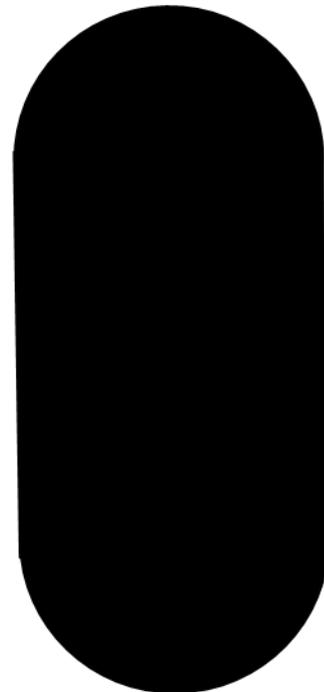
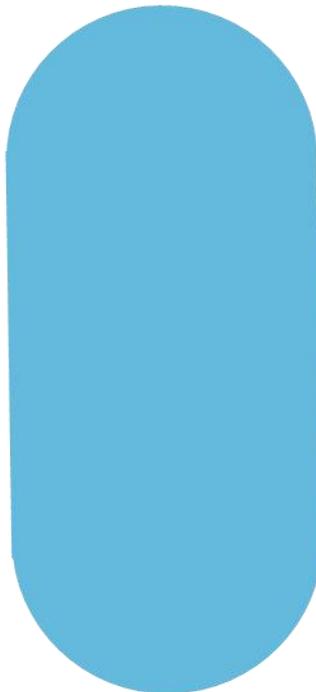


**WRITTEN STATEMENT IN RESPECT OF THE
CHARWOOD LOCAL PLAN 2021-37
EXAMINATION - HEARING SESSIONS 2023**

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

On Behalf of Richborough Estates, the Bowler Family and William Davis Ltd



1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Richborough Estates, the Bowler Family and William Davis in response to the Inspectors' Matters, Issues and Questions for the examination hearings for the Charnwood Local Plan 2037.
- 1.2 Richborough Estates, the Bowler Family and William Davis have previously made representations to the Inspectors' Matters, Issues and Questions in 2022 and Regulation 19 Local Plan consultation in respect of Policy DS3, site reference HA15.
- 1.3 Richborough Estates and the Bowler Family, William Davis Homes and the Council have agreed a Statement of Common Ground (SoCG) which has been submitted to the examination (Exam 24g).
- 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 HA15 allocation.

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

Issue 4 - Housing allocations

- 2.1 The land south of Loughborough (HA15) is identified within Policy DS3 for accommodating 723 homes.
- 2.2 A planning application (reference P/21/0550/2) by Parker Strategic Land was refused by Charnwood Borough Council but allowed at appeal in November 2022 (APP/X2410/W/21/3289048) giving permission for up to 120 new dwellings on the eastern parcel of HA15.
- 2.3 Richborough Estates, the Bowler Family and William Davis are currently preparing a planning application for the remaining 42ha of HA15 (the

central and western parcels).

- 2.4 A Screening Opinion was submitted in September 2022 for the erection of up to 700 dwellings (Use Class C3), two form entry primary school, with access including a link to Allendale Road, parking, landscaping, public open space, and associated infrastructure. A screening notice was issued by Charnwood Borough Council in November 2022 which concluded that no Environmental Statement is necessary (reference P/22/1677/2).
- 2.5 A masterplan which provides for the balance of HA15 is progressing alongside continued discussions with Charnwood Borough Council in relation to suitable access and delivery arrangements.
- 2.6 Our Matter 7 Statement notes the Inspectors' first supplementary 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.
- 2.7 Whilst not seeking to repeat commentary covered within our previous Matter Statements, we maintain that the HA15 indicative diagram does not provide an appropriate response to development constraints and opportunities. A constraints-led exercise is necessary for understanding both the development area and associated housing yield. The comprehensive masterplan being developed suggests Richborough Estates and William Davis Land can deliver 715 homes. Taken together with the 120 homes with permission on the eastern parcel the allocation
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could deliver 835 homes rather than the 723 homes identified by Policy DS3 (HA15).

2.8 Assessments undertaken to date indicate that the housing allocation can be accommodated without causing significant harm to the landscape.

2.9 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.