

## **Hearing Statement – Matters, Issues and Questions.**

**In Respect of Charnwood Local Plan 2021–37 Examination.  
On behalf of Bellway Homes Ltd (East Midlands).**

Date: 18 May 2022 | Pegasus Ref: P21-1739

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## Document Management.

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# 1. Matter 6: Urban Area Policies, Site Selection, Sustainable Urban Extensions and Housing Site Allocations

## Issue 4 – Housing Allocations

HA68 – Land off Old Gate Road, Thrussington

### Question 6.16

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

- 1.1. Policy DS3 (HA68) allocates Land off Old Gate Road, Thrussington for 60 dwellings. The scale of housing development proposed is appropriate and justified and is consistent with the development strategy which identifies Thrussington as an “other settlement” where small scale growth is proposed.
- 1.2. Masterplanning work undertaken on behalf of Bellway Homes Ltd (East Midlands) confirms that the proposed allocation area is capable of delivering at least 60 dwellings as outlined in Policy DS3 Housing Allocations. The development has been designed to be landscape led to ensure that it would not impact on the landscape character of the edge of village location.
- 1.3. The Council’s approach to site selection for small sites is set out in the Topic Paper (TP/2) which confirms that the allocation of 69 sites for housing which are of varying sizes to provide diversity in supply and enable early delivery of some sites. This approach is consistent with national policy as set out in the Framework, which amongst other things, states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.
- 1.4. Pegasus Group on behalf of Bellway Homes are undergoing preapplication discussions with Charnwood Borough Council. For completeness, a copy of the latest indicative masterplan is attached at Appendix 1.
- 1.5. As part of the preparation to submit a full planning application the following supporting evidence has been produced:
  - Heritage assessments,
  - Ecology reports
  - Transport assessment
  - Flood risk Assessments and Drainage Strategy
  - Arboricultural Impact Assessment

1.6. These documents provide evidence to justify the proposed number of dwellings on the site and confirm the sites suitability for development.

**b. Is the allocation consistent with the development strategy in Policy DS1 and where relevant does it take account of a made neighbourhood plan?**

1.7. Policy DS1 states that the main focus of the development strategy is urban concentration and intensification with some limited dispersal to other areas of the Borough. Site HA68 support the strategy of limited dispersal to other areas of the Borough. The site would contribute to meeting the housing needs of “other settlements” as defined in the settlement hierarchy.

1.8. Thrussington, has a ‘Made’ Neighbourhood Plan, made in December 2018. The site lies outside of the Neighbourhood Plan settlement boundary. As the Neighbourhood Plans was made prior to the Development of the Local Plan, this conflict is not surprising and will require the neighbourhood plan to be updated to ensure that it doesn’t conflict with the Development Plan for the Borough.

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

- **settlement separation and identity and landscape character;**

1.9. The site is located to the north of Thrussington. The site would not have a negative impact on settlement separation as the distance to the nearest settlement to the north of Thrussington would be Six Hills which is some 2.5 (4 km) miles away

1.10. In terms of Landscape character, the position and design of the development will retain existing landscape features along the periphery of the development to protect the views out into the wider countryside and to maintain the key views to the Church.

- **biodiversity, green infrastructure including public rights of way and agricultural land quality.**

1.11. The site has been designed to enhance and maintain the existing wildlife corridors. Additional planting will also enhance biodiversity opportunities.

1.12. A public right of way runs along the eastern boundary to the site and work to connect footpaths from within this site to the right of way is underway.

1.13. The land is graded as agricultural land grade 3b which is not classed as the best and most versatile land.

- **heritage assets;**

1.14. The proposed allocation is considered to make a very minor contribution to the significances of the Grade II Listed Wreake House. It is anticipated that the proposal will result in some limited visibility of the development. The allocation is anticipated to result in a very minor level of harm, which is clearly less than substantial harm to the significance of the asset. The public benefit of providing housing in this location outweighs this very limited harm as per paragraph 202 of the Framework.

- **the strategic and local highway network and other infrastructure including health facilities, education and open space;**

1.15. The site benefits from direct frontage with Old Gate Road, which benefits from a footway and street lighting and the village itself includes a shop, primary school, and several public houses.

1.16. The site will be served by a new simple T-junction to be taken from the Old Gate Road from which the site has a direct frontage.

- **air and water quality, noise pollution, land stability and flood risk.**

1.17. On behalf of Bellway Homes (East Midlands) Ltd, a ground condition survey has been undertaken which has assessed the site as being of low risk for geotechnical hazards and low risk for contamination hazards.

**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?**

1.18. The development requirements are clear and deliverable. Master planning work undertaken on behalf of Bellway Homes Ltd (East Midlands) confirms that the proposed allocation area can deliver at least 60 as outlined in Policy DS3 Housing Allocations. There is a possibility that more than 60 homes will be applied for as part of a planning application and therefore it is requested that modification is made to give some flexibility in the amount of housing that is allocated.

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

1.19. Pegasus Group are working for Bellway Homes Ltd (East Midlands) to bring forward an application for development in the next few months. A pre application enquiry with Charnwood Borough Council is underway and a planning application for the development of the site will follow to ensure that on adoption of the plan, the site can be progressed at the earliest opportunity.

**HA68 – Land off Old Gate Road, Thrussington**

**Is there evidence to indicate that the site can be developed without unacceptable harm to heritage assets**

1.20. The Sustainability Appraisal recognised that site HA68 lies adjacent to the Grade II listed Wreake House and lies partially within an Archaeological Alert Area. Pegasus Group on behalf of Bellway Homes Ltd (East Midlands) have produced a heritage statement. The proposed allocation is considered to make a very minor contribution to the significances of the Grade II Listed Wreake House. It is anticipated that the proposal will result in some limited visibility of the development. The allocation is anticipated to result in a very minor level of harm, which is clearly less than substantial harm to the significance of the asset. The public benefit of providing housing in this location outweighs this very limited harm as per paragraph 202 of the Framework.

**Is there sufficient justification for the proposed number of dwellings**



- 1.21. Masterplanning work undertaken on behalf of Bellway Homes Ltd (East Midlands) confirms that the proposed allocation area can deliver at least 60 as outlined in Policy DS3 Housing Allocations. Bellway have been able to demonstrate that 70 dwellings can be accommodated on the site. Pegasus Group on behalf of Bellway Homes are undergoing preapplication discussion with Charnwood Borough Council. For completeness, a copy of the latest indicative masterplan is attached at Appendix 1.
- 1.22. As part of the preparation to submit a full planning application the following supporting evidence has been produced:
- Heritage assessments,
  - Ecology reports
  - Transport assessment
  - Flood risk Assessments and Drainage Strategy
  - Arboricultural Impact Assessment
- 1.23. These documents provide evidence to justify the proposed number of dwellings on the site.
- 1.24. The reports produced demonstrate that the proposed development can proceed without adverse impacts. The site represents a deliverable opportunity being in the control of Bellway Homes Ltd (East Midlands), offering the opportunity for development early in the plan period.



# Appendix



# SCHEDULE OF ACCOMMODATION

BELLWAY - EAST MIDLANDS SK07 BY THS

22 5560 - Old Gate Road, Thrusington

## AFFORDABLE

Ref	Housetype	Type	Parking	Storey	Bed	No
B-T	B TYPE	End	PS	2	2	13
D-T	D TYPE	End	PS	2	3	6
E-T	E-TYPE	End	PS	2.5	4	2

TOTAL 21

## OPEN MARKET

Ref	Housetype	Type	Parking	Storey	Bed	No
JOI	JOINER	End	PS	2	2	6
TAI	TAILOR	End	PS	2	3	6
BLE	BLERMERE	End	SG	2	3	1
MAS	MASON	End	SG	2	3	8
SAW	SAWYER	Det	INT	2	3	3

SCR	SCRIVENER	Det	SG	2	4	7
CUT	CUTLER	Det	INT	2	4	3
BOW	BOWYER	Det	SG	2	4	4
FOR	FORRESTER	Det	INT	2	4	2
WEA	WEAVER	Det	SG	2	4	3
JEW	JEWELLER	Det	SG	2	4	3

WAT	WATCHMAKER	Det	DG	2	5	3
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Areas	m2	Acres	Hectares	TOTAL
POS Area	6507.8	1.61	0.65	49

COMBINED TOTAL 70

POTENTIAL LINK TO EXISTING PUBLIC RIGHT OF WAY

Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004



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