



Charnwood Borough Council
Local Plan Examination

**Matter 6 - Urban Area Policies, Site Selection,
Sustainable Urban Extensions and Housing Site
Allocations.**

Supplementary Hearing Statement

January 2023



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MATTER 6: URBAN AREA POLICIES, SITE SELECTION, SUSTAINABLE URBAN EXTENSIONS AND HOUSING SITE ALLOCATIONS (UPDATED STATEMENT)

Introduction

- 1.1.1 This hearing statement is submitted by Gladman Developments Ltd (Gladman). This submission should be read alongside our original Matter 6 statement and the Delivery & Technical Assessment for each site we submitted as part of our Regulation 19 representation (PSLP/545).
- 1.1.2 Whilst no supplementary MIQs have been proposed in relation to Matter 6, to assist the Inspectors we have provided additional information in respect of Issue 4 – Question 6.16 in respect of our land interests at Land South of Melton Road (HA45), Land off Melton Road (HA46), Land off Barnards Drive (HA53) and Land off Melton Road, East Goscote (HA60), all of which are proposed allocations for residential development in the Plan.
- 1.1.3 Gladman politely request that we are afforded the opportunity to take part in the Hearing Sessions to be held on 15th & 16th February 2023 in relation to Matter 6.

Question 6.1.6: Land South of Melton Road, Barrow upon Soar (HA45) & Land off Melton Road, Barrow upon Soar (HA46)

- 1.1.4 In respect of allocation HA45, outline planning permission for up to 130 dwellings (LPA ref: P/21/0760/2) subject to the signing of a S106 agreement was granted at Planning Committee on 22/12/2022. At the same Planning Committee outline planning permission for up to 135 dwellings (LPA ref: P/21/0759/2) subject to the signing of a S106 agreement was also granted for site HA46. Gladman have begun the process of preparing the S106 agreements for both sites with the Council and Leicestershire County Council.
- 1.1.5 It is clear that both sites represent a suitable location for growth and are not subject to any insurmountable constraints that would preclude development. The allocation of both sites remains wholly consistent with the development strategy and are a key

part of the Plan's wider strategy for growth in the Service Centres and Barrow upon Soar specifically. The proposed allocation of sites HA45 and HA46 are, therefore, entirely justified and sound.

- 1.1.6 As detailed in both our Matter 2 Statements, following pragmatic and collaborative discussions with the County Council and Charnwood Borough Council, an Education Delivery Strategy to ensure that the proposed Barrow upon Soar housing allocation sites will contribute to the delivery of a new primary school at Barrow upon Soar has now been agreed.

Question 6.16: Land off Barnards Drive, Sileby (HA50)

- 1.1.7 Outline planning permission for up to 228 dwellings (LPA ref: P/21/0738/2) subject to the signing of a S106 Agreement was granted at Planning Committee on 01/12/2021. Gladman are currently in the process of advancing the accompanying S106 agreement through discussions with the Council and Leicestershire County Council. It is expected that the S106 will be signed imminently, and the formal decision notice issued thereafter.
- 1.1.8 The proposed scale of housing development at HA50 is justified and the allocation of the site is consistent with the development strategy set out in Policy DS1. A comprehensive suite of supporting technical studies demonstrates that the site is suitable, achievable, and deliverable.

Question 6.16: Land off Melton Road, East Goscote (HA60)

- 1.1.9 Outline planning permission for up to 270 dwellings was granted on 01st November 2022 (LPA ref: P/20/2383/2). A modification for Policy DS3 is therefore required to increase the proposed number of homes from 223 dwellings to 270 dwellings. Gladman can confirm that the site has since been sold to a national housebuilder who are actively preparing a reserved matters application.
- 1.1.10 The proposed scale of housing development at HA60 is justified and the allocation of the site is consistent with the development strategy set out in Policy DS1. A comprehensive suite of supporting technical studies demonstrates that the site is suitable, achievable, and deliverable.