



SAVILLS ON BEHALF OF THE TRUSTEES OF THE GRACE DIEU & LONGCLIFFE ESTATES

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?

SITE REFERENCE: HA34 – LAND OFF TICKOW LANE (NORTH)

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

Site HA34 is proposed for 394 dwellings on 21 ha of land. A masterplan has been prepared which considers site specific constraints and necessary infrastructure and demonstrates that 394 dwellings can be comfortably achieved. This scale of development equates to:

- Average density of 35dph;
- 9ha of open space, wildlife and public realm;
- Equipped play areas;
- Allotments;
- Attenuation ponds;
- Over 3km of housing frontage facing open space.

In addition, in accordance with Draft Allocation HA34, a contribution would be made to the provision of a school on the adjacent site HS32.

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 394 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 effects of the proposed development on landscape character has been specifically assessed at the district scale. Landscape character is defined by the Borough of Charnwood Landscape Character Assessment, July 2012, with the Site identified as falling within the Langley Lowlands LCA. The proposed development would have an initial Moderate Adverse significance of effect on a localised part of the Black Brook, with the extension of the existing settlement and introduction of buildings on to the south-east valley slope resulting in the loss of arable farmland. However, the proposals would be seen in the context of other consented residential development that is currently being constructed on the valley slopes, immediately to the north-east of the Site. The proposals would also be designed to minimise harm to the valley landscape and integrate the proposed houses in a sympathetic manner, through the retention of the existing woodland belt along Black Brook and much of the hedgerows within the Site, and the provision of a large proportion of the Site as open space and green infrastructure. The proposed application of the relevant guidelines for development associated with Langley Lowlands LCA, together with the establishment and maturing of the proposed planting, would enable the adverse effects to be mitigated by Year 15, resulting in a Moderate Neutral significance of effect.

The proposed development is considered to provide an appropriate provision for new houses on the edge of Shepshed that would not significantly harm the character of the landscape, with a few locations where there would be an initial significant adverse effect on views which in time would be mitigated, and significant benefits being delivered in terms of new green infrastructure, habitats and vegetation. The proposals would accord with landscape character guidance relating to development. Accordingly, the proposed development is considered to be appropriate in the context of landscape and visual matters.

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

In accordance with Draft Allocation HA34, the landowners are working jointly with the promoters of the adjacent sites and CBC to prepare a Biodiversity Strategy for the Black Brook. The purpose of the Strategy is to ensure that the development of housing allocation sites along the Black Brook positively address both the ecological and social value of the watercourse and its corridor. The Strategy aims to mitigate against anticipated adverse developmental pressures to the watercourse. It also outlines ways in which allocation sites should address water flow, for the benefit of biodiversity, and for the reduction of flood risk. Allocation sites will adhere to this Strategy wherever possible, using it as a basis for delivering biodiversity net gain as part of site development proposals.

Other proposals for the site will include:

- Creating a strong Green Infrastructure network;
- Undergrounding overhead power lines;
- Enhancing ecology wherever possible;
- Retaining key views; and
- Pursuing a density strategy that reflects its topography.

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- ***heritage assets;***

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

In response to pre-application advice from Charnwood Borough Council, the impact of the development on the Church of St Botolph (Grade I) and the Shepshed Conservation Area is being carefully considered within the emerging masterplan. Whilst the site historically formed part of the agricultural land that surrounded the historic core of Shepshed, this characteristic is shared by the majority of the developed and undeveloped land that now forms the wider context to the settlement core. There is also no evidence that the site has any specific, meaningful connection with either the church or Conservation Area.

It has been established that the site does not form part of the setting of any of the identified built heritage assets and therefore, the proposed development will have no impact on the significance of any built heritage asset.

In relation to archaeology, surveys have been undertaken to ascertain potential for archaeological remains at the site. This has found no evidence of any significant archaeological activity within the site.

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

Transport

A Transport Assessment has been prepared in support of a forthcoming planning application on this site. The methodology used to assess the transport effects of the proposed development has been discussed and agreed with Leicestershire County Council.

The results of this assessment so far demonstrate that the impact of the development is limited across the network. Based on the outcomes of this assessment it is proposed:

- to provide a proportionate financial contribution towards improvements at the following junctions:
 - Shepshed Road/ A6 Derby Road/ Narrow Lane junction, Hathern
 - A512 Ashby Road/ Charnwood Road/ Iveshead Road
 - A512 Ashby Road/ Leicester Road/ B591 Junction
- to widen the Anson Road approach arm flare of the Anson Road

It is concluded that the proposed development is well located with respect to existing facilities and sustainable transport opportunities. The residual cumulative traffic impacts of the development would not be severe (given the mitigation proposed) and are therefore in accordance with NPPF.

Open Space

The indicative masterplan provides 9ha of open space, wildlife and public realm, including:

- two areas for allotments (0.27 ha & 0.37, respectively);
- a Local Equipped Area for Play (LEAP);
- Two Local Areas for Play (LAPs); and
- Attenuation ponds.

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Education

In accordance with Draft Allocation HA34, a contribution would be made to the provision of a school on the adjacent site HS32.

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

Flood risk

A Flood Risk Assessment is being prepared for the site. The majority of the site is located within Flood Zone 1. There is a narrow band adjacent to the northern boundary which is located in Flood Zone 3, however the development would be located outside the floodplain of Black Brook watercourse.

The site is considered to be at low risk from other sources of flooding. The site is partially underlain by sandstone bedrock, therefore infiltration testing is being undertaken. It is proposed that surface water runoff from the development drains into the underlying ground, and further detailed testing will be undertaken to inform the future planning application on the site.

The Environment Agency and the Lead Local Flood Authority, Leicestershire County Council will be consulted with over the proposed drainage strategy to ensure they are satisfied.

Noise Pollution

Based on the results of acoustic testing undertaken to date, the site is considered suitable for residential development. Appropriate mitigation measures are recommended to reduce internal noise to acceptable levels.

Air Quality

The air quality impacts associated with the proposed residential development of the site North of Tickow Lane have been assessed.

The impacts of development traffic vehicle emissions are judged to be negligible on existing receptors. There are no predicted exceedances of NO₂, PM₁₀ or PM_{2.5} objectives or limit values at any of the existing or proposed receptor locations and the changes in pollutant concentrations are all negligible. The overall effect of the development on air quality is therefore not significant.

No specific mitigation against the direct effects of the development is therefore required.

The construction works have the potential to create dust. During construction, it is recommended that a package of mitigation measures is put in place to minimise the low risk of elevated PM₁₀ concentrations and dust nuisance in the surrounding area. With mitigation in place the construction impacts are judged as being not significant.

It is therefore concluded that there are no air quality constraints to the proposed development.

Land Stability

The BGS hazard ratings for ground stability have generally been defined as negligible to low with the exception ground compressibility which is considered to be moderate.

Due to the Site's naturally flat-lying nature, proposed future development is not anticipated to cause slope instability.



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? can

It is considered that the requirements of Draft Allocation HS34 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?

A planning application is at an advanced stage of preparation at present, and will be submitted in Summer/Autumn 2022. The application would be for 394 dwellings as set out in Draft Allocation HS34.

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