

Charnwood Local Plan Examination

Hearing Statement on behalf of Loughborough University

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

June 2022

Report Title: Charnwood Local Plan Examination – Hearing Statement – Matter 6

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For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 Avison Young (AY) acts for Loughborough University and is instructed to represent Jelson at forthcoming EiP Hearing Sessions. We set out below, Jelson's answers to the Matter 6 MIQs that are of particular concern to it.

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

Issue 4 – Housing Allocations

Housing Allocation HA17 – Moat Farm, Land South West of Loughborough.

- 1.2 Loughborough University is of the view that its land interest at Moat Farm is a sustainable and suitable location for development given its proximity to the urban edge of Loughborough. It confirms that the site is available for development and that on the basis of work undertaken to date, could be viable developed within the timescales and at the rates envisaged in the Local Plan. We are also able to confirm that there is developer interest in the site. Therefore, in principle this site meets the NPPF definition of a developable housing site.
- 1.3 With the above in mind, Loughborough University has signed a Statement of Common Ground with Charnwood Borough Council which confirms that agreement has been reached with Officers in respect of matters relating to:
- i. The allocation of the site being appropriate and justified
 - ii. The extent of the site is correctly identified on the Plan which defines Housing Allocation HA17
 - iii. Access to the site can be satisfactorily and safely achieved.
 - iv. The University is in discussions with the Council about securing access rights over land controlled by the Authority.
 - v. The Local Plan's housing trajectory provides a realistic estimate of the anticipated lead-in period and rates at which the site will deliver housing
 - vi. Loughborough University and Charnwood Borough Council has opened a dialogue with the Environment Agency about relationship between the site and the EAs Flood Management Scheme
 - vii. The University supports those provisions of Policy DS3(HA17) which relate to protection and enhancement of the landscape and new tree planting and the delivery of green infrastructure and biodiversity enhancements
 - viii. Policy DS3 provides sufficient clarity in terms of how interpret the quantum of development identified for this allocation.
- 1.4 Accordingly, the University believes that Policy DS3 and the allocation of the Moat Farm site for housing would be in accordance with the provisions of National planning policy.

Avison Young

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