

For and on behalf of  
**Gloebal Ltd**

**Charnwood Local Plan  
Examination in Public  
Matter 6: Urban Area Policies, Site Selection, Sustainable Urban  
Extensions and Housing Site Allocations**

**Land at Oakley Road (HA33) and  
Land North of Hallamford Road and West of Shepshed (HA35)**

**Prepared by  
Strategic Planning Research Unit  
DLP Planning Ltd  
Sheffield**

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Prepared by:	Kirsten Ward BSc (Hons) MA PhD MRTPI Associate Director
Checked by:	Jon Goodall MA (Cantab) MSc MRTPI Director
Approved by:	Jon Goodall MA (Cantab) MSc MRTPI Director
Date: June 2022	Office: Sheffield

**Strategic Planning Research Unit**

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### **Attachments**

Site Location Plan HA33 (ref. LE5101(4)-PL01)  
Illustrative Masterplan HA33 (ref. 5101(4)-PL02 Rev A)  
Site Location Plan HA35 (ref. LE5101-16PS - D01)  
Illustrative Masterplan HA35 (ref. LE5101(10PD)-SK07 Rev C)

## 1.0 INTRODUCTION

- 1.1 This response to Matter 6 of the Inspectors' MIQs in respect of the Charnwood Local Plan (CLP) 2021-37 Examination has been prepared by the Strategic Planning Research Unit ('SPRU') of DLP Planning Ltd. SPRU have been instructed to appear at the Examination on behalf of Gloeal Limited.
- 1.2 SPRU have made submissions on behalf of Gloeal Limited to the Regulation 19 consultation (July – August 2021) on the emerging Local Plan. This statement should be read in conjunction with these submissions (representation numbers PSLP/562 and PSLP/563).
- 1.3 These earlier submissions set out that the allocation of sites HA33 (Land at Oakley Road) and HA35 (Land North of Hallamford Road and West of Shepshed) is supported and that the allocation of the sites for residential development is sound. The evidence highlights that the sites are being actively promoted and are progressing towards the submission of planning applications. Supporting work to support bringing forward the abovementioned sites, including the preparation of indicative masterplans, further demonstrates that the allocation of the land in question would be justified and effective and that development would be deliverable and developable in the early years of the plan period following adoption.
- 1.4 In addition, the sites would constitute a well related and logical extension to the urban area (as well as the other proposed allocations and previously constructed developments along the north western side of Shepshed) in a sustainable location, supporting and offering prospective residents good access to public transport, education, employment and other local facilities and services. The sites are therefore well placed to encourage more sustainable patterns of travel and reduced reliance on the private car, consistent with the principles for sustainable development set out in the NPPF.
- 1.5 Nevertheless, there remain a number of issues raised in our previous representations that require modifications to the Draft Local Plan to ensure it meets the tests of soundness. In summary, this Hearing Statement seeks to assist the Inspectors through the response to relevant MIQs and further reinforces the justification for the following proposed suggested modifications in respect of allocations HA33 (Land at Oakley Road) and HA35 (Land North of Hallamford Road and West of Shepshed):
- The boundary of site HA33 on the Policy Map should be amended to align with the red line shown in drawing ref. LE5101(4)-PL01 (attached).
  - The illustrative masterplan that has been developed for the site (ref. 5101(4)-PL02 Rev A – attached) demonstrates that site HA33 can deliver 204 units. The figure in the table in Policy DS3 should be amended accordingly.
  - The boundary of site HA35 on the Policy Map should be amended to align with the red line shown in drawing ref. LE5101-16PS - D01 (attached).
  - The illustrative masterplan that has been developed for site HA35 (ref. LE5101(10PD)-SK07 Rev C – attached) demonstrates that the site can deliver 408 units. The figure in the table in Policy DS3 should be amended accordingly.
  - The heading in table in Policy DS3 should be amended to state that the figures for each site represent "***Approximate number of homes***".
  - Consequential changes to Policies DS1 and DS3 in relation to overall provision and the spatial distribution of growth to reflect the increased capacity at Shepshed.

## **2.0 ISSUE 1 – WHETHER THE URBAN AREA POLICIES ARE JUSTIFIED AND WILL BE EFFECTIVE IN MEETING DEVELOPMENT NEEDS**

### **Policy LUA1 – Leicester Urban Area**

**6.1 How does the Leicester Urban Area relate to the settlement hierarchy, is the policy justified and will it be effective in informing proposals for new development?**

2.1 No response.

**6.2 Should the policy refer to any additional infrastructure requirements, including transport, and to the partnership working required to deliver that to ensure that it is positively prepared?**

2.2 No response

### **Policy LUC1 – Loughborough Urban Centre**

**6.3 Is the policy justified and will the development requirements within it, including those relating to the town centre, be clear to Plan users?**

2.3 No response.

**6.4 How will the policy and the Plan as a whole contribute to the delivery of the Town Centre Masterplan?**

2.4 No response.

**6.5 Should the policy include reference to any additional infrastructure requirements and delivery mechanisms?**

2.5 No response

### **Policy SUA1 – Shepshed Urban Area**

**6.6 Is the policy justified and positively prepared and will it be effective in relation to:**

- a. Infrastructure, including drainage, health facilities, settlement and landscape character and improving connectivity within the town centre and between Shepshed other destinations**
- b. The need for regeneration**
- c. Settlement and landscape character**

2.6 The allocations and pattern of development that are proposed in Shepshed and that will be delivered through this policy have been fully tested and justified through the Sustainability Appraisal process.

2.7 The Sustainability Appraisal of the Plan Policies (contained in Chapter 7 of SD-5) states in respect of the impact on settlement and landscape character of the proposed allocations in Shepshed (paragraphs 7.2.24 to 7.2.30):

*“Development on allocated sites within the urban area of Shepshed is unlikely to affect landscape character. Provided that high quality design is achieved (as required by Policy DS5: High quality design in particular), then the townscape and public realm ought to be improved by new developments in the urban area.*

*At the urban fringes, the sensitivity of landscape is mixed. To the west, the majority of areas are classified as moderate landscape sensitivity, whilst to the south the classification is mostly low-moderate.*

*The sites allocated to the south are predicted to have minor negative effects, as*

*development is on lower sensitivity land. Growth is particularly focused south of Ashby Road Central within Charnwood Forest and includes former quarry land.. Furthermore, plan policies will need to be satisfied to ensure that landscape character is protected, and high-quality design is secured.*

*To the west of the Shepshed a large amount of development is proposed. In combination with committed growth in this location, potential development land would span across the entire western side of Shepshed. Site HA35 extends development further into the Countryside also.*

*All of the allocated sites here are in areas of moderate sensitivity. Whilst effects on a site-specific level could probably be managed; the cumulative effect of this quantum of growth is potentially negative. The character of the brook environment would be altered, as would its relationship with the existing urban fringes.*

*The Shepshed Policy (SUA1) seeks to deliver development which provides an urban edge and integrates with the wider landscape setting. Growth is expected to secure improvements to the public realm, landscaping and heritage settings.*

*The Plan sets out a requirement for development along the west of Shepshed to produce a 'jointly prepared' biodiversity strategy. This should ensure a coordinated approach to environmental protection that spans across site boundaries. Whilst the focus is not on landscape character and continuity, there is likely to be a synergy between measures that protect biodiversity. **Consequently, a residual minor negative effect is predicted for landscape overall.**"*

- 2.8 The landowners of allocation sites HA33 and HA35 are currently working with the Council to agree a Statement of Common Ground in which they will agree to pay contributions towards the delivery of a new primary school in Shepshed to support the proposed development, as well as supporting the delivery of a Black Brook Biodiversity Strategy which seeks to enhance wildlife network linkages in the area around Black Brook in accordance with Policy EV6.
- 2.9 Proposed allocation sites HA33 and HA35 therefore align with the requirements of Policy SUA1, demonstrating that this policy will be effective.

### 3.0 ISSUE 2 – THE SITE SELECTION PROCESS

**6.7 Is the site selection process for the proposed housing allocations soundly based, including the testing of reasonable alternatives? How have the findings of the Sustainability Appraisal informed the site selection process? Are the reasons for selecting allocated sites and rejecting others clear and justified and where are they documented?**

3.1 No response.

**6.8 Is the site selection methodology based on an appropriate set of criteria? Have the criteria changed during the course of the selection process and if so, why?**

3.2 No response.

**6.9 Are the following assumptions for site capacity set out in the Strategic Housing and Employment Land Availability Assessment (EB/DS/1) appropriate and justified:**

- i. Gross to net developable areas for residential development: Up to 0.4 hectares 100%, 0.4 – 2 hectares 82.5%, 2 – 35 hectares 62.5%, over 35 hectares 50%*
- ii. Density of 30 dwellings per hectare – was this applied to the net developable area?*

3.3 We note the gross-to-net developable areas and density assumptions that have been applied to the sites that have been assessed through the SHELAA and these seem to be appropriate. However, it should also be noted that whilst these assumptions are useful for identifying *indicative* site capacities, it may be that individual sites are ultimately able to deliver a slightly higher number of units, where this is justified in policy, design and sustainability terms. These site capacities should therefore be considered as ‘indicative’ rather than ‘fixed’ for the purposes of the site allocation policies.

3.4 This is supported by paragraph 7.4 of the SHELAA 2020 (EB-DS-1) which states in respect of the standard density of 30dph:

*“This is a broad assumption for the purposes of this assessment only; the density achieved on individual sites will need to take account of matters set out in the NPPF at paragraph 122”.*

3.5 In respect of the calculation of indicative site capacity at proposed allocation site HA33 (SHELAA site ref. PSH174), the SHELAA identifies a gross area of 7.40ha, a net developable area of 4.43ha and a site capacity of 133 dwellings. These calculations have however not been applied to the appropriate site area.

3.6 As set out in the representations submitted on behalf of our client relating to the submission (Regulation 19) version Plan, the site boundary that was assessed in the SHELAA (and has subsequently been carried through to form the boundary of proposed site allocation HA33) is neither sound nor justified as it does not reflect the masterplan which has been developed for the site (drawing ref. 5101(4)-PL02 Rev.A) and which was provided with those submissions. This masterplan will form the basis of an imminent planning application on the site, and demonstrates that a scheme in the order of 204no. dwellings can be comfortably accommodated on the site, providing an acceptable design, layout and standard of amenity wholly contained in Flood Zone 1.

3.7 The amended site area of HA33 extends to 10.73ha (gross), which involves an extension of the site boundary to the west up to Black Brook. This is important to allow for the delivery of open space and biodiversity net gain in this area and will be included in the future planning application boundary for this site. Were these capacity assumptions applied to this amended site area, this would result in a net developable area of 6.71ha (based on a net-to-gross ratio

of 62.5%) and a site capacity of 201 dwellings (based on an indicative density of 30dph).

- 3.8 In order to ensure that the Plan is sound and that site allocation policy HA33 is representative of a scheme that is deliverable and incorporates sufficient flexibility, the indicative site capacity of allocation HA33 (as shown in the table in Policy DS3) should be amended to show that a scheme of approximately 204 units can be delivered on the site.
- 3.9 In respect of the calculation of indicative site capacity at proposed allocation site HA35 (SHELAA site ref. PSH293), the SHELAA identifies a gross area of 16.70ha, a net developable area of 8.83ha and a site capacity of 250 dwellings. However, as set out in our Regulation 19 representations, the site area that was assessed in the SHELAA does not reflect the extent of land under our client's control and put forward for consideration as shown in the illustrative masterplan that has been prepared for the site (drawing ref. LE5101(10PD)-SK07 Rev C).
- 3.10 As shown in drawing ref. LE5101-16PS - D01 (attached to this statement) the submitted site boundary extends to and area of 38.47ha (gross).
- 3.11 This additional area of land is identified in the illustrative masterplan (ref. LE5101(10PD)-SK07 Rev C) for use as natural greenspace with opportunities for habitat creation / enhancement and biodiversity net gain. This land will therefore form part of any future planning application for this site and as such should be included within the site allocation boundary to achieve consistency with the approach to determining the boundary of other allocations as proposed within the submission version Local Plan.
- 3.12 Treatment of the total gross site area identified within our client's control provides the type of flexibility referred to above that enables variation to assumptions regarding factors such as density and the overall parameters of development for individual schemes.
- 3.13 The submitted site boundary extends to approximately 21.75ha<sup>1</sup> (gross developable) as shown within the submitted Masterplan, including areas for formal Public Open Space provision.
- 3.14 This excludes the areas of open space / flood zones to the east and north-east of the site boundary albeit these remain under our client's control for the purposes of delivering the requirements for sustainable development at the site including any landscaping and biodiversity enhancement.
- 3.15 Were the SHELAA assumptions applied to this identified gross developable area, this would result in a net developable area of 13.59ha (based on a net-to-gross ratio of 62.5%) and an indicative site capacity of 408 dwellings (based on an average density of 30dph).
- 3.16 In order to ensure that the Plan is sound and that site allocation policy HA35 is representative of a scheme that is deliverable and incorporates sufficient flexibility, the indicative site capacity of allocation HA35 (as shown in the table in Policy DS3) should be amended to show that a scheme of approximately 408 units can be delivered on the site.
- 3.17 In conclusion, the assumptions that have been used to calculate site capacities in the SHELAA are broadly appropriate and justified, however in order to ensure the site allocation policies are sound, effective and deliverable, the Plan needs to:
- Ensure that these assumptions are applied to the correct gross developable site area; and
  - Ensure that the capacity figures included in the policy wording for the site allocations make clear that these figures are 'indicative', as different site capacities may be justified and appropriate at detailed design / masterplanning stage.

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<sup>1</sup> See drawing ref. LE5101(10PD)-SK08 Rev A - Density Plan submitted with Regulation 19 representations.

**6.10 What approach has been taken to site capacity where specific site constraints or developer intentions are known?**

- 3.18 As noted above, the landowner of sites HA33 and HA35 have previously submitted illustrative masterplans for these sites, illustrating how a higher site capacity than that calculated using the standard assumptions in the SHELAA could be sustainably delivered in a manner that accords with other policies within the Plan. These masterplans were submitted as part of our client's representations to the Regulation 19 consultation.
- 3.19 As stated in paragraph 7.4 of the SHELAA 2020 (EB-DS-1), the density assumptions that have been applied are a *"broad assumption for the purposes of this assessment only"*. Therefore, the indicative capacities of sites HA33 and HA35 should be amended in order to align with the illustrative masterplans that were submitted as part of the Regulation 19 representations, in order to ensure these policies are justified, effective and reflective of a deliverable strategy.

#### **4.0 ISSUE 3 – SUSTAINABLE URBAN EXTENSIONS**

**6.11 The Annual Monitoring Report (SD/17) at para 7.24 says that the deficit in housing completions against the requirement in the adopted Core Strategy is as a result of delays in the delivery of the Sustainable Urban Extension sites. How will the Plan address this? What interventions are necessary and have these been secured?**

4.1 No response.

**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? LUA2 – North East of Leicester (Thorpebury)**

4.2 No response.

**6.13 Is Policy LUA2 justified and effective, including in relation to: a. The requirement for three primary schools to be provided b. The provision of four pitches for Gypsy and Traveller accommodation and four plots for Travelling Showpeople c. The boundary of the site and the overall scale and mix of the uses shown on the key diagram and Policies Map d. Key infrastructure items, including drainage and transport. e. The timescale and the rate of delivery in the housing trajectory Policy LUA3 – North of Birstall (Broadnook)**

4.3 No response.

**6.14 Is Policy LUA3 justified and soundly based, including in relation to: a. The boundary of the site and the overall scale and mix of the uses shown on the key diagram and the Policies Map b. Key infrastructure items, including drainage and transport improvements and accessibility to Thurcaston c. The timescale and the rate of delivery in the housing trajectory Policy LUC2 – West of Loughborough**

4.4 No response.

**6.15 Is Policy LUC2 justified and soundly based, including in relation to:**

- i. The boundary of the site and the overall scale and mix of the uses shown on the key diagram and the Policies Map***
- ii. Key infrastructure items, including drainage and transport improvements***
- iii. The timescale and rate of delivery in the housing trajectory***

4.5 No response.

## 5.0 ISSUE 4 – HOUSING ALLOCATIONS

### 6.16 HA33 – Land at Oakley Road

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

5.1 The scale of housing development (133 units) currently proposed at site HA33 is not justified.

5.2 As set out in our Regulation 19 representations and the accompanying illustrative masterplan (ref. 5101(4)-PL02 Rev.A), site HA33 is capable of delivering 204 dwellings. As noted in paragraph 3.6 above, this dwelling capacity broadly aligns with the assumptions applied in the SHELAA to identify the indicative site capacity figures (when based on the corrected gross site area of 10.73ha).

5.3 An adjusted total site capacity of 204 units is therefore justified and appropriate in this location. In order to ensure that the Plan is sound, the table in Policy DS3 should therefore be revised to reflect a site capacity at site HA33 of approximately 204 dwellings.

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

5.4 Proposed allocation HA33 is fully consistent with the development strategy as set out in Policy DS1. The site represents sustainable development that accords with the principles set out in the bullet points at the start of Policy DS1.

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

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

5.5 The anticipated impact of the proposed development of Site HA33 on each of the above factors is as follows:

- i. The site immediately adjoins the built settlement form at the north western edge of Shepshed. Its development will not impact upon the separation between settlements, nor will it negatively impact upon the identity of Shepshed. The Sustainability Appraisal states in paragraph 7.2.24 that “*Development on allocated sites within the urban area of Shepshed is unlikely to affect landscape character. Provided that high quality design is achieved (as required by Policy DS5: High quality design in particular), then the townscape and public realm ought to be improved by new developments in the urban area.*”. The impact of this site’s development on landscape character is therefore expected to be minimal.
- ii. The site assessment proforma for site HA33 (SD-6) identifies that development of this site is likely to have a ‘neutral’ impact on biodiversity and nature conservation, and land and soils. As part of the emerging SOCG, the landowners have committed to support the preparation and delivery of a biodiversity strategy for Black Brook (in accordance with the requirements of Policy DS3). This will further minimise any potential impact of the development of site HA33 on biodiversity.
- iii. The site assessment proforma for site HA33 (SD-6) identifies that development of

this site is likely to have a 'neutral' impact on the historic environment.

- iv. The site assessment proforma for site HA33 (SD-6) identifies that development of this site is likely to have a 'significant positive' impact in terms of access to public transport, as the site is within 200m of a bus stop with a service of excellent frequency. The site is also noted as being located within walking distance of a GP/health centre, primary school, secondary school and leisure facilities. As part of the emerging SOCG, the landowners of this site have committed to contribute towards the cost of delivering a new 3 form entry primary school, which will be shared between the developments that it will serve. Arrangements for the timing and funding of the new primary school will be set out in a separate delivery strategy document. The landowners of site HA33 are engaged in the development of this strategy.
- v. The site assessment proforma for site HA33 (SD-6) identifies that development of this site is likely to have 'neutral' impacts in terms of water pollution, water quality, flood risk and air quality. Development of this site is not expected to have any negative impacts in terms of noise pollution and land stability. As noted above, the landowners propose that the site allocation boundary is extended to cover the area within the masterplan boundary as submitted as part of Regulation 19 representations (drawing ref. 5101(4)-PL02 Rev.A). Whilst this extended site area lies in Flood Zone 3, this will not form part of the developable area and will be used for informal / amenity greenspace and biodiversity net gain only.

**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?**

5.6 In order to ensure that the Plan is sound, Policy HA33 should be modified in respect of the following:

- The site allocation boundary should be extended to align with the extent of the masterplan area that was submitted alongside the Regulation 19 representations (drawing ref. 5101(4)-PL02 Rev.A). This ensures that the site area includes land up to Black Brook which forms an area of important open space / biodiversity net gain which is to be delivered as part of the overall masterplan.
- The indicative site capacity should be increased to state that the site will deliver approximately 204 dwellings, which aligns with the capacity assumptions applied by the Council based on the extended site area. The illustrative masterplan that has been submitted illustrates that the site is capable of delivering 204 units.

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

5.7 Outline consent for residential development of up to 133no. dwellings was previously granted on Site HA33 in December 2014 (permission reference: P/11/2724/2). This permission, which has since lapsed, sought to develop the site with open space occupying the areas in Flood Zones 2 and 3 and residential development located in the eastern areas of the site within Flood Zone 1. The Council imposed a short commencement period on this planning permission in an attempt to address an identified housing supply deficit in the short term at that time, although the permission ultimately lapsed despite submission of a subsequent Reserved Matters application (application reference: P/15/2529/2) seeking to agree details such as final layout and dwelling design. This application was undetermined and later withdrawn by the applicant.

5.8 A further planning application is currently being prepared for this site which seeks outline planning permission for the erection of up to 204no. dwellings, including a policy compliant

provision of affordable housing, and associated infrastructure. All matters are reserved for subsequent approval, save for access.

- 5.9 Pre-application discussions have previously been held with Charnwood Borough Council concerning various matters including, inter alia, the principle of the development which was considered acceptable, and the documents required for submission of the application.
- 5.10 Advice was also provided in relation to more detailed matters such as layout, quantum, access, flood risk and drainage, archaeology and planning obligations. Of particular note has been advice on an appropriate ecological strategy which has been agreed in principle with the Council to mitigate impacts in this regard, notably along Black Brook. It is anticipated that these mitigation measures will be further developed through the preparation of the Black Brook Strategy, in which the landowner continues to be actively engaged.

#### **6.16 HA35 – Land North of Hallamford Road and West of Shepshed**

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

- 5.11 The scale of housing development (250 units) currently proposed at site HA35 is not justified.
- 5.12 As set out in our Regulation 19 representations and the accompanying illustrative masterplan (ref. LE5101(10PD)-SK07 Rev C), site HA35 is capable of delivering 408 dwellings. As noted in paragraph 3.15 above, this dwelling capacity broadly aligns with the assumptions applied in the SHELAA to identify the indicative site capacity figures (when based on the gross developable site area of 21.75ha).
- 5.13 An adjusted total site capacity of 408 units is therefore justified and appropriate in this location. In order to ensure that the Plan is sound, the table in Policy DS3 should therefore be revised to reflect a site capacity at site HA35 of approximately 408 dwellings.

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

- 5.14 Proposed allocation HA35 is fully consistent with the development strategy as set out in Policy DS1. The site represents sustainable development that accords with the principles set out in the bullet points at the start of Policy DS1.

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

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

- 5.15 The anticipated impact of the proposed development of Site HA35 on each of the above factors is as follows:

- i. The site is located close to the north western edge of Shepshed, immediately adjoining proposed allocation site HA33 to the east. Its development will therefore not impact upon the separation between settlements, nor will it negatively impact upon the identity of Shepshed. The Sustainability Appraisal states in paragraph 7.2.24 that “Development on allocated sites within the urban area of Shepshed is unlikely to affect landscape character. Provided that high quality design is achieved (as required by Policy DS5: High quality design in particular), then the townscape and public realm

*ought to be improved by new developments in the urban area.”* The impact of this site’s development on landscape character is therefore expected to be minimal.

- ii. The site assessment proforma for site HA35 (SD-6) identifies that development of this site is likely to have a ‘minor positive’ impact on biodiversity and nature conservation, and a ‘neutral’ impact on land and soils. As part of the emerging SOCG, the landowners have committed to support the preparation and delivery of a biodiversity strategy for Black Brook (in accordance with the requirements of Policy DS3). This will further minimise any potential impact of the development of site HA35 on biodiversity.
- iii. The site assessment proforma for site HA35 (SD-6) identifies that development of this site is likely to have a ‘neutral’ impact on the historic environment.
- iv. The site assessment proforma for site HA35 (SD-6) identifies that development of this site is likely to have a potential minor negative impact in terms of access to public transport, being located between 800m and 1200m from a bus stop with excellent frequency service. There may be potential for enhanced public transport access to be provided to this site through a future planning application therefore it is anticipated that this minor negative impact could be successfully mitigated. The site is also noted as having a ‘neutral’ impact in terms of access to healthcare services, primary school and leisure facilities. The site is noted as having a potentially ‘minor negative’ impact in terms of access to secondary school provision. This is not however considered to be a significant constraint and could be mitigated through appropriate public transport provision that may be delivered through a future planning application, noting the strategy to focus development to the west of Shepshed.

As part of the emerging SOCG, the landowners of this site have committed to contribute towards the cost of delivering a new 3 form entry primary school, which will be shared between the developments that it will serve. Arrangements for the timing and funding of the new primary school will be set out in a separate delivery strategy document. The landowners of site HA35 are engaged in the development of this strategy.

- v. The site assessment proforma for site HA35 (SD-6) identifies that development of this site is likely to have a ‘neutral’ impact in terms of water pollution, flood risk and air quality, and a ‘minor positive’ impact in terms of water quality. Development of this site is not expected to have any negative impacts in terms of noise pollution and land stability. As noted above, the landowners propose that the site allocation boundary is extended to cover the area within the masterplan boundary as submitted as part of Regulation 19 representations (drawing ref. LE5101(10PD)-SK07 Rev C). Whilst a small part of this extended site area lies in Flood Zone 3, this will not form part of the net developable area and will be used for informal / amenity greenspace and biodiversity net gain only.

**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?**

5.16 In order to ensure that the Plan is sound, Policy HA35 should be modified in respect of the following:

- The site allocation boundary should be extended to align with the plan that was submitted alongside the Regulation 19 representations (drawing ref. LE5101(10PD)-SK07 Rev C) and as attached to this statement as drawing ref. LE5101-16PS - D01. This ensures that the site area includes land up to Black Brook which forms an area of important open space / biodiversity net gain which is to be delivered as part of the

overall masterplan.

- The indicative site capacity should be increased to state that the site will deliver approximately 408 dwellings, which aligns with the capacity assumptions previously applied by the Council but based on the extended gross developable site area. The illustrative masterplan that has been submitted illustrates that the site is capable of delivering 408 units.

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

5.17 No planning application has yet been submitted for development at site HA35, however an outline planning application is currently being prepared and is expected to be submitted within the next six months.

**Shepshed Urban Area**

**General Questions**

***Which sites are expected to contribute to the costs of a new primary school on Site HA32? Will this be expected to cover land and build costs and should this be made clear in the site requirements? What mechanism will be used to share the cost of a new primary school amongst the developers of other sites?***

***Is there an identified shortfall in sports facilities in the town and if so, will developer contributions be sought towards improved and new facilities?***

5.18 The landowners of Sites HA33 and HA35 have committed to contribute to the costs for the land and buildings for a new 3 form entry primary school. This is on the understanding that the costs of the school will be shared between developments at sites HA32, HA33, HA34 and HA35. This commitment will be confirmed as part of the SOCG that is currently being drawn up between the landowners and the Council.

5.19 It is understood that arrangements for the timing and funding of the new primary school will be set out and agreed in a separate delivery strategy document that the Council have advised that the landowners will be consulted on before it is finalised.

5.20 Should developer contributions be sought by the Council towards improved and new sports facilities in the town, and should reference to these contributions be included in the wording of Policies HA33 and HA35, the landowners would expect to be consulted on these revisions as part of a Main Modifications consultation.

**HA30 – Land off Fairway Road Is the site allocated for housing and employment development and is this clear on the Policies Map?**

***What is the HS8 notation on the Policies Map?***

***Is there evidence to indicate that the site can be developed without increasing the flood risk to people or property as required by the NPPF?***

5.21 No response.

**HA31 – Land North of Ashby Road**

***Are any improvements to the A512 junction necessary?***

5.22 No response.

**HA33 – Land at Oakley Road**

***Is the site boundary accurate and is the site capacity of 133 dwellings accurate and justified?***

- 5.23 The site boundary currently shown on the Draft Policy Map for site HA33 is not accurate. As noted above, the site boundary should be extended to the west to align with the extent of the masterplan area as shown in drawing ref. 5101(4)-PL02 Rev.A. The amended site boundary is attached at plan ref. LE5101(4)-PL01.
- 5.24 This additional area of land is identified in the masterplan for use as open space / biodiversity net gain. This land will form part of the planning application site and as such should be included within the site allocation boundary.
- 5.25 The site capacity of 133 units is neither accurate nor justified. As noted above, the illustrative masterplan for this site (drawing ref. 5101(4)-PL02 Rev.A) demonstrates that 204 units can be delivered on this site. This broadly aligns with the Council's capacity assumptions based on the amended site area. The site capacity for allocation HA33 as set out in the table in Policy DS3 should therefore be increased to state that it can deliver approximately 204 units.

#### **HA35 – Land North of Hallamford Road and West of Shephed**

##### ***Is the site boundary accurate? Should the site requirements include additional landscaping?***

- 5.26 The site boundary currently shown on the Draft Policy Map for site HA35 is not accurate. As noted above, the site boundary should be extended to the east to align with Black Brook and to adjoin site HA33 to the east, as shown in drawing ref. LE5101-16PS - D01 (attached to this statement).
- 5.27 This additional area of land is identified in the illustrative masterplan (ref. LE5101(10PD)-SK07 Rev C) for use as natural greenspace with opportunities for habitat creation / enhancement and biodiversity net gain. This land will therefore form part of any future planning application for this site and as such should be included within the site allocation boundary to achieve consistency with the approach to determining the boundary of other allocations as proposed within the submission version Local Plan. In terms of the assumptions to inform the assessment of development capacity this land falls outside the proposed gross developable area thus providing additional flexibility in terms of the assumed parameters of development.
- 5.28 Areas of proposed landscaping, trees and public open space are also shown on the illustrative masterplan (ref. LE5101(10PD)-SK07 Rev C) and would be included as part of any future detailed planning application on this site. It is not envisaged that additional landscaping beyond that currently identified would be required.
- 5.29 Furthermore, the proposed site capacity of 250 units is neither accurate nor justified. As noted above, the illustrative masterplan for this site (drawing ref. LE5101(10PD)-SK07 Rev C) demonstrates that 408 units can be delivered on this site. This broadly aligns with the Council's capacity assumptions based on the amended site area. The site capacity for allocation HA35 as shown in the table in Policy DS3 should therefore be increased to state that it can deliver approximately 408 units.

#### **HA41 – Land south of Ashby Road Central**

##### ***Is there evidence to indicate that the site can be developed without increasing the flood risk to people or property as required by the NPPF?***

- 5.30 No response.

#### **HA42 – 32 Charnwood Road**

##### ***Is the allocation of the site for residential use appropriate and justified?***

- 5.31 No response.



**RTPI**

Chartered Town Planner





Project  
 Woodlands Farm, Shepshed  
 Client  
 Gloeбал Ltd

Drawing Title  
**Site Location Plan**

Job No  
 LE5101/4

Date  
 31.07.2019

Scale  
 1:1250 @ A1

Drawing No  
 5101-PL01

Revision  
 -

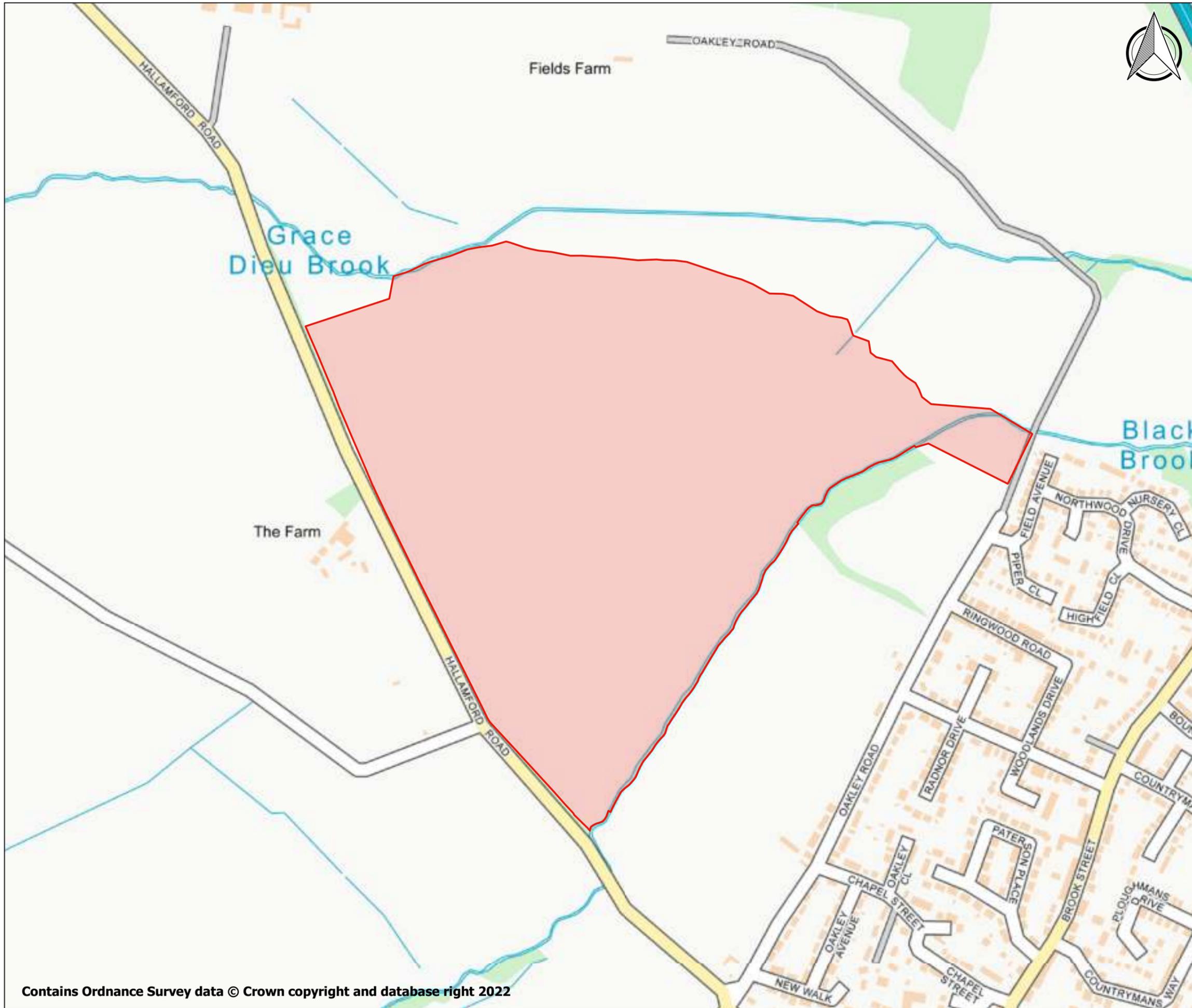


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Site Boundary

Scale  
1:5,000



STRATEGIC PLANNING RESEARCH UNIT		 <small>Strategic Planning Research Unit</small>
<small>Offices also at: Bedford, Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes and Rugby</small>		
CLIENT		Gloebal Limited
PROJECT		Land North of Hallamford Road and West of Shepshed (Site Ref. HA35)
DRAWING TITLE		Location Plan
Date	18.05.2022	OS Ref:
Scale	1:5,000 @ A3	Drawing No:
Job No:	LE5101-16PS	Rev:
		Drawn By PMG
		Checked By KW



Key:

- Residential
- Mixed Use Local Centre
- Public Open Space
- Existing Green Infrastructure
- Indicative Trees
- Existing PROW
- Indicative Pedestrian Links
- National Cycling Route
- Proposed Cycle Route
- Existing PROW
- Watercourse/Stream
- Primary Road
- Secondary Road
- Shared Drive

Project  
**Land to the north of Hallamford Road**

Client  
**Gloabal Ltd**  
Drawing Title

**Indicative Masterplan**

Job No. **LE5101/10PD**  
Date **19.08.2021**  
Drawing No. **SK07 Rev C**  
Scale **1:2000 @A2**

**BE1** Architects Ltd  
5 Abbey Court,  
Priner Road,  
Broomfield Park,  
Bristol, BS34 3YH  
tel: 01254 261 266 email: enquiries@be1.co.uk  
[www.be1architects.co.uk](http://www.be1architects.co.uk)