

Hearing Statement – Matters, Issues and Questions.

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

Date: 10 January 2022 | Pegasus Ref: P21-1739

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Document Management.

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1. Matter 9 – Viability and Monitoring

HA68 – Land off Old Gate Road, Thrussington

Question 9.4

The Viability Study recommends further engagement with the promoters of key sites to ensure that these will be viable and deliverable. Has this been undertaken and how would any risks to the delivery of such sites be managed?

- 1.1. Since the publication of the viability study in February 2021 and prior to the initial examination hearing sessions in July 2022, Charnwood Borough Council undertook further engagement with site promoters to ensure that proposed sites are viable and deliverable. This has resulted in the 'Confirmation from Proposed Housing Allocation Representatives Proformas' finalised in April 2022 (Exam 9). For this site, (HA68) this has demonstrated that there are no risks to delivery that needs to be managed.
- 1.2. Following our previous submission on Matter 6 in relation to the proposed allocation, Pegasus Group on behalf of Bellway Homes have submitted a full planning application for 68 dwellings, with 30% affordable housing and associated landscaping in accordance with the policies in the Draft Local Plan (planning reference P/22/1539/2). Please note that the planning application provides for 8 more dwellings than the proposed 60 dwellings in the draft allocation.
- 1.3. A wide range of house types and sizes are proposed. The open market plots will include a range of 2-to-5-bedroom properties and the affordable units will be a range of 2-to-4-bedroom units. Significant open space is proposed including a play equipment. Access is to be achieved through a simple T-junction from Old Gate Road.
- 1.4. The planning application demonstrates the suitability of the site for residential development having been submitted with a full range of supporting technical studies which confirms that there are no technical constraints that would prevent the development of this site. To date, no fundamental objections have been submitted to the planning application that would prevent the application from being approved.
- 1.5. Bellway Homes will enter into a Section 106 to ensure the delivery of any offsite infrastructure requirements, if necessary.
- 1.6. Following approval of planning permission, Bellway Homes are keen to deliver the site swiftly. It is likely that development would start within the 1 year of signing the S106.
- 1.7. Bellway Homes has continued to work collaboratively with the Borough Council in relation to the proposed development. A copy of the latest planning layout is attached at Appendix 1.



Appendix 1

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

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