LAND SOUTH OF ANSTEY

CORE STRATEGY SUPPLEMENTARY CONSULTATION

RESPONSE ON BEHALF OF DAVIDSONS
DEVELOPMENTS LIMITED

Pegasus Planning Group

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## CONTENTS:

<table>
<thead>
<tr>
<th>Section</th>
<th>Page No:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. INTRODUCTION</td>
<td>1</td>
</tr>
<tr>
<td>2. KEY CHANGES SINCE 2008</td>
<td>2</td>
</tr>
<tr>
<td>3. DIRECTIONS FOR GROWTH</td>
<td>4</td>
</tr>
<tr>
<td>4. OPTIONS FOR SOUTH CHARNWOOD</td>
<td>6</td>
</tr>
<tr>
<td>5. SUSTAINABILITY APPRAISAL</td>
<td>8</td>
</tr>
<tr>
<td>6. SERVICE CENTRES</td>
<td>9</td>
</tr>
</tbody>
</table>

### Appendices

<table>
<thead>
<tr>
<th>Appendix</th>
<th>Page No:</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPENDIX 1: PRESENTATION TO MEMBERS, 27&lt;sup&gt;th&lt;/sup&gt; JUNE 2012</td>
<td>10</td>
</tr>
<tr>
<td>APPENDIX 2: LEICESTER PUA CONTEXT PLAN</td>
<td>11</td>
</tr>
<tr>
<td>APPENDIX 3: INDICATIVE MASTERPLAN PROPOSALS</td>
<td>12</td>
</tr>
</tbody>
</table>
1. INTRODUCTION

1.1 This submission in response to the Core Strategy Supplementary Consultation has been prepared on behalf of Davidsons Developments Limited who has interests in land to the south of Anstey.

1.2 The submission sets out the reasons why this location should be identified as a Direction for Growth and be included as part of the Council’s preferred strategy to accommodate future housing requirements over the period to 2028. In support of the representations, indicative masterplan proposals have been prepared illustrating the options available to accommodate up to 500 homes in this location. A sustainability appraisal has also been prepared using the refined SA Framework. This has been included as a separate report. A presentation on the indicative masterplan proposals was made to members on the 27th June 2012. A copy of the presentation is attached at Appendix 1.

1.3 At its meeting on the 21st July 2011, Charnwood Borough Council’s Plans Committee resolved to grant outline planning permission for the development of up to 165 dwellings on land north of Groby Road, along with new areas of open space, allotments and an extension to the cemetery. The section 106 agreement has now been concluded and the decision has been issued. As part of the response to the Strategic Housing Land Availability Assessment (SHLAA) a number of potential development sites have been identified to the south of Anstey around Green Farm (PSH4, PSH92 and PSH212). In addition Davidsons made a submission in relation to land to the north of Gynsill Lane (PSH213).

1.4 The following sections set out Davidsons’ comments on the Supplementary Consultation, including comments on the options for South Charnwood.
2. **KEY CHANGES SINCE 2008**

2.1 Paragraphs 1.13 to 1.20 of the Supplementary Consultation document set out the key changes that have taken place since the last consultation in October 2008. This includes further work undertaken to establish the scale of additional development to be accommodated over the extended period to 2028. The assessment takes account of expected delivery from Sustainable Urban Extensions (SUEs) and concludes that there is a balance of 2,143 dwellings to be found in the Leicester Principal Urban Area (PUA).

2.2 This assessment is based on an assumption that some 3,750 dwellings will be delivered on the east Thurmaston SUE by 2028. No housing trajectory has been provided as part of the consultation to explain the assumptions made in terms of likely delivery from the SUE.

2.3 Given that the Core Strategy is programmed for adoption by December 2013, it is unlikely that any completions will take place on the SUE until 2014/15 at the earliest. This provides for a 14-year build period which would require an annual average completion rate for the Thurmaston SUE of just under 270 dwellings a year to deliver 3,750 dwellings by 2028.

2.4 This annual build assumption is considered to be overly ambitious and is not supported by any available evidence. The National Planning Policy Framework (NPPF) requires local planning authorities to ensure that local plans are effective and that the proposals can be delivered over the plan period. There is a real risk that the housing requirements will not be delivered in the plan period because of the assumptions on delivery from the SUEs.

2.5 Analysis of build on a number of larger sites across Leicestershire, including land north of Birstall, would suggest a build rate of around 30 dwellings per year per builder would represent a more realistic build rate. For the Thurmaston SUE, this would suggest that around 90 and 120 dwellings a year are likely to come forward on a larger site, depending on the number of builders. This suggests that there is potentially an additional shortfall of between 2,000 and 2,500 homes that would need to be provided for.

2.6 In identifying its preferred development strategy, the Council needs to apply a flexible approach and make sufficient provision to take account of any uncertainties and
allow for under delivery from other sources of supply. It is considered that the Council should seek to identify Directions for Growth in the Principal Urban Area to provide for at least 4,000 homes in addition to the proposals for a SUE at Thurmaston.
3. DIRECTIONS FOR GROWTH

3.1 The Supplementary Consultation appraises options for development within and adjoining the Leicester PUA and includes an assessment of Anstey and Syston as locations with the potential to support PUA growth. This is explained on the basis of the limited options available for development within and adjoining the PUA and the strong relationships these settlements have with Leicester City (para 2.6).

3.2 The identification of Anstey as potentially forming part of an expanded Leicester PUA is supported. This acknowledges the strong functional relationships between the settlement and the wider Leicester urban area. Whilst not physically attached to the urban area, the settlement enjoys easy access to services and facilities in the city by sustainable modes. The attached context plan at Appendix 2 shows how the settlement relates well to the Leicester urban area. This shows that Anstey is as well related to the Leicester urban area as other settlements forming part of the Leicester PUA.

3.3 Given the imminent revocation of the East Midlands Regional Plan, there is the opportunity to review the definition of the Leicester PUA and provide a more flexible approach. The Leicester and Leicestershire Structure Plan included Anstey and Syston as part of the Central Leicestershire Policy Area in order to direct development towards the main urban area. This reflected identified travel to work areas. This represents an appropriate definition of the Leicester PUA.

3.4 Land south of Anstey has the potential to deliver a Direction for Growth of up to 500 homes and is well located to help meet the strategic housing requirements for the Leicester PUA.

3.5 Paragraph 2.5 of the Supplementary Consultation indicates that land to the south of Anstey was considered jointly with land north of Glenfield but discounted on the basis that the two areas could not be considered as a comprehensive extension to the Leicester PUA.

3.6 As part of this submission an indicative concept masterplan has been prepared and is attached at Appendix 3. This demonstrates that there is the potential to deliver up to 500 homes to the south of Anstey. This should be properly considered as a potential direction for growth alongside options north of Glenfield, north of Birstall and south and south-east of Syston.
3.7 A Direction for Growth to the south of Anstey also provides a flexible development option with the capacity to accommodate a range of development options, building on the existing consented development to the north of Groby Road. There is scope to provide a development building up from a further 100 dwellings in addition to the outline consent, to some additional 500 dwellings incorporating a new link road between Bradgate Road and Groby Road.

3.8 In support of this submission a Sustainability Appraisal of the South Anstey option has been undertaken, applying the Borough Council's revised Sustainability Appraisal Framework. This is submitted as part of these representations.
4. **OPTIONS FOR SOUTH CHARNWOOD**

4.1 The Supplementary Consultation document outlines 5 options for accommodating the additional growth requirements within and adjoining the PUA, including

**Option 1** – 2,000 homes and 15 hectares of employment land north of Birstall

**Option 2** – 1,500 homes and 15 hectares of employment land north of Birstall and 500 homes north of Glenfield

**Option 3** – 500 homes north of Glenfield, up to 1,500 homes and 10 hectares of employment land south and east of Syston

**Option 4** – 1,500 homes and up to 10 hectares of employment land south and east of Syston with a total of 2,000 homes directed to the Service Centres of Anstey and Syston.

**Option 5** – Not meeting the housing requirements

4.2 It is considered that the approach to the appraisal of options to accommodate the identified housing shortfall is overly mechanistic and as a result has not considered the range of available options to accommodate the required level of housing within and adjoining the Leicester PUA. The approach is inflexible in applying a 500 dwelling threshold for the consideration of potential directions for growth. It also does not consider alternative combinations of growth options.

4.3 This submission outlines the potential for land south of Anstey to contribute to housing requirements within or adjoining the PUA. As part of the submission, an indicative concept plan has been prepared to show how the location can offer a sustainable option to deliver up to 500 homes. Growth south of Anstey could present an alternative to land north of Glenfield in Options 2 and 3 and could accommodate the remaining 500 dwellings required in Option 4. Alternative options could involve a combination of development north of Glenfield and south of Anstey.

4.4 The Sustainability Appraisal submitted as part of these representations provides supporting evidence to allow a comparative assessment of the alternative growth options adjoining the Leicester PUA.

4.5 Under Option 4, the Supplementary Consultation suggests that Anstey and Syston would be identified as 'Service Centres related to, but not adjoining, the Leicester
Principal Urban Area’. It is our submission that Anstey and Syston should form part of an expanded Leicester PUA as they enjoy the same sustainability credentials as other settlements adjoining Leicester. There is no need for any distinction to be made between settlements falling within this revised PUA as they all enjoy the same locational advantages and can potentially accommodate additional development to meet the identified housing requirement.
5. **SUSTAINABILITY APPRAISAL**

5.1 The Interim Sustainability Appraisal undertaken by independent consultants LUC appraises the various options identified in the Supplementary Consultation against a refined Sustainability Appraisal Matrix. For the land north of Glenfield, this is appraised under Options 2 and 3 in combination with growth north of Birstall and south and East of Syston. There is no separate appraisal of the Glenfield option. This makes it somewhat difficult to clearly establish how this option performs to enable an informed assessment of the sustainability of each alternative location to establish the most appropriate strategy.

5.2 The Sustainability Appraisal also considers the further directions for growth in combination with the East Thurmaston SUE. Again this makes it difficult to identify the relative sustainability merits of the alternative directions for growth. Because of the approach in the Interim Sustainability Appraisal, a robust comparative assessment of the directions for growth will be difficult. To enable members to make an informed assessment, separate appraisals of individual directions for growth should be undertaken.

5.3 For the potential direction for growth to the south of Anstey the Sustainability Appraisal Matrix has been completed and is included with these representations as a separate report. This considers the range of growth options that could potentially be accommodated in this location as illustrated on the indicative concept plans.

5.4 As part of the work to support the outline planning application to the north of Groby Road, a number of technical studies were undertaken. These appraised the wider area to the south of Anstey and provide a robust evidence base to inform the sustainability appraisal of the potential direction for growth.

5.5 The appraisal confirms that the area performs well and represents a sustainable solution to help meet future housing requirements in the Leicester PUA.
6. SERVICE CENTRES

6.1 Section 4 of the Supplementary Consultation paper outlines broad options for the approach to development in Service Centres. Anstey and Syston are included as two of the seven identified Service Centres outside the Leicester PUA. Options for North Charnwood include an allowance for different scales of development to be directed towards Service Centres, but notes that these options remain realistic, with or without Anstey and Syston.

6.2 We have already set out the reasons why Anstey and Syston should be included as part of the Leicester PUA and we consider this to be the appropriate approach for the Core Strategy. Development in Anstey and Syston would help to meet housing requirements for the Leicester PUA.

6.3 If it is concluded that Anstey does not form part of the PUA, it still offers a highly sustainable location to accommodate further housing growth. The locational advantages of Anstey and its good relationship with Leicester remain, whether it is included in an expanded PUA area or not.

6.4 Of the seven Service Centres it is one of the better locations to accommodate growth. The indicative masterplans attached at Appendix 3 demonstrate that land south of Anstey can provide for a range of development options, building on the existing outline consent to provide between 100 and 500 additional homes depending on requirements. The flexibility of the development opportunity means that the location should be included as a preferred location to help meet the residual housing requirements.
Core Strategy - Planning for Growth

Potential Direction for Growth
South of Anstey

James Wilson, Davidsons
Nigel Harris, Pegasus Planning
South of Anstey – The Opportunity

• Building on existing consent for 165 homes north of Groby Road
• Avoids land in Charnwood Forest APAC
• Avoids critical areas of Green Wedge
• A flexible solution that can deliver up to 500 homes
• New green infrastructure including new formal recreation facilities as an extension to the Village Green
Anstey – A Sustainable Location

• Strong relationship with Leicester
• Good public transport links to key services and facilities
• Functionally as well related as other settlements forming part of the Leicester PUA
South Anstey In Context

- Anstey
- Glenfield Hospital
- to Loughborough
- to Melton
- to Coalville
- to Hinckley
- to Market Harborough

KEY:
- Leicester City Centre
- Town Centres
- Local Centres
- Green wedges
The Indicative Concept Plan
Indicative Concept Plan – Charnwood Forest
Indicative Concept Plan – Green Wedges
Indicative Concept Plan - Topography
Indicative Concept Plan – Consented Scheme
Indicative Concept Plan – 200 homes
Indicative Concept Plan – 300 homes
Indicative Concept Plan – New Link Road
Indicative Concept Plan – Green Infrastructure
Questions
Appendix 2: Leicester PUA Context Plan
Appendix 3: Indicative Masterplan Proposals
Indicative Concept Plan – Consented Scheme
Indicative Concept Plan – 200 homes
Indicative Concept Plan – 300 homes
Indicative Concept Plan – 500 homes
Indicative Concept Plan