



SAVILLS ON BEHALF OF THE TRUSTEES OF THE GARENDON ESTATE

ISSUE 4: HOUSING ALLOCATIONS

Question 6.16

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

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

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

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

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?

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

SHEPSHED URBAN AREA

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?**

SITE REFERENCE: HA30 – LAND OFF FAIRWAY ROAD

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

Site HA30 is proposed for 100 dwellings as part of a wider mixed use scheme which also includes 5ha of employment land (ES8).

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

Yes, the allocation is consistent with Policy DS1 contributing 100 dwellings to the delivery of 2,331 homes in the Shepshed Urban Area. Shepshed Town Council does not currently have a neighbourhood plan.



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

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

The site comprises a defined area of land which is surrounded by development. It is enclosed by the M1 motorway to the east and existing residential development to the west. To the south are existing employment uses. Development of the site would not therefore have a negative impact on settlement separation, identity or landscape character.

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

An indicative masterplan has been prepared for the site (submitted with previous representations a Regulation 19) which demonstrates that development can take place whilst retaining a generous amount of public open space. There would be no impact on existing Public Rights of Way which would be retained and new linkages created between the site and the wider local area.

- ***heritage assets;***

There are no designated or non-designated built heritage assets within the site. This limits any potential impact of its development on the setting of any heritage assets.

The Garendon Historic Park and Garden which includes a range of a designated heritage assets is located to the east, although the M1 motorway provides ample separation between the site and these assets.

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

Transport

A Transport Assessment will be prepared to support any future planning application and work is underway in relation to access proposals.

Open Space

The indicative masterplan shows it is possible to achieve public open space on the site as part of any development and the exact quantity and type will be determined through the planning application process.

Education and health

Contributions to education and healthcare facilities would be made in accordance with planning policy at the time of any future planning application.

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

Flood risk

The site is located within Flood Zone 1.

The Charnwood Borough Council Strategic Flood Risk Assessment Level 2 (2021) includes a Detailed Site Summary Table in relation to this site (PSH24) - EB/CC/1b. The outcomes of this assessment confirm:

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

“Development at this site should not increase flood risk either on or off site. The design of the surface water management proposals should take into account the impacts of future climate change over the projected lifetime of the development.”

A site specific FRA would be undertaken to inform any future planning application.

The Environment Agency and the Lead Local Flood Authority, Leicestershire County Council would be consulted over any proposed drainage strategy.

Land Stability, Noise Pollution and Air Quality

Appropriate technical assessments would be undertaken to support any future planning application.

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?

It is considered that the requirements of Draft Allocation HS30/ES8 are clear and deliverable and any necessary mitigation could be addressed via the development management process.

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

No planning application has yet been submitted. The site is being actively marketed to potential developers for a mixed use scheme in accordance with the emerging policy.

SHEPSHED URBAN AREA

HA30 – Land off Fairway Road

- ***Is the site allocated for housing and employment development and is this clear on the Policies Map?***

The site has been promoted for mixed use development comprising approximately 100 dwellings and 5 ha of employment land.

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

It is understood that HS8 should refer to ES8.

- ***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?***

The site is located within Flood Zone 1.

The Charnwood Borough Council Strategic Flood Risk Assessment Level 2 (2021) includes a Detailed Site Summary Table in relation to this site (PSH24) - EB/CC/1b. The outcomes of this assessment confirm:

“Development at this site should not increase flood risk either on or off site. The design of the surface water management proposals should take into account the impacts of future climate change over the projected lifetime of the development.”

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CHARNWOOD LOCAL PLAN EXAMINATION
RESPONDENT ID NUMBER: PSLP/636

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URBAN EXTENSIONS AND HOUSING SITE ALLOCATIONS



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