



# Charnwood Local Plan Examination Hearing Sessions 2023.

## Matters, Issues and Questions.

Statement on behalf of Davidsons Developments Limited (PSLP/575) in relation to Land West of Anstey (HA43)

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

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## Document Management.

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## Issue 4 – Housing Allocations

### Q6.16

11. Following our previous submissions on Matter 6 in relation to the proposed allocation south of Anstey (site HA43), Davidsons has continued to work collaboratively with the Borough Council in relation to the submitted planning applications on that part of the site under their control. Davidsons has also worked collaboratively with Wm Davis who control the remainder of the allocation extending up to Bradgate Road.
12. The purpose of this work has been to demonstrate how the two developer interests are working together to ensure a comprehensive master planned proposal for the site that can deliver all of the policy requirements set out in Policy HA43.
13. Our original submission included a Green Infrastructure Strategy drawing by Urban Wilderness to demonstrate the overarching Green Infrastructure Strategy for the site, including the provision of an extensive new Country Park on land to the south of Groby Road, delivery both recreational benefits and benefits in relation to biodiversity net gain.
14. Following discussions with the Borough Council and Highway Authority in relation to the submitted planning applications, Davidsons Developments and Wm Davis are producing a high level plan showing how the applications can deliver a package of sustainable transport improvements for walking, cycling and public transport, with proposals for the diversion of existing bus services through the site from Bradgate Road to Groby Road. We are also preparing plans showing how the supporting infrastructure for the site will be delivered and indications of phasing of development and its supporting infrastructure. These plans can be made available for the Hearing session if required.
15. To respond to comments made about the implications of the proposed allocation for the Green Wedge, Golby + Luck have produced a paper looking at how the proposals for the Country Park can deliver positive improvements to the Green Wedge through the provision of increased access for informal recreation. This report is included at **Appendix 1**. The plan of the Country Park included in the report is for illustrative purposes only. The Country Park proposals will be subject to a separate application that will provide details of what the Country Park will provide allowing consultation with the Parish Council and other interested parties on the details of the Country Park proposals.
16. In preparing the Green Wedge report, it was noted that the HA43 Key Diagram in the Submission Draft Plan does not include either the Country Park or the open land on the southern edge of the allocation within the proposed Green Wedge. As predominantly areas of open land, it is suggested that the Green Wedge can be extended to include this land and the recommended approach is set out in the paper.
17. Through the collaborative working that has taken place in relation to the submitted applications, Davidsons Developments and Wm Davis have demonstrated the suitability and deliverability of the allocation in the early part of the plan period. Delivery could take place through 2 residential outlets, supporting the early delivery of supporting infrastructure.



# Appendix 1 – Report by Golby + Luck – Green Wedge Enhancement Strategy

See Separate PDF file

Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

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