 to 20 of our previous Statement to ensure that the separate identities of Syston, Thurmaston and Barkby will be maintained by draft allocation HA1, and the landscape character and local distinctiveness will be reinforced.

**Biodiversity, green infrastructure including public rights of way and agricultural land quality;**

10. As an update to the comments made in our previous Matter 6 Hearing Statement (June 2022) the green infrastructure strategy for the site has also been the subject of significant discussions with the Council through the preparation of the MFD. This is, therefore, coming forward holistically in order to ensure that it takes full account of landscape, ecology/biodiversity, recreation and play space provision and integrated drainage provision. Detailed discussions have taken place with the Council's ecology officer and open space officer to inform this strategy.

**Heritage assets;**

11. Further to the information set out in our previous Matter 6 Hearing Statement (June 2022) archaeological trial trenching has now taken place across the site, in discussion with Charnwood Borough Council.
12. Based on the results of the trial trenching, there is no suggestion that the Site contains remains that would be prohibitive to development or that would need to be retained in-situ. The preliminary findings were shared with the Council and the final report will be issued imminently as part of the ongoing-pre-application discussions on the planning application and MFD.

**The strategic and local highway network and other infrastructure including health facilities, education and open space;**

13. In addition to the information set out in our previous Matter 6 Hearing Statement (June 2022) with regard to the strategic and local highway network, it should be noted that Taylor Wimpey are in discussion with Leicestershire County Council with a view to agreeing a Planning Performance Agreement for highways input into the preparation of the MFD and subsequent planning application. This is in addition to the Planning Performance Agreement that is already in place between Taylor Wimpey and Charnwood Borough Council's Development Management Team.
14. With regard to health, Taylor Wimpey have engaged with local health care providers and the relevant NHS Strategy and Planning Team to ensure that health requirements are fully accounted for in the masterplan process.
15. The comments made from paragraph 44 to 48 of our Matter 6 Hearing Statement (June 2022) with regard to education provision remain the position of Taylor Wimpey.
16. Comments are made above and in our previous Matter 6 Hearing Statement (June 2022) regarding the site's ability to deliver significant areas of multi-functional open space.

**Air and water quality, noise pollution, land stability and flood risk.**

17. As previously set out, an Air Quality Assessment, Noise Impact Assessment and Ground Conditions Assessment will be submitted with any future planning application ensuring that the development of proposed allocation HA1 would not have any unacceptable adverse impact on air quality, water quality or the noise environment.
18. It remains the case that, the proposed development will be arranged sequentially to be located outside of the areas of the highest flood risk, in line with national flood risk planning policy guidance and policy CC1.
19. As set out above, bespoke hydraulic modelling has been undertaken based on a detailed survey of the watercourses to accurately define the flood risk for the site. The modelling has considered events from a frequency of 1 in 30 years, to 1 in 1000 years, with the latest climate change allowances also taken into account, to ensure that no built development is within the flood extents such that flood water is not displaced.
20. This demonstrates a significant reduction in the area of the site that is shown to be at risk of flooding when compared to the Environment Agency's Flood Map for Planning and Flood Map for Surface Water. This is illustrated at Appendix 1.
21. This, along with additional work that has been undertaken with regard to landscape, ecology/biodiversity, archaeology and other technical disciplines, demonstrates that the site can comfortably accommodate 960 dwellings in accordance with the draft allocation, with the potential to accommodate additional development, whilst still responding appropriately to the site's constraints. The potential for the site to accommodate additional dwellings is being fully considered with Charnwood Borough Council through the preparation of the Masterplan Framework Document required by Policy DS3 (HA1).

**D. Are the development requirements clear and deliverable and are any further safeguards or mitigation measures necessary to achieve an acceptable form of development? Are any main modifications necessary for soundness?**

22. In accordance our previously submitted Matter 6 Hearing Statement (June 2022) the development requirements set out by Policy DS3 (HA1) are clear and deliverable and the information set out above and in our previous Statement demonstrates that no further safeguards or mitigation measures are necessary to achieve an acceptable form of development.
23. Taylor Wimpey UK Ltd and Merton College remain of the view that the reference to the Exception Test should be removed. The comments made at paragraphs 40, 41 and 42 of our previously submitted Matter 6 Statement (June 2022) with regard to this still stand.

**E. Has any planning permission been granted for residential development and if so, what are the details?**

24. Not applicable.

**HA1 – Land South East of Syston, Syston**

**Is the key diagram justified and effective?**

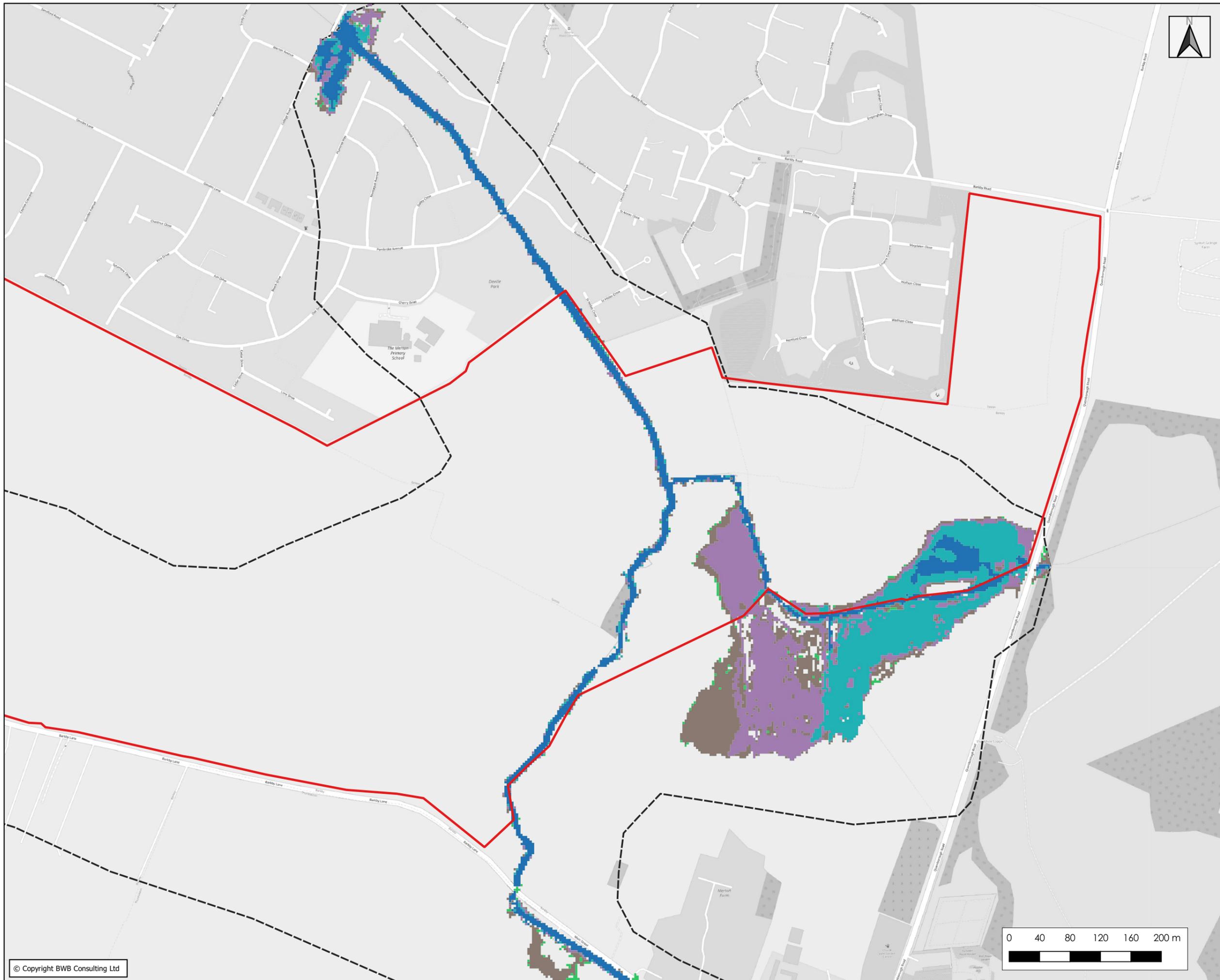
25. Paragraph 2.67 of the submitted Local Plan states: "The following diagram provides a visual guide to assist with interpretation of the policy below. It also provides a concept masterplan for the site for illustrative purposes. We will work with our partners to refine the masterplan as more detailed evidence is prepared".
26. In accordance with Policy DS3 (HA1), Land South East of Syston, Taylor Wimpey is preparing a Masterplan Framework Document to provide a high level design framework for the site, demonstrating how a comprehensively planned extension to Syston can be achieved and setting out principles that should be carried forward for future planning applications.
27. The Masterplan Framework Document has been presented and discussed in detail with the Local Planning Authority's Development Management Team. The plan has been informed by detailed technical work, including on matters relating to flood modelling, landscape, ecology and heritage. The Masterplan Framework Document (MFD) is currently being finalised following consultation with statutory consultees and key stakeholders and will be submitted to the Council for approval in February of this year. As such we would suggest that the Illustrative Masterplan at page 36 of the Local Plan is amended to align with the Masterplan that Taylor Wimpey have

prepared to inform the MFD, which is informed by more up to date and detailed evidence. An update on the MFD can be provided at the hearing sessions.

**Should enhanced upstream storage benefitting Barkby Brook be a site requirement?**

28. Exploring opportunities to improve flood risk offsite where possible is already covered in the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance, which is being considered within the technical work done to date. A site specific Flood Risk Assessment (FRA) and Sustainable Drainage Statement (SDS) will also accompany any future planning application and inform the Masterplan for the site proposals.
29. The hydraulic model, discussed above, has also been used to assess the benefit of undertaking works to the channel to understand if there would be significant betterment on flows downstream. The watercourse corridor available for such works to take place is limited by the preservation of existing woodland, water vole habitat and other couch's following completion of ecological surveys. Following completion of hydraulic model testing, there was shown to be negligible impact on flows downstream by incorporating fluvial floodwater storage. This is due to the site's position in the overall catchment, as it is situated in the mid-lower part of the catchment. Peak flows along the Barkby Brook are above 12m<sup>3</sup>/s for a 1 in 100yr event, which means that any storage areas fill up extremely quickly and offer little to no benefit. Attenuation of extreme volumes within the site would also have serious safety implications, as this would put people and property at residual risk downstream in Syston in the event of a breach/failure and would likely require the reservoir act to be triggered.
30. SuDS provision on the site will be incorporated into the Masterplan, which will reduce the peak flows leaving the site itself through the storing of rainwater, which will be released at a controlled rate..

Appendix 1 - Drawing number SES-BWB-ZZ-XX-DR-YE-0001 Rev P02



- Notes**
1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
  2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
  3. All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
  4. Any discrepancies noted on site are to be reported to the engineer immediately.
  5. Background mapping © Open Street Map contributors.

- Key**
- Illustrative Site Location
  - Model Domain
  - 1 in 30yr
  - 1 in 100yr
  - 1 in 100yr+28%
  - 1 in 1000yr
  - 1 in 100yr+60%

Rev	Date	Details of issues/ revision	Drw	Rev
P02	16.12.22	Model updated with EA comments	AP	RM
P01	31.08.22	PRELIMINARY ISSUE	AP	RM

**Issues & Revisions**

**BWB**  
CAF GROUP CONSULTING

- Birmingham | 0121 233 3322
- Leeds | 0113 233 8000
- London | 0207 407 2879
- Manchester | 0161 233 4260
- Nottingham | 0115 924 1100

[www.bwbconsulting.com](http://www.bwbconsulting.com)

Client  
**Taylor Wimpey Strategic Land**

Project Title  
**Land South East of Syston**

Drawing Title  
**Baseline Flood Extents**

Drawn:	A Petrakis	Reviewed:	R Meredith
BWB Ref:	220489	Date:	16/12/22
		Scale@A3:	1:4,500

Drawing Status  
**Updated with EA Comments**

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
SES-BWB-ZZ-XX-DR-YE-0001	S2	P02

