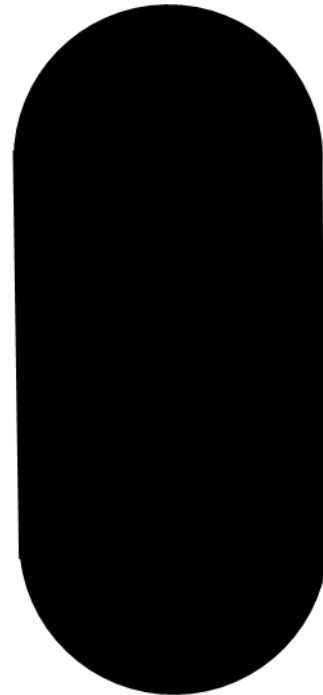
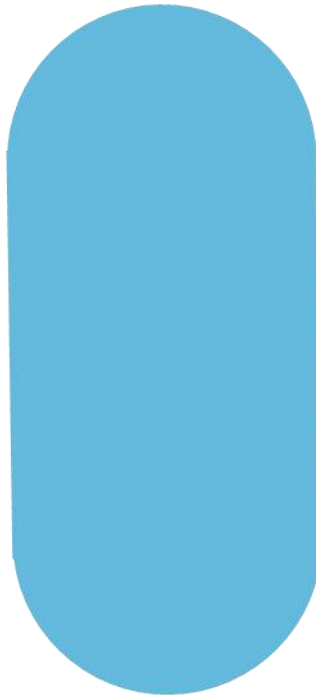
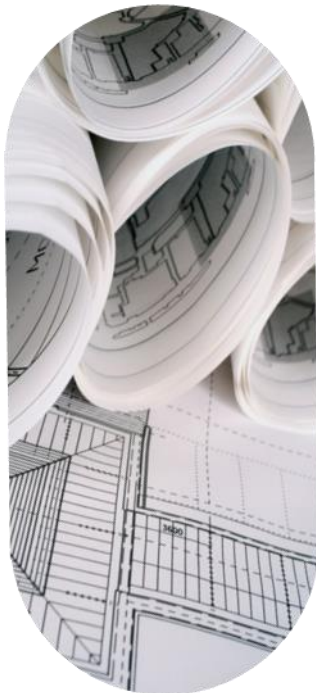


**WRITTEN STATEMENT IN RESPECT OF THE
CHARNWOOD LOCAL PLAN 2021-37
EXAMINATION**

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

On Behalf of Hallam Land Management Ltd



1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Hallam Land Management Ltd, in response to the Inspectors' Matters, Issues and Questions for the examination hearings for the Charnwood Local Plan 2037.
- 1.2 Hallam Land Management Ltd have an interest in the land at Threeways Farm, Queniborough. The land is specifically covered under Policy D23, site reference HA64.
- 1.3 Hallam Land Management 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

(see SA Appendix H).

2.3 A detailed assessment in respect of Land at Threeways Farm, Queniborough (HA64) was undertaken within Hallam Land Management Ltd's representations to the Regulation 19 Local Plan consultation (Marrons Planning Representation dated August 2021), see paragraph 2.1 and Appendix B to the representation.

2.4 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. That constraints-led exercise has commenced and our position in respect of the illustrative diagram for HA64 and matters of separation and settlement identity our set out in our response to Matter 3.

Issue 4 - Housing allocations

2.5 The Land at Threeways Farm, Queniborough (HA64) is identified within Policy DS3 as an allocation for 100 homes. As set out within previous representations, the masterplan prepared for planning application P/20/1605/2 provides for up to 200 homes and was recommended for approval by the Head of Planning and Regeneration (see paragraph 2.14 – 2.19 of the Regulation 19 Representation). The aforementioned masterplan aligned with the allocation boundary and was considered to retain the separation between Queniborough and East Goscote.

2.6 The HA64 allocation is consistent in principle with the development strategy in Policy DS1 in respect of growth to Other Settlements and the delivery of new homes to meet Charnwood's housing requirement 2021 – 2037.

2.7 Specific representations have been made in respect of impacts on settlement separation, identity and landscape character alongside the

adjacent Area of Local Separation within the Matter 3 Statement submitted on behalf of Hallam Land Management as well as the Regulation 19 Local Plan consultation representation and separate Landscape Statement.

- 2.8 We note the Inspectors' specific question in respect of HA64: *Will the development successfully maintain the separation between Queniborough and East Goscote?*
- 2.9 The Landscape Statement (see Regulation 19 Representation paragraphs 5.8 – 5.13) demonstrates that that an area of open countryside will remain between Queniborough and East Goscote, including open space between the site allocation and the A607. This maintains the separation that currently exists between the settlements. Indeed, the Pre-Submission Sustainability Appraisal (2021) also concludes that separation will remain post development between Queniborough and East Goscote (SD/4, paragraph 7.2.36).
- 2.10 A detailed assessment of impacts associated with planning application P/20/1605/2 was undertaken within the Committee Report (Appendix A to Regulation 19 Pre-Submission Local Plan representation). This includes judgements in relation to settlement and landscape character, biodiversity, heritage, highways and other infrastructure and flood risk alongside other constraints.
- 2.11 The proposed development for up to 200 dwellings, notably higher than the 100 homes allocated by Policy DS3, was considered capable of being accommodated without significant harm to the landscape given the ability to mitigate impacts through substantial landscaping. We comment in more detail on the developable area in our Matter 3 Statement.
- 2.12 In respect of highways, the proposed development was considered to provide a safe and suitable access onto Melton Road and would not lead to severe residual cumulative impacts on the highway.
- 2.13 With regards to biodiversity and ecological habitats, it was considered

that a detailed habitat mitigation strategy accompanied by a full biodiversity impact assessment to be secured by condition would allow for the principle of development to be acceptable. Similarly, the scheme was not considered unacceptable in respect of flood risk, contamination, noise or air quality.

2.14 Specific modifications to Policy DS3(HA64) are proposed within our Matter 3 Statement and are therefore not repeated here. However, it is considered that the landscape evidence makes clear that Queniborough and East Goscote are already physically and visually separated from one another by the embanked tree lined A607 and the wooded Queniborough Brook. An area of open countryside will remain between Queniborough and East Goscote and an acceptable form of development can be designed which maintains separate identity. Furthermore, the introduction of substantial perimeter planting around the development would strengthen this separation.

2.15 Pre-application advice has been received from the Council which confirms an acceptable developable area (proposed by plan 6231-L-13 – see Matter 3 Statement). In recognition of this position and to establish a clear policy framework that enables the transition from the developable area through a landscape area to the area of separation to the north and east the illustrative diagram should be amended and Policy DS3 (HA64) should be modified to read:

We will support development proposals at site HA64 that:

- ~~• restrict development to the southern part of the site; and~~
- **through their masterplanning approach design and layout will include appropriate design and landscape treatment adjacent to the Area of Local Separation design and layout, clearly maintains the physical and perceptual separation between Queniborough and East Goscote and preserves the separate identity of those settlements**

