

Hearing Statement – Matters, Issues and Questions.

In Respect of Charnwood Local Plan 2021–37 Examination.

On behalf of William Davis Ltd

Date: 12 January 2023 | Pegasus Ref: P20-1558

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Document Management.

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Contents.

Document Management.....	i
1. Matter 6: Urban Area Policies, Site Selection, Sustainable Urban Extensions and Housing Site Allocations	1

Appendices contents.

Appendix – Indicative Masterplan



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

Issue 4 – Housing Allocations

HA20 – Land off Beacon Road, Loughborough

Question 6.16

a. Is the proposed scale of housing development justified, having regard to any constraints and the provision of necessary infrastructure?

- 1.1. Since the publication of the viability study in February 2021 and prior to the initial examination hearing sessions in July 2022, Charnwood Borough Council undertook further engagement with site promoters to ensure that proposed sites are viable and deliverable. This has resulted in the 'Confirmation from Proposed Housing Allocation Representatives Proformas' finalised in April 2022 (Exam 9).
- 1.2. Following our previous submission on Matter 6 in relation to the proposed allocation of HS20 Land off Beacon Road, William Davis have continued to positively progress the site. We undertook a public consultation event on the scheme on 28th September with residents living close to the proposed development. A meeting was also held with Local Councillors on 10th November. William Davis has also continued to work collaboratively with the Borough Council in relation to ongoing pre-application discussions. All of this collaboration has resulted in further refinements to the design and layout of the scheme. A copy of the latest indicative masterplan is attached at Appendix 1.
- 1.3. Further masterplanning work undertaken by Pegasus Group on behalf of William Davis Ltd confirms that the proposed allocation area can deliver at least 45 dwellings, 15 more than prescribed for this site in Policy DS3 Housing Allocations.
- 1.4. William Davis continues to demonstrate the suitability and deliverability of the allocation in the early part of plan.



Appendix Indicative Masterplan

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

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