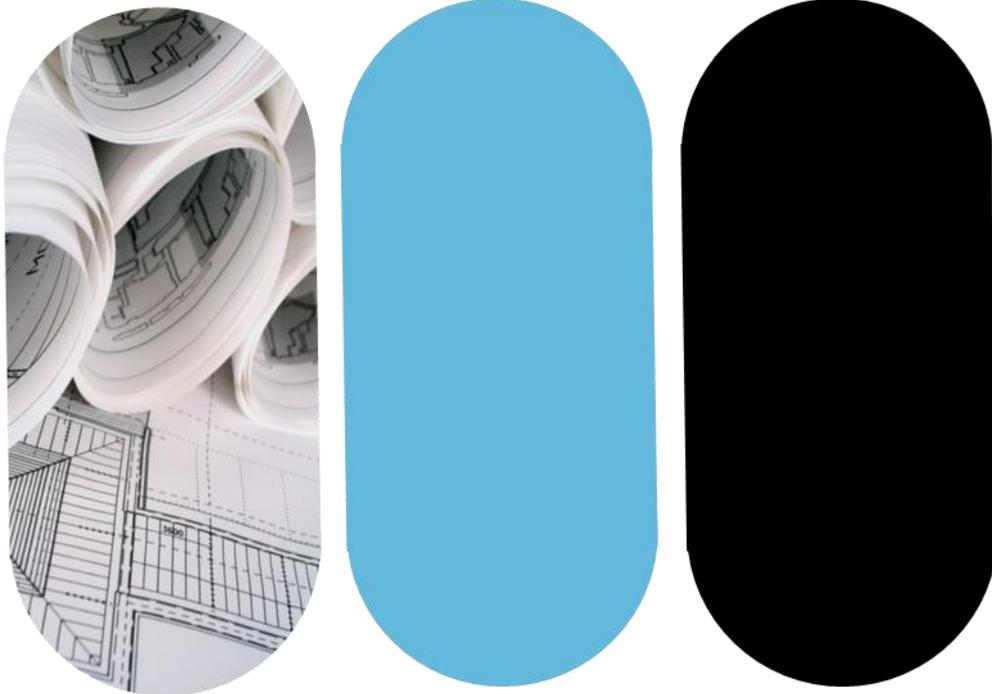


**WRITTEN STATEMENT IN RESPECT OF THE  
CHARNWOOD LOCAL PLAN 2021-37  
EXAMINATION - HEARING SESSIONS 2023**

**MATTER 6- URBAN AREA POLICIES, SITE  
SELECTION, SUSTAINABLE URBAN  
EXTENSIONS AND HOUSING SITE ALLOCATIONS**

On Behalf of Clarendon Land and Development Ltd and Bellway  
Homes East Midlands Ltd



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## 1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Clarendon Land and Development Ltd and Bellway Homes East Midlands, in response to the Inspectors' Matters, Issues and Questions for the examination hearings 2023 for the Charnwood Local Plan 2037.
- 1.2 Clarendon Land and Development Ltd and Bellway Homes East Midlands have an interest in the land to the rear of Derry's Garden Centre, Cossington. The site is partly allocated under Policy DS3, site reference HA59, and there is an additional area of land available to the east of the allocation (previously promoted through the local plan).
- 1.3 Clarendon Land and Development Ltd has previously made representations to the Inspectors' Matters, Issues and Questions in 2022 and Regulation 19 Local Plan consultation (Marrons Planning Representation dated August 2021).
- 1.4 This Statement should be read alongside the previously submitted Matter Statements made on behalf of our client and provides an update in respect of the HA59 allocation.

## 2. MATTER 6 - URBAN AREA POLICIES, SITE SELECTION, SUSTAINABLE URBAN EXTENSIONS AND HOUSING SITE ALLOCATIONS

### Issue 4 - Housing allocations

- 2.1 The Land to rear of Derry's Garden Centre, Cossington (HA59) is identified within Policy DS3 as an allocation for 124 homes. Clarendon Land and Planning Ltd received planning permission for up to 130 homes and associated infrastructure in October 2022 (P/20/2393/2) following the completion of a S106 Agreement. The boundaries of the permission and HA59 are the same.
- 2.2 Our Matter 7 Statement notes the Inspectors' first supplementary

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question (to Matter 7) in respect of additional sites and also the options for increasing housing land supply to meet the unmet need from Leicester City distributed to Charnwood (EXAM 55). In our Matter 7 Statement we consider there to be three sensible initial mechanisms to increase supply:

1. Increased developable area within proposed allocations;
2. Increased density within proposed allocations; and
3. Extensions to proposed allocations without an existing defensible boundary or where a new defensible boundary can be appropriately delivered.

2.3 Bellway Homes East Midlands have secured the land subject to the outline permission and are now undertaking the necessary work to achieve detailed permission and deliver much needed homes. A constraints-led master planning exercise has been undertaken which suggests that a detailed scheme (with an appropriate mix and size of homes and policy compliant open space) can be achieved which would increase housing numbers within the P/20/2393/2 site to around 160 dwellings.

2.4 The outline application site was limited to the boundary identified by Policy DS3 HA59. The boundary of HA59 does not follow any defensible or physical boundary or features on the ground but is an arbitrary line running across the middle of the field. The Inspectors Initial MIQs asked whether the boundary for HA59 was correct.

2.5 Representations to the Regulation 19 Local Plan and Matter 6 Statements on behalf of Clarendon Land and Planning have noted the availability of additional land east of HA59 and up to the railway line. That land offers the potential for additional housing provision of around 35 homes. There are only glimpsed views from Humble Lane and any development as a phase 2 of the original site would be seen against the background of a delivered phase 1 in any event. The railway line to the

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east would provide a sensible defensible boundary.

2.6 Taken together we consider the yield of HA59 is capable of being increased from 126 homes to 195 homes comprising an increase from 130 to 160 homes on phase 1 and an additional 35 homes on phase 2. This scale of housing development is considered to be justified and able to support the increased housing supply which needs to be secured to meet unmet needs and reinstate an appropriate buffer.