

1. Background

- 1.1. This hearing statement has been prepared on behalf of Redrow Homes East Midlands (“Redrow Homes”).
- 1.2. Redrow Homes are working in partnership with owners of the land off Ratcliffe Road, Sileby, which is not identified for development in the submitted version of in the Charnwood Local Plan.

2. Issue 3 – Sustainable Urban Extensions

Q. 6.12 Will the allocation of sites in Service Centres and Other Settlements have any implications for the timely delivery of the Sustainable Urban Extensions?

- 2.1. There is a high proportion of housing which is concentrated in the SUEs and the lack of deliverability of this housing, with the majority falling in the period 5-15 years and a higher proportion of the overall total towards the latter end of the plan period. With a number of allocated sites in the Service Centres at various stages of the planning/construction process there is highly likely to be a gap in deliverability between the completion of the majority of small and medium ‘deliverable’ sites and the SUEs.
- 2.2. The Service Centres should be identified for a greater amount of housing allocations and housing numbers. This would give a better balance of sites across the plan period and to offer better infrastructure to meet local needs. In light of the additional requirement for housing to meet the unmet need for Leicester and the extension of the plan period by between one and two years, this gap is likely to be even more pronounced. New sites, especially those at the most sustainable Service Centres such as land off Ratcliffe Road, Sileby, should be considered. This will support the long term delivery of growth at the SUEs.

3. Issue 4 – Housing allocations

Q. 6.16 – questions a to e applicable to all relevant sites.

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

b. Is the allocation consistent with the development strategy in Policy DS1 and where relevant, does it take account of a made Neighbourhood Plan?

c. What is the likely impact of the proposed development on the following factors:

- *settlement separation and identity and landscape character;*
- *biodiversity, green infrastructure including public rights of way and agricultural land quality;*
- *heritage assets;*
- *the strategic and local highway network and other infrastructure including health facilities, education and open space;*
- *air and water quality, noise pollution, land stability and flood risk.*

Matter 6 – Urban area policies, site selection, sustainable urban extensions and housing site allocations

Redrow Home Limited
January 2023

d. Are the development requirements clear and deliverable and are any further safeguards or mitigation measures necessary to achieve an acceptable form of development? Are any main modifications necessary for soundness?

e. Has any planning permission been granted for residential development and if so, what are the details?

HA53 – Land off Barnards Drive, Sileby

- 3.1. This site is subject to a planning application for 228 dwellings, submitted in April 2021. This site now benefits from a recommendation for approval, subject to S106 agreement, having been approved by the Charnwood Plans committee in December 2021.

HA54 – Land off Homefield Road, Sileby

- 3.2. This site is subject to a planning application for 55 dwellings (11 higher than 44 under examination) submitted in April 2021 and now benefits from a grant of approval, having been approved in November 2022.
- 3.3. The scale of development is modest and only funding from Primary and post 16 education is sought in the published 106 and no Secondary contribution.

HA55 – Rear of The Maltings, High Street, Sileby

- 3.4. This site is subject to a planning application for 13 dwellings, submitted in April 2021. The application is yet to be decided.
- 3.5. The scale of development is modest and it is likely to add to the pressure on local infrastructure including schools.

HA56 – Land off Kendal Road (South of Butler Way and Gray Lane), Sileby

- 3.6. Potential for around 32 dwellings. Modest scale site that will likely to add to the infrastructure needs of the settlement.

HA57 – 36 Charles Street, Sileby

- 3.7. Potential for around 11 dwellings. Minor scale site that will likely to add to the infrastructure needs of the settlement.

HA58 – 9 King Street, Sileby

- 3.8. Potential for around 14 dwellings. Minor scale site that will likely to add to the infrastructure needs of the settlement.

HA53 – Land to rear of Derry's Garden Centre, Cossington

- 3.9. This site is subject to a planning application for 130 dwellings (6 higher than under examination) submitted in February 2021 and now benefits from a grant of approval, having been approved by the Charnwood in October 2022.

Charnwood Local Plan Examination

Matter 6 – Urban area policies, site selection, sustainable urban extensions and housing site allocations

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- 3.10. We consider that Sileby is capable of accommodating more housing growth and with such planned growth would attract additional community benefits and infrastructure such as land for a local centre, primary school, better walking and cycling routes etc.
- 3.11. The site Redrow are promoting 'Land off Ratcliffe Road' has no technical constraints or landscape designations and also benefits from a vision plan and two collaborating owners making it a very deliverable site with a number of positive benefits which would significantly benefit the settlement and the local area.