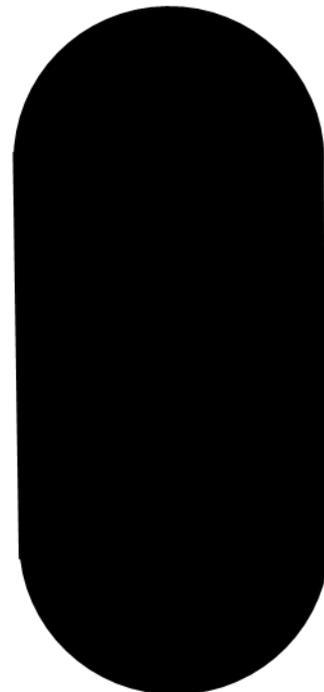
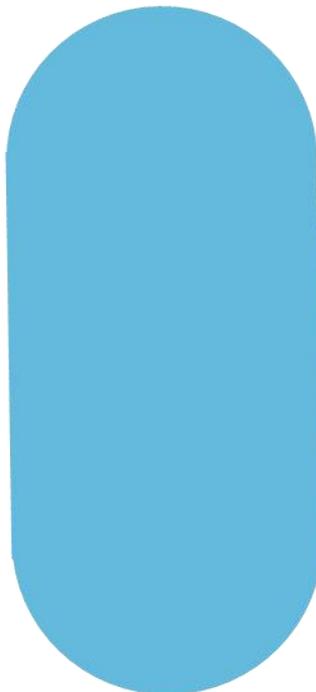


**WRITTEN STATEMENT IN RESPECT OF THE  
CHARNWOOD LOCAL PLAN 2021-37  
EXAMINATION**

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

On Behalf of Clarendon Land and Development Ltd



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## 1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Clarendon Land and Development Ltd, in response to the Inspectors' Matters, Issues and Questions for the examination hearings for the Charnwood Local Plan 2037.
- 1.2 Clarendon Land and Development Ltd have an interest in the land to the rear of Derry's Garden Centre, Cossington. The land is specifically covered under Policy DS3, site reference HA59.
- 1.3 Clarendon Land and Development Ltd has previously made representations to the Regulation 19 Local Plan consultation (Marrons Planning Representation dated August 2021).

## 2. MATTER 6- URBAN AREA POLICIES, SITE SELECTION, SUSTAINABLE URBAN EXTENSIONS AND HOUSING SITE ALLOCATIONS

### Issue 2 –The site selection process

- 2.1 The site selection process for the proposed housing allocations is soundly based. The Sustainability Assessment (SA) Report (May 2021) (Submission Document SD/4) notes that the Council used the outcome of the different stages in the sustainability appraisal process alongside other factors to identify the strategy for new homes in the Local Plan (paragraphs 4.7.1 – 4.7.3). This included consultation with the Local Education Authority and the Clinical Commissioning Groups to understand the capacity of local schools and doctors' surgeries (paragraph 4.7.4).
- 2.2 The SA Report considered on-site constraints, pressure on existing facilities and wider implications of development in respect of landscape as part of the process. These factors have been appropriately recognised through suitable housing allocations within the Local Plan and a significant number of reasonable alternative sites have been assessed

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(see SA Appendix H).

- 2.3 A detailed assessment in respect of land to the rear of Derry's Garden Centre, Cossington (HA59) was undertaken within Clarendon Land and Development Ltd's previously made representations to the Regulation 19 Local Plan consultation (Marrons Planning Representation dated August 2021), see paragraphs 4.23 – 4.29.
- 2.4 Since the finalisation of the SA Report the Council has resolved to grant outline planning permission (with all matters reserved except access) at allocation HA59 on 1 December 2021 for up to 130 homes, provision of land for school expansion, open space and children's play area.
- 2.5 It is our considered view that a number of impacts are incorrectly assessed when regard is had to the evidence for planning application reference P/20/2393/2. Whilst the site has been identified as an allocation for housing development the improved sustainability credentials should be noted.
- 2.6 In respect of site capacity, and not seeking to repeat statements made in respect of Matter 2, it is also considered that modifications are required to provide clarity that the yield prescribed to housing allocations is a minimum and that the quantum of development on allocated sites should be informed by a constraints-led master-planning exercised at the planning application stage.

#### [Issue 4 - Housing allocations](#)

- 2.7 The Land to rear of Derry's Garden Centre, Cossington (HA59) is identified within Policy DS3 as an allocation for 124 homes. As previously set out, the Council have resolved to grant planning permission in December 2021 for up to 130 homes and associated infrastructure (P/20/2393/2) on the basis of a constraints-led masterplanning exercise. Therefore, the proposed scale of housing development is justified, albeit additional land within the site remains undeveloped (see paragraph 2.12). In addition, allocation HA59 is consistent with the development strategy

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set out in Policy DS1.

- 2.8 A detailed assessment of impacts associated with planning application P/20/2393/2 was undertaken within the Committee Report. This includes judgements in relation to settlement and landscape character, biodiversity, heritage, highways and other infrastructure and flood risk alongside other constraints.
- 2.9 The proposed development was considered to be accommodated without significant harm to the landscape. Similarly, it was considered that the development would result in no harm to the significance to the designated heritage asset or their setting.
- 2.10 In respect of highways, the proposed development was considered to provide a safe and suitable access for the amount of development proposed, would not lead to severe residual cumulative impacts on the highway and would provide reasonable transport choices for its location.
- 2.11 In regards to biodiversity and ecological habitats, it was considered that a carefully considered reserved matters application could result in a development which can ensure there is not a biodiversity net loss. No objection was raised in respect of biodiversity. Similarly, the scheme was not considered unacceptable in respect of flood risk, contamination, noise or air quality.
- 2.12 The development requirements at HA59 are clear and deliverable and no safeguards or mitigation measures are necessary to achieve an acceptable form of development. Therefore, there are no main modifications necessary in terms of soundness of the allocation.
- 2.13 Turning specifically to the questions raised in respect of HA59. Firstly, the allocation boundaries are correct albeit additional land is available to the east of the allocation and has been previously promoted through the local plan. This area has been kept clear of development in response to the allocation yield identified in Policy DS3 and making effective use of land as required by the NPPF rather than any constraint to development. This

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additional land east of HA59 offers the potential for additional housing provision in future.

- 2.14 In respect of flood risk the Committee Report associated with planning application P/20/2393/2 (at HA59) clearly sets out that, in principle, the proposed development can be accommodated on the site without causing or exacerbating flooding to other properties subject to the imposition of appropriate conditions requiring further details. The application was assessed by both Leicestershire Lead Local Flood Authority and the Environment Agency and considered acceptable.
- 2.15 In respect of heritage assets, and as set out in paragraph 2.8, the site does not form part of any key views to or from the Conservation Area including the approach from the north. Furthermore, there would be no direct impact on the locally listed buildings or their setting as a result of the proposed development. Therefore, as set out in the Committee Report for planning application P/20/2393/2 the development would result in no harm to the significance to the designated heritage asset or their setting.
- 2.16 Lastly, in respect of infrastructure to support the development the planning application will be supported by a S106 Agreement including significant contributions in respect of education, alongside the provision of 0.6ha of additional land to facilitate the school expansion as required in Policy DS3 (HA59), together with contributions to Sileby Library, the Banks and Highgate Medical Centres, a £200,000 contribution to the provision of and enhancement of community meeting facilities, highways improvements (including two local bus stops) and off-site sports facilities. It is clear that in addition to the sustainable nature of Cossington additional infrastructure will be delivered to support the development at HA59.