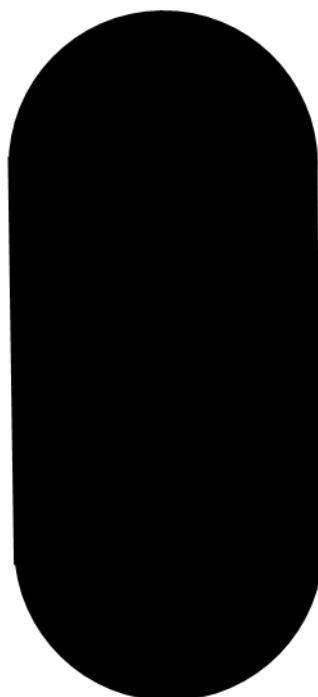
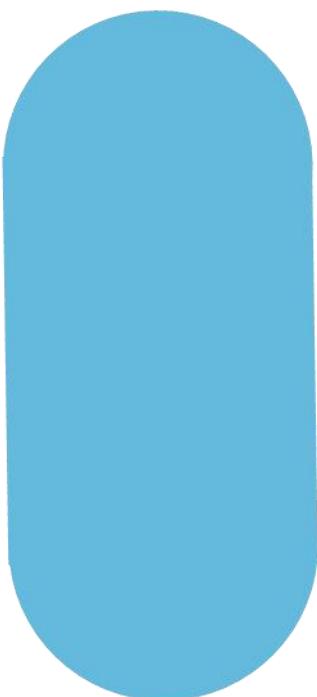




WRITTEN STATEMENT IN RESPECT OF THE CHARNWOLD LOCAL PLAN 2021-37 EXAMINATION

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

On Behalf of Richborough Estates, Shaun William Taylor and Patrick Adam Taylor



1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Richborough Estates, Richborough Estates, Shaun William Taylor and Patrick Adam Taylor in response to the Inspectors' Matters, Issues and Questions for the examination hearings for the Charnwood Local Plan 2037.
- 1.2 Richborough Estates have an interest in the land to the west of the B591/ Ingleberry Road and north of Iveshead Lane, Shepshed. The land is specifically covered under Policy DS3, site reference HA40.
- 1.3 Richborough Estates have 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 1 – Whether the Urban Area Policies are justified and will be effective in meeting development needs

- 2.1 Shepshed is identified as one of four urban settlements by the Charnwood Settlement Hierarchy Assessment (DS/3) benefitting from a range and choice of services and facilities that meet the day to day needs of residents and physically or functionally forms part of a wider Loughborough Urban Centre.
- 2.2 Growth at Shepshed will support the Leicester and Leicestershire Strategic Growth Plan's proposal for the Leicestershire International Gateway and secure regeneration that enhances the physical fabric of the town.
- 2.3 Policy SUA1: Shepshed Urban Area draws together policy objectives from across the plan in what appears to be a signposting exercise to provide a spatial framework to support the urban area's role as the

secondary economic, social and cultural focus of the Borough. The Policy recognises the development strategy proposed through Policies DS1 and DS3 and is both justified and forms an effective mechanism to inform proposals for suitable development at this location.

Issue 2 – The site selection process

- 2.4 The site selection process for the proposed housing allocations is soundly based. The Sustainability Assessment (SA) Report (May 2021) 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. This included consultation with the Local Education Authority and the Clinical Commissioning Groups to understand the capacity of local schools and doctors' surgeries.
- 2.5 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).
- 2.6 A detailed assessment in respect of land to the west of the B591/ Ingleberry Road and north of Iveshead Lane, Shepshed (HA40) was undertaken within Richborough Estate's previously made representations to the Regulation 19 Local Plan consultation (see Marrons Planning Representation dated August 2021 - paragraphs 3.17 – 3.20).
- 2.7 In respect of site capacity, and not seeking to repeat statements made in our Matter 2 Statement, it is 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 exercise at the planning application stage.

Issue 4 - Housing allocations

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- 2.8 Allocation HA40 is consistent with the development strategy set out in Policy DS1.
- 2.9 The land to the west of the B591/ Ingleberry Road and north of Iveshead Lane, Shepshed (HA40) is identified within Policy DS3 for accommodating 174 homes. Richborough Estates have submitted an outline planning application for up to 200 homes at the site (reference P/20/2162/2). Significant progress has been made towards a positive resolution with the Council following a detailed understanding of site constraints and opportunities which together indicate that a higher number of dwellings can be accommodated on the allocated site.
- 2.10 A constraints-led masterplanning exercise has been undertaken to support the planning application submission (reference P/20/2162/2). That exercise was informed by a landscape and visual appraisal which indicate that the housing allocation can be accommodated without causing significant harm to the landscape or any issues of settlement separation.
- 2.11 Technical assessments undertaken in support of the planning application identify that the site is located in Flood Zone 1 and is at low risk of flooding. No objection has been raised by the Lead Local Flood Authority subject to suitably worded conditions as standard. Similarly, it is considered that the development would result in no harm to the significance to the nearest designated heritage asset or their setting. In addition, there is limited archaeological potential identified at the site and no fundamental archaeological constraints to development on the site.
- 2.12 There are no statutory wildlife sites, within or close to the site that are likely to be affected by the development. The majority of the habitats within the site are considered to be of low ecological value comprising predominantly of an arable field subject to regular disturbance. In addition, it is considered that a biodiversity net gain can be delivered as part of proposals.
- 2.13 Significant discussions have been held with Leicester County Highways
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and a suitably designed access strategy can be delivered in respect of the allocation and proposals would not lead to severe residual cumulative impacts on the highway.