

Charnwood Local Plan Examination – Additional Hearing Statements

Matter 6: Urban Area Policies, Site Selection, Sustainable Urban Extensions and Housing Site Allocations

Define Planning and Design Ltd on behalf of Bloor Homes Ltd

Issue 4: Housing Allocations

Additional Comments in relation to Site HA48: Land off Willow Road, Barrow upon Soar – Are the site boundaries appropriate?

BHL's original hearing statement in response to Matter 6 relating to their site at 'Land off Willow Road, Barrow upon Soar' (Proposed Allocation Ref. HA48) highlighted how the site's allocation boundary should be modified to reflect its full and logical extents and support the delivery of 220 dwellings, a primary school (reflecting the revised infrastructure strategy), an area for its potential future expansion, and a relocated farmstead. Indeed, a planning application for the delivery of the site is now well-advanced, and will facilitate the primary school's early delivery; in turn supporting residential growth in the settlement.

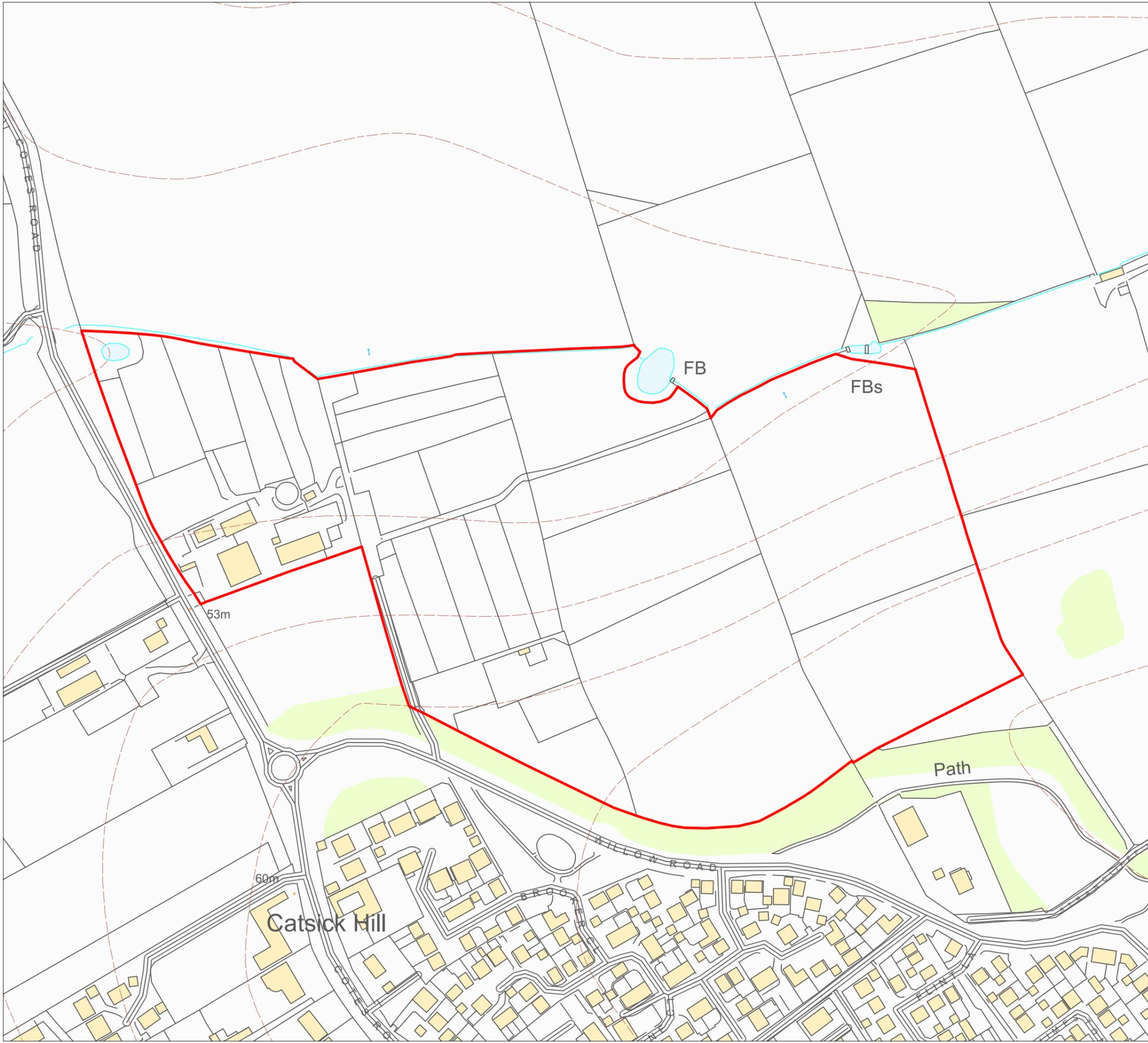
Following further discussions, CBC and BHL have agreed that modifying the allocation boundary to extend it to the west and north to accommodate the primary school and vehicular access from Cotes Road is an appropriate approach. As such, BHL and CBC are in agreement that the allocation boundary should be modified (via a main modification) to reflect the Site Location Plan that is shown below. Indeed, that approach will be key in ensuring that the site's optimal residential capacity of 220 dwellings can be delivered whilst also accommodating the school and related development infrastructure, and indeed CBC and BHL are also in agreement that the site's residential capacity should be revised from 215 dwellings to 220 dwellings.

As set out in BHL's original Matter 6 hearing statement, the relocation of the existing farmstead on the Cotes Road frontage is necessary to facilitate access and allow for an attractive gateway into the settlement, and is also now required to accommodate the provision of the new primary school at the site's north western corner. CBC and BHL have, therefore, also agreed that the Local Plan is modified to provide clarity in relation to this matter as follows:

"The Council supports the relocation of the existing farmstead currently situated within the revised boundary of housing allocation HA48 to an alternative location north of the northern site allocation boundary in order to facilitate the provision of site access from Cotes Road and development of the site. The siting and design of the relocated farmstead will be considered against other policies in the Local Plan, notably DS5 High Quality Design, C1 Countryside, and EV1 Landscape."

LEGEND

 Proposed allocation boundary



Rev	Description	Date
-		Rev
	DE.437_101	Drg No
	Bloor Homes Ltd	Client
	Land off Willow Road, Barrow upon Soar (Site HA48)	Project
	Proposed Allocation Boundary	Title
	1:2,500 @ A3	Scale