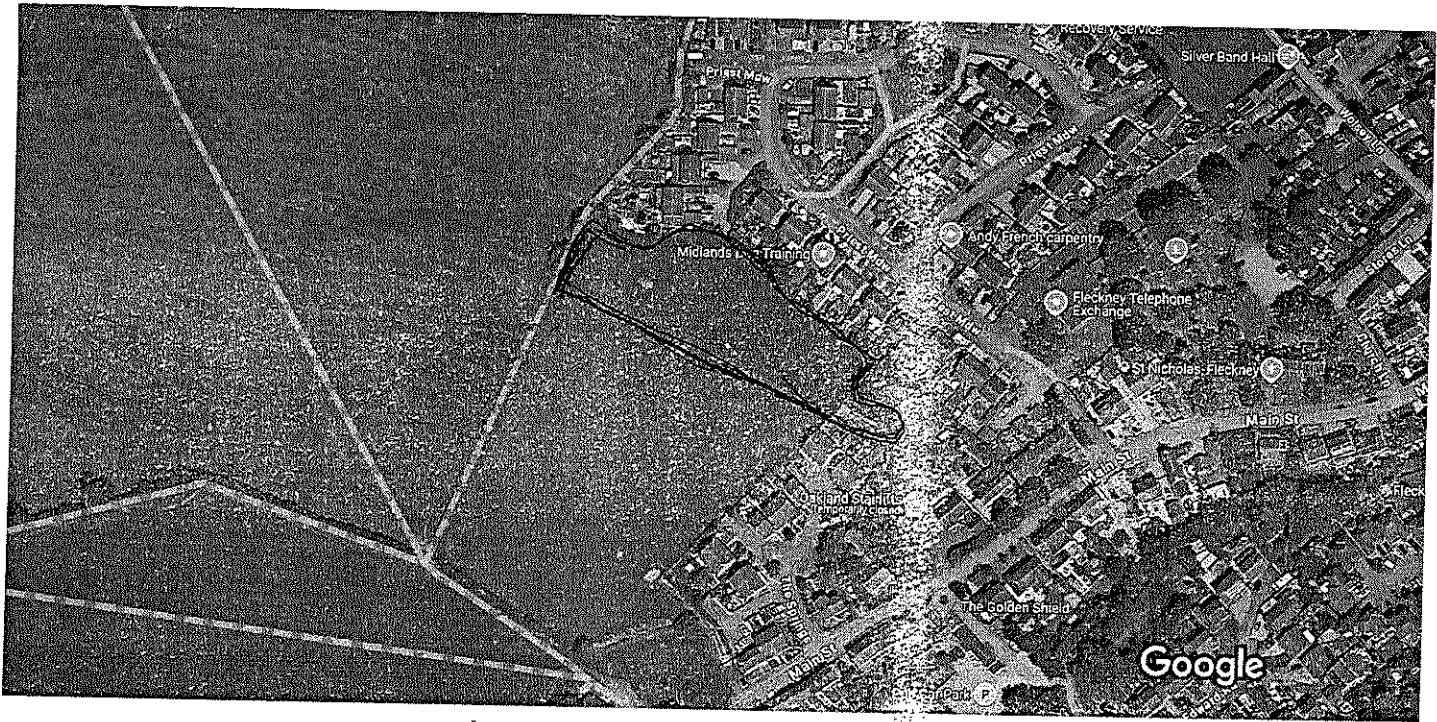


Google Maps

the Golden Shield



FLECKNEY PARISH LANDOWNER QUESTIONNAIRE

Please complete this form if you own land within the Parish of Fleckney that could accommodate new independent residential units.

Please note: all answers are voluntary but the more information you give, the better informed we can be about your land. This will be of benefit when each site is assessed for development potential. All information will be treated as confidential and used only for the purposes of preparing the Neighbourhood Plan Review for Fleckney.

Name(s):	EDITH TOWNSEND	Phone:	07795170245
Correspondence Address:	39 MAIN ST FLECKNEY LE8 5AP	Email:	edittownsend@talk21.com

1. Address of the potential development land you own.	39 MAIN ST FLECKNEY		
	Please attach a marked map/diagram or describe the exact location and boundary so we can accurately identify your land.		
2. What is the size of the land in Hectares?	> 1	This will indicate the potential number of units the land could accommodate.	
3. When would you consider commencing development?	<input checked="" type="checkbox"/> within 4 years <input type="checkbox"/> between 5 and 9 years <input type="checkbox"/> in over 9 years This will indicate how we might timetable development over the plan period to 2041.		
4. Is the land in single ownership?	YES/NO	We need to identify all stakeholders for each site.	
5. If no, are all other joint-owners supportive of development?	YES/NO	This will allow us to identify whether or not other stakeholders would welcome development.	
6. Has a residential proposal been informally discussed with Harborough District Council?	YES/NO	This will inform us of any history of the site which may be useful	
7. Have you previously sought planning permission for development on this land?	YES/NO	If development has permission but is not yet built this will affect the Neighbourhood Plan. Similarly, refused or withdrawn permissions are relevant to the site assessment.	
8. Are you aware of any potential site or development constraints?	YES/NO	Examples include access, flood risk, conservation area, utilities, scheduled monument, wildlife habitats and tree conservation orders.	
9. If yes, please summarise constraints.	We need to understand any matters that can affect the development of a potential site.		
10. If yes to Q8, have you commissioned any specialist studies?	YES/NO	If yes, what?	
11. Would you consider providing Affordable Housing within the development of your site?	YES/NO		
Any further comments?			

Please return completed form to fleckneypc@outlook.com by Monday 23rd June 2025

Please return completed form to by

FLECKNEY PARISH LANDOWNER QUESTIONNAIRE

Please complete this form if you own land within the Parish of Fleckney that could accommodate new independent residential units.

Please note: all answers are voluntary but the more information you give, the better informed we can be about your land. This will be of benefit when each site is assessed for development potential. All information will be treated as confidential and used only for the purposes of preparing the Neighbourhood Plan Review for Fleckney.

Name(s):	Jessica Graham on behalf of David Wilson Homes East Midlands	Phone:	07976744874
Correspondence Address:	Savills (UK) Limited 55 Colmore Row Birmingham B3 2AA	Email:	jgraham@savills.com

1. Address of the potential development land you own.	Land off Longgrey and Garner Way, Fleckney <i>Please attach a marked map/diagram or describe the exact location and boundary so we can accurately identify your land.</i>	
2. What is the size of the land in Hectares?	7.51ha	<i>This will indicate the potential number of units the land could accommodate.</i>
3. When would you consider commencing development?	<input checked="" type="checkbox"/> within 4 years <input type="checkbox"/> between 5 and 9 years <input type="checkbox"/> in over 9 years <i>This will indicate how we might timetable development over the plan period to 2041.</i>	
4. Is the land in single ownership?	NO	<i>We need to identify all stakeholders for each site.</i>
5. If no, are all other joint-owners supportive of development?	YES	<i>The land is also being promoted by David Wilson Homes East Midlands (a national housebuilder) which demonstrates that it can be delivered in the short term. David Wilson Homes were also the developer for the Fleckney Fields site immediately to the south.</i> <i>This will allow us to identify whether or not other stakeholders would welcome development.</i>
6. Has a residential proposal been informally discussed with Harborough District Council?	YES	<i>This will inform us of any history of the site which may be useful</i>
7. Have you previously sought planning permission for development on this land?	YES	<i>If development has permission but is not yet built this will affect the Neighbourhood Plan. Similarly, refused or withdrawn permissions are relevant to the site assessment.</i>
8. Are you aware of any potential site or development constraints?	NO	<i>Examples include access, flood risk, conservation area, utilities, scheduled monument, wildlife habitats and tree conservation orders.</i>
9. If yes, please summarise constraints.	<i>No technical constraints – the Site is proposed to be allocated for residential development in the emerging Harborough Local Plan (Draft Policy DS01). Application reference 25/00515/OUT is currently being determined by the Council.</i> <i>We need to understand any matters that can affect the development of a potential site.</i>	
10. If yes to Q8, have you commissioned any specialist studies?	N/A	<i>Technical work has been submitted to support the planning application but no constraints have been identified which would impact on its delivery.</i>
11. Would you consider providing Affordable Housing within the development of your site?	YES	<i>40% affordable housing is proposed as part of application reference 25/00515/OUT</i>
Any further comments?		

Please return completed form to by



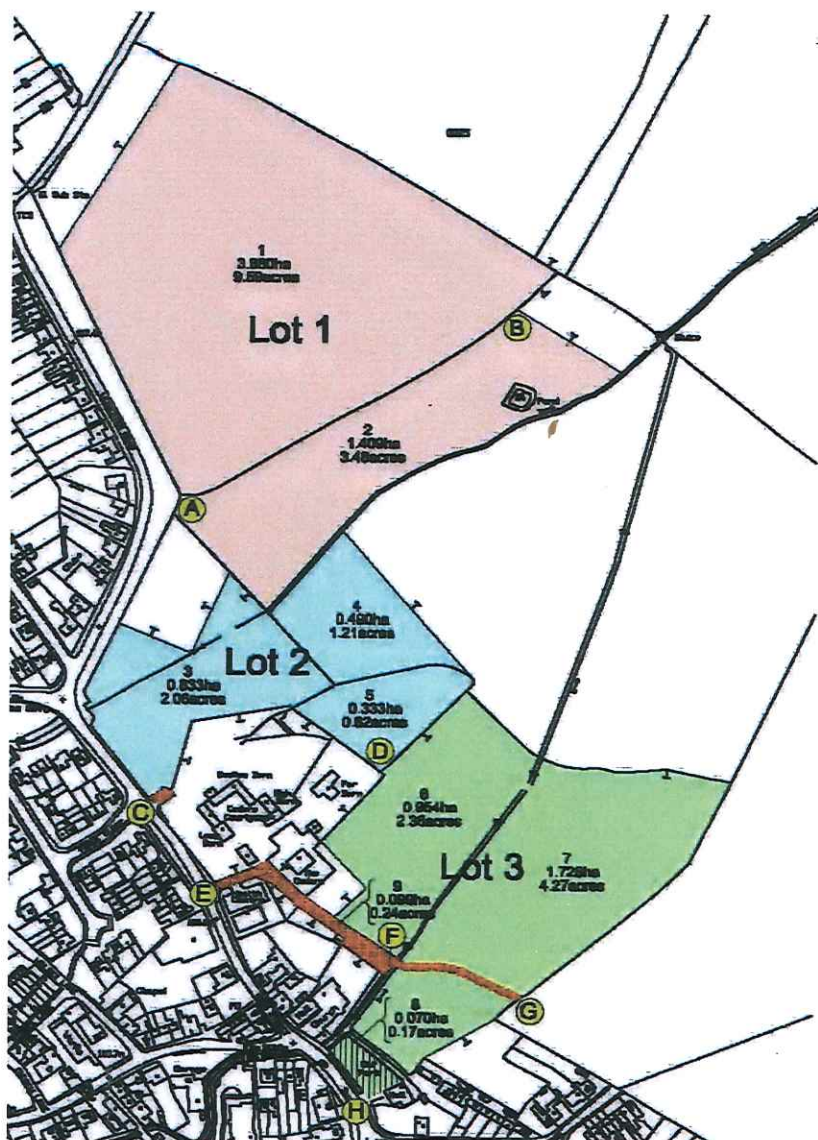
FLECKNEY PARISHLANDOWNER QUESTIONNAIRE

Please complete this form if you own land within the Parish of Fleckney that could accommodate new independent residential units.

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1. Name of the landowner	MUSTAFA IZZET		Phone	07837781514
2. Address	The Grange, Arnsby Rd, Fleckney, LE9, 8AQ		Email	m.izzet@bt.com
3. Address of the business development site (if any)	The Grange, Arnsby Rd, Fleckney, LE9, 8AQ			
4. What is the size of the site or business?	This site is approximately 1.5 acres and is currently used for residential purposes.			
5. When would you consider commencing development?	<input checked="" type="checkbox"/> within 5 years <input type="checkbox"/> between 5 and 9 years <input type="checkbox"/> over 9 years			
6. Is the land in single ownership?	YES/NO			
7. If not, are all other joint owners supportive of development?	YES/NO			
8. Has a residential proposal been submitted to the local planning authority?	YES/NO			
9. Has a residential proposal been submitted to the local planning authority?	YES/NO			
10. Has a residential proposal been submitted to the local planning authority?	YES/NO			
11. Has a residential proposal been submitted to the local planning authority?	YES/NO			
12. Has a residential proposal been submitted to the local planning authority?	YES/NO			
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19. Has a residential proposal been submitted to the local planning authority?	YES/NO			
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97. Has a residential proposal been submitted to the local planning authority?	YES/NO			
98. Has a residential proposal been submitted to the local planning authority?	YES/NO			
99. Has a residential proposal been submitted to the local planning authority?	YES/NO			
100. Has a residential proposal been submitted to the local planning authority?	YES/NO			

Please return completed form to fleckney@outlook.com by Monday 23rd June 2025



Not to Scale

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reserved licence No AL 10003237

2 ACRES (9.79 hectares) PASTURE AND ARABLE LAND

An opportunity to purchase approximately 24.2 acres of pasture and arable land in three lots. The land is located close to the centre of the village of Fleckney and adjoins open countryside. TO BE SOLD BY AUCTION ON WEDNESDAY 28TH JUNE 2006 AT THE THREE SWANS HOTEL, MARKET HARBOROUGH.

**40 HIGH STREET, FLECKNEY,
LEICESTERSHIRE LE8 8HJ**

- Leicester 16 kms (10 miles)
- Lutterworth 19.8 kms (12.4 miles)
- FOR SALE IN 3 LOTS

- Market Harborough 16 kms (10 miles)
- M1 Junction 20 18.4 kms (11.5 miles)



40 HIGH STREET • MARKET HARBOROUGH • LEICESTERSHIRE • LE16 7NX
TEL: 01858 410200 • FAX: 01858 410207 • EMAIL: harborough@fishergerman.co.uk

www.fishergerman.co.uk

FLECKNEY PARISH LANDOWNER QUESTIONNAIRE

Please complete this form if you own land within the Parish of Fleckney that could accommodate new independent residential units.

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Name(s):	Helen Bentley	Phone:	07483836482
Correspondence Address:	50 Leicester Road Fleckney LE8 8BF	Email:	helenb48a@btinternet.com

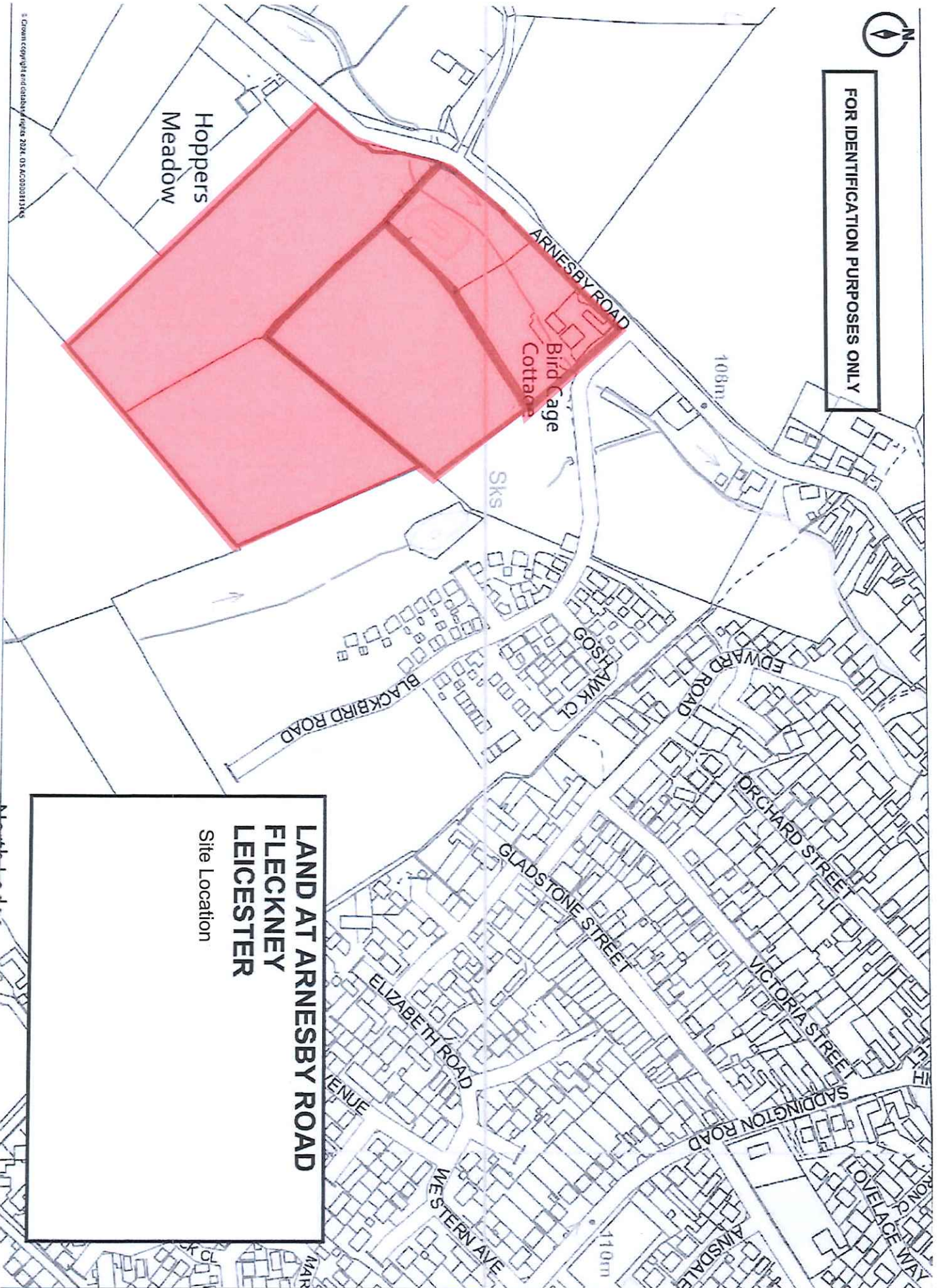
1. Address of the potential development land you own.	TITLE: LT396813 Land off Leicester Rd, Fleckney LOT 1 on attached map <i>Please attach a marked map/diagram or describe the exact location and boundary so we can accurately identify your land.</i>	
2. What is the size of the land in Hectares?	5.289	<i>This will indicate the potential number of units the land could accommodate.</i>
3. When would you consider commencing development?	<input type="checkbox"/> within 4 years <input type="checkbox"/> between 5 and 9 years <input checked="" type="checkbox"/> in over 9 years <i>This will indicate how we might timetable development over the plan period to 2041.</i>	
4. Is the land in single ownership?	YES/NO	<i>We need to identify all stakeholders for each site.</i>
5. If no, are all other joint-owners supportive of development?	YES/NO	<i>This will allow us to identify whether or not other stakeholders would welcome development.</i>
6. Has a residential proposal been informally discussed with Harborough District Council?	YES/NO	<i>This will inform us of any history of the site which may be useful</i>
7. Have you previously sought planning permission for development on this land?	YES/NO	<i>If development has permission but is not yet built this will affect the Neighbourhood Plan. Similarly, refused or withdrawn permissions are relevant to the site assessment.</i>
8. Are you aware of any potential site or development constraints?	YES/NO	<i>Examples include access, flood risk, conservation area, utilities, scheduled monument, wildlife habitats and tree conservation orders.</i>
9. If yes, please summarise constraints.	<i>We need to understand any matters that can affect the development of a potential site.</i>	
10. If yes to Q8, have you commissioned any specialist studies?	YES/NO	<i>If yes, what?</i>
11. Would you consider providing Affordable Housing within the development of your site?	YES/NO	
Any further comments?	We bought this field in 2006 for the use of local farmers and hope to continue to use it in this way as long as Mr. Gilbert wishes to rent it from us.	

Please return completed form to fleckneypc@outlook.com by Monday 23rd June 2025

No idea what will happen if the Gilbert family no longer need it!



FOR IDENTIFICATION PURPOSES ONLY



**LAND AT ARNESBY ROAD
FLECKNEY
LEICESTER**
Site Location

Drainage: the Site is located within a Flood Zone 1 as shown on the Environment Agency's flood maps for planning.

Ecology Features: the boundary shared with Arnesby Road is delineated by hedgerow. There is a large pond located within the northern portion of the Site. The site frontage falls within the 'Ecology Features Habitats (linear)' in the Neighbourhood Plan. Future development can be designed in such a way which is sympathetic to the linear Ecology Features Habitat in accordance with the objectives of the NDP.

SHELAA: part of the site (6.05 Ha) has previously been promoted in the SHELAA (site reference: 21/8205) and successfully progressed to Stage 4 Detailed Site Assessment.

Whilst the Site was not taken forward as the Preferred Option Site in the Draft Regulation 19 Local Plan Review, it is worthwhile highlighting that publication of the new NPPF (December 2024) gives an increased Local Housing Need figure of 723 homes per year for Harborough District, representing a 30% increase when compared to the current adopted local plan requirement of 557 dwellings per year.

Whilst the Draft Regulation 19 Local Plan Review has increased the annual requirement, it nevertheless remains significantly short of the new Local Housing Need figure required under the new NPPF. The Draft Regulation 19 Local Plan Review sets an annual requirement of 657 dwellings (including 123 dwellings per year contributing toward Leicester City's unmet need). The current Draft Local Plan Review does not effectively plan for an annual Local Housing Need requirement of 723 dwellings as required under the most recent NPPF.

The Draft Regulation 19 Local Plan Review is submitted under the transitional arrangements. Ultimately, the annual requirement will need to be increased and more site allocations will need to be identified and positively planned for beyond those currently identified as Preferred Options in the Draft Regulation 19 Local Plan Review. It is submitted that this development Site is a suitable option for housing allocation. The SHELAA exercise identified the Site is in keeping with the scale of development identified in the Development Strategy for Fleckney.

In light of the development under construction on the neighbouring site, the Site is considered to provide a logical extension to the settlement.

Estimated capacity for the site is 140 dwellings. This is based on 30 dph at a development ratio of 62.5%.

The site is considered to be suitable. No legal or ownership issues, nor any technical site constraints have been identified to prevent the development from being delivered. The site is considered to be available now.

Date: 17.06.2025
E. Jones

FLECKNEY PARISH LANDOWNER QUESTIONNAIRE

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Name(s):	Jessica Graham on behalf of David Wilson Homes East Midlands	Phone:	07976744874
Correspondence Address:	Savills (UK) Limited 55 Colmore Row Birmingham B3 2AA	Email:	jgraham@savills.com

1. Address of the potential development land you own.	Land north of Kilby Road, Fleckney <i>Please attach a marked map/diagram or describe the exact location and boundary so we can accurately identify your land.</i>	
2. What is the size of the land in Hectares?	c.12ha	<i>This will indicate the potential number of units the land could accommodate.</i>
3. When would you consider commencing development?	<input checked="" type="checkbox"/> within 4 years <input type="checkbox"/> between 5 and 9 years <input type="checkbox"/> in over 9 years <i>This will indicate how we might timetable development over the plan period to 2041.</i>	
4. Is the land in single ownership?	NO	<i>We need to identify all stakeholders for each site.</i>
5. If no, are all other joint-owners supportive of development?	YES	<i>The land is also being promoted by David Wilson Homes East Midlands (a national housebuilder) which demonstrates that it can be delivered in the short term. David Wilson Homes were also the developer for the Fleckney Fields site immediately to the south.</i> <i>This will allow us to identify whether or not other stakeholders would welcome development.</i>
6. Has a residential proposal been informally discussed with Harborough District Council?	YES	<i>This will inform us of any history of the site which may be useful</i>
7. Have you previously sought planning permission for development on this land?	NO	<i>If development has permission but is not yet built this will affect the Neighbourhood Plan. Similarly, refused or withdrawn permissions are relevant to the site assessment.</i>
8. Are you aware of any potential site or development constraints?	NO	<i>Examples include access, flood risk, conservation area, utilities, scheduled monument, wildlife habitats and tree conservation orders.</i>
9. If yes, please summarise constraints.	<i>We need to understand any matters that can affect the development of a potential site.</i>	
10. If yes to Q8, have you commissioned any specialist studies?	N/A	<i>No known technical constraints. High level technical input obtained on ecology, landscape, trees and transport to inform the production of the concept masterplan.</i>
11. Would you consider providing Affordable Housing within the development of your site?	YES	<i>In line with adopted requirements.</i>
Any further comments?	<i>A Promotion Document was produced in July 2023 to inform the promotion of the site through the Harborough Local Plan process. This has been submitted with this questionnaire. The eastern part of the site in the Promotion Document is now proposed to be allocated in the emerging Harborough Local Plan (Draft Policy DS01). The remaining part of the site (c12ha) which is the subject of this form is still available, suitable and deliverable for development. The delivery of this wider Site with Draft Policy DS01 could lead to a comprehensive development to the west of Fleckney.</i>	

Promotion Document

Land North of Kilby Road, Fleckney

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Appendices

Appendix 1 Services and Facilities Plan

Appendix 2 Concept Masterplan



1. Introduction

- 1.1.1. On behalf of our client, David Wilson Homes East Midlands ("DWH"), Savills (UK) Limited has prepared the following Promotion Document to support the promotion of land to the north of Kilby Road, Fleckney (the 'Site') to Harborough District Council ('HDC') for residential development.
- 1.1.2. The Site is located immediately adjacent to the settlement of Fleckney. In the adopted HDC Local Plan 2011-2031 (adopted April 2019), Fleckney is identified as a Rural Centre. Rural Centres were selected on the basis that they have at least 4 of the 6 key services (general practitioner, library, public house, primary school, food shop, post office). Rural Centres are identified as a focus for rural development to serve both the settlements themselves and the surrounding rural area. Fleckney is identified as having substantial employment provision. It is therefore considered that Fleckney is a sustainable settlement and could support additional housing growth.
- 1.1.3. This document has been prepared to support the submission of the Site to HDC and sets out further details in relation to the Site's context and the opportunities that it presents.
- 1.1.4. The Site has been assessed by HDC in the 2021 Strategic Housing Land Availability Assessment and the Council considers that the Site is suitable, available and achievable for residential development subject to constraints being overcome. This document sets out further information on how the identified constraints can be overcome and do not hinder the Site's ability to deliver housing in a highly sustainable location.

2. Site Context

2.1. Site Location

- 2.1.1. The Site is located to the north of Kilby Road, Fleckney and is immediately adjacent to the settlement boundary of Fleckney. The Site is approximately 0.7 miles from Fleckney Village Centre (the main street) and approximately 8.5 miles (circa. 20-40 minute drive) from Leicester.
- 2.1.2. Plan 1 shows the location of Fleckney in the context of Leicester, Enderby, Blaby, Kibworth, Great Glen and Market Harborough. The approximate location of the Site is marked by the red star.

Plan 1: Site Context Plan 1



- 2.1.3. Plan 2 shows the approximate location of the Site (red outline) in relation to Kibworth and the immediate surrounding context.

Land North of Kilby Road, Fleckney

Promotion Document



Plan 2: Site Location Plan



- 2.1.4. The Site is approximately 17.73 hectares (43.8 acres) and is currently in agricultural use. There is an existing agricultural access into the south western part of the Site off Kilby Road. The Site is shown by the red boundary on Plan 3.

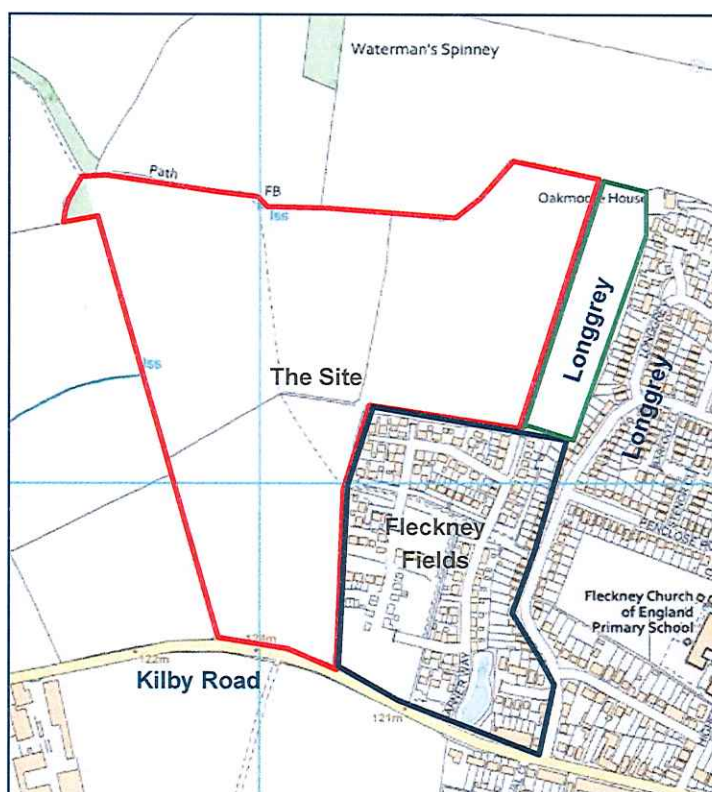
Land North of Kilby Road, Fleckney

Promotion Document



- 2.1.5. The Site is bound by agricultural fields to the north and west, Kilby Road to the south and the DWH Fleckney Fields site to the south east. The 150 dwelling DWH Fleckney Fields site is now built out (see land shown by the blue boundary on Plan 3).
- 2.1.6. DWH is also promoting land off Longgrey to the east of the Site for approximately 50 dwellings (see land shown by the green boundary on Plan 3). A separate Promotion Document has been prepared and submitted to HBC which sets out additional information on the Longgrey site.

Plan 3: Site Location Plan



2.2. Adjacent Uses

- 2.2.1. Adjacent uses include residential properties to the east and agricultural uses to the north, west and south. It is therefore considered that residential development on the Site would not conflict with existing uses.

2.3. Proximity to Shops, Services and Facilities

- 2.3.1. Appendix 1 demonstrates how the Site is within close proximity to a range of shops, services, facilities and employment opportunities provided within Fleckney. The Site is approximately 0.4 miles (circa. 8 minute walk) from the main street in the Village, this is the street with the highest concentration of shops, services and facilities. The nearest shop (Premier Convenience Store Fleckney) is 0.4 miles (circa. 7 minute walk) south east of the Site. The key services and facilities provided within Fleckney are highlighted on the plan in Appendix 1 and summarised below:

- Primary School;
- Special Education School;
- Medical Centre
- Library
- Premier Convenience Store;
- The Co-operative Food;
- Post Office;
- Bus Stops;
- Stake Park;
- Sports Centre,
- Bowls Club;
- Public Houses; and
- Village Hall.

- 2.3.2. Appendix 1 also shows the existing large area of employment (purple) and the location of where a planning application has been made for further employment development, these are on the south easterly side of Fleckney.

- 2.3.3. Appendix 1 also includes the existing DWH development site ('Fleckney Fields') which is close to completion (south east of the Site) and the Longgreys site which is being promoted separately by DWH. It also shows residential planning permissions in Fleckney (including those being built out (blue shading)) and one that has been refused (south of Fleckney) (17/01860/OUT). The Housing Allocation in the Adopted Local Plan (F1) is also shown on the plan. F1 Land off Arnesby Road, is allocated for the development of approximately 130 dwellings. The Employment Allocation in the Adopted Local Plan is also shown (F2). This is allocated for Use Classes B1c, B2 and non-strategic B8 (industrial and commercial development). These developments are discussed further in Section 3.

- 2.3.4. In light of the above, it is considered that Fleckney is a highly sustainable settlement and able to accommodate additional growth. The Site is immediately adjacent to the settlement boundary and in close proximity to public transport links, shops and employment opportunities.

3. Environmental, Heritage and Technical Opportunities

3.1. Summary

- 3.1.1. We have set out below the key planning policy, environmental, landscape and technical opportunities of the Site that we consider make it a suitable opportunity for residential development.

3.2. Planning Policy

- 3.2.1. HDC's Local Plan (2011-2031) was adopted in April 2019. The Site is not allocated for a specific use within the adopted Local Plan but is immediately adjacent to the Fleckney settlement boundary.
- 3.2.2. HDC is producing a new Local Plan. The new Local Plan will update the vision, objectives, spatial strategy and policies for the future development of the District. The New Local Plan will provide the strategic planning framework for the District for at least 15 years from its adoption. HDC published an updated Local Development Scheme (LDS) in July 2022. The key stages and proposed timescales going forward are as follows:
- Regulation 18 Consultation: September – October 2023
 - Regulation 19 and 20 Proposed Submission Local Plan Consultation: December 2024 – January 2025
 - Regulation 22 Submission of Local Plan for Examination – June 2025
 - Regulation 26 Local Plan Adoption – April 2026
- 3.2.3. HDC previously undertook a Call for Sites between 26 March and 4 June 2021. The Site was submitted to HDC in 2021. The Strategic Housing Land Availability Assessment (SHLAA) 2021 includes an assessment of the Site (site reference 21/8087) which we discuss further below.
- 3.2.4. The Site is located within the designated Fleckney Neighbourhood Plan Area. Fleckney Neighbourhood Plan ('NP') was made in May 2021. The Site is not allocated for a specific use within the NP but is located immediately adjacent to the 'Limits to Development' boundary of Fleckney.
- 3.2.5. At the Fleckney Parish Council meeting on the 14 November 2022 it was decided that in light of the SHLAA being published by HDC (and the very real likelihood that the new Local Plan will require further housing development in Fleckney over and above that already set out in the current Local Plan and Neighbourhood Plan), a review of the Fleckney Neighbourhood Plan would be undertaken. It was also decided that an application would be made to HDC to re-designate the Neighbourhood Plan Area to include the whole of the Parish to take account of the boundary change that came into force on 1 April 2022. Since November 2022 this has not been progressed further.

Land North of Kilby Road, Fleckney

Promotion Document



3.3. Housing Need

- 3.3.1. The National Planning Policy Framework ('NPPF') 2021 (paragraph 60) and Planning Practice Guidance ('PPG') (005 Reference ID: 2a-005-20190220) set out the Government's objective of significantly boosting the supply of homes.
- 3.3.2. HDC's adopted housing requirement is 640 dwellings per annum (12,800 across the plan period). The standard method states that HDC's minimum housing need is circa 534 dwellings per annum. However, this is the minimum figure that HDC should be planning for (PPG reference: 002 Reference ID: 2a-002-20190220) and does not consider Housing Market Area ('HMA') shortfall or HDC's history of delivering more than 534 dwellings per annum.
- 3.3.3. HDC is located within Leicestershire HMA. Leicester City cannot meet its own housing needs and their draft Publication plan (Regulation 19 – January 2023) confirmed that there is a shortfall of circa 18,694 homes up to 2036. For Leicester City, the local housing need is 2,464 dwellings per annum (39,424 homes over the plan period) which includes the 35% uplift required for large cities (PPG 004 Reference ID: 2a-004-20201216). About 20,730 homes will be delivered over the plan period in Leicester City, with the remaining housing need being apportioned across the HMA as agreed in the Leicestershire Statement of Common Ground ('SoCG') (2022).
- 3.3.4. Paragraph 3.20 of the SoCG states that the working assumption of the 'headline' figures for Leicester's unmet need is 18,700 homes and 23 hectares of employment land (2020 – 2036). However, this will be subject to testing through the Leicester Local Plan. As the Leicester Local Plan is at an early stage, the unmet need has not been fixed. The SoCG (2022) also states that Harborough should contribute at least 123 dwellings per annum towards Leicester City's unmet need (please refer to the SoCG extract below). This is in addition to the minimum housing need for Harborough which is 534 dwellings per annum.

Local Planning Authority	Average Annual unmet housing need contribution 2020 to 2036 (dwellings)*
Blaby District Council	346
Charnwood Borough Council	78
Harborough District Council	123
Hinckley and Bosworth Borough Council	187
Melton Borough Council	69
North West Leicestershire District Council	314
Oadby and Wigston Borough Council	52
Total	1,169

*Note: the figures are presented as annual averages 2020-36. This does not imply that an authority's unmet need apportionment must be phased evenly over this period. It will be for each Local Plan to determine appropriate phasing.

- 3.3.5. In HDC's emerging Local Plan, the Council will need to address the housing shortfall within the wider HMA. This will mean the housing requirement for HDC should be at least 657 dwellings per annum. Additional housing sites within sustainable settlements, such as the Site, will need to be allocated to ensure that the housing needs of the District and wider HMA are being met. The current adopted housing requirement is lower than this and so therefore HBC will need to find more sites than those allocated within the adopted plan.
- 3.4. Sustainable Location**
- 3.4.1. To accord with the NPPF, a presumption in favour of sustainable development should be at the heart of plan-making and decision making (paragraph 10). As set out in Section 2 of this document, the Site is considered to be located within a highly sustainable location.
- 3.4.2. The Site is immediately adjacent to Fleckney which is recognised as a Rural Centre in HDC's adopted Local Plan. Page 205 of the Local Plan states that "*Fleckney is considered a sustainable settlement...Fleckney is a large village close to the edge of the District's northern border, located 9 miles south of Leicester and 9 miles from Market Harborough. Its village centre offers a good range of shops and services to meet every day needs and there are bus services to Leicester and Market Harborough*" [Savills emphasis].
- 3.4.3. HDC Local Plan Policy SS1 (the Spatial Strategy) identifies Rural Centres as an area of planned growth and that development should be directed there. Paragraph 3.1.11 states that rural centres are identified as a focus for rural development, to serve both the settlements themselves and the surrounding rural area. Fleckney is regarded as one of the largest rural centre settlements, alongside the Kibworths and Great Glen.
- 3.4.4. The Local Plan identifies a minimum housing target of 130 dwellings (in addition to completions and commitments) for Fleckney across the plan period and this is expected to be met through land allocated as 'Policy F1 - Land off Arnesby Road' (for about 130 dwellings) in the south west of the village. Allocation F1 is shown on the plan at Appendix 1.
- 3.4.5. In the HDC's Settlement Profile's (May 2015) 'Fleckney Profile Document', an overall summary of development perspective in the village is provided and states the following: "*Fleckney has the services to support its continued designation as a Rural Centre and a range of additional services, facilities and employment opportunities. It has substantial housing land availability and the capacity to accommodate a significant amount of growth providing service provision issues are resolved, local traffic impacts are addressed and development is sympathetic to the landscape setting, flood risk and any specific local housing needs*" [Savills emphasis].
- 3.4.6. The Concept Masterplan which has been produced by DWH for the Site (Appendix 2) is considered to be sympathetic to the landscape setting. Some initial technical work has been undertaken to assess the development's impact on highways, ecology and landscape. To support a planning application further work would be undertaken, to include a whole suite of surveys and where required measures and / or financial contributions will be proposed to mitigate any impact.

- 3.4.7. In light of the above, HDC consider that Fleckney is a highly sustainable settlement. It is considered that additional housing growth should be directed to this sustainable settlement in the new Local Plan in order to meet local housing needs as well as the significant housing needs arising from the Leicestershire HMA.

3.5. Strategic Housing Land Availability Assessment ('SHLAA')

- 3.5.1. The Site was previously submitted through the HDC Call for Sites in 2021 (site reference: 21/8087). The SHLAA assesses its suitability, availability and achievability for residential development. The analysis of the 2021 submission from the Council stated the below in their assessments:

Suitability

"The site is adjacent to Fleckney, a sustainable settlement. It adjoins a housing site currently under construction (Land north of Kilby Road). The northern half of the site lies within HSE gas pipeline consultation buffer zone (red constraint). However, evidence submitted indicates that, given the distance from the gas pipeline, the site's development would not be impacted. Access is proposed from Kilby Road to the south and the Highway Authority has indicated that significant mitigation may be required. The capacity of the local highway network would need to be demonstrated and potential impacts on the village centre considered. A Public Right of Way crosses the site and would need to be retained. The site is considered potentially suitable."

Availability

"There is landowner agreement regarding the site, and there is developer involvement. No legal or ownership issues have been identified to prevent development being delivered. The site is considered available."

Achievability

"Regarding access via Kilby Road, significant highway mitigation is likely to be required to overcome potential highway impacts and this could impact on the site's viability. The submitter has indicated that a smaller part of the site (i.e. the area most closely associated with the existing Garner Way development) could be deliverable within a shorter timeframe. However, the site as submitted is considered potentially achievable. The Site is considered to be potentially achievable."

- 3.5.2. An Access Appraisal has been produced by ADC Infrastructure Ltd for the Site. This is explained in more detail in section 3.11. ADC conclude in their report that overall there is no reason why safe and suitable access could not be achieved.
- 3.5.3. HDC estimated in their SHLAA assessment that the site capacity would be 333 dwellings and could be delivered within 6-10 years to 11-15 years. However, DWH consider that the eastern part of the Site (Phase 1 – shown on Plan 4 below) could be delivered within 0-5 years. Phase 2 could then be delivered between 6-10 years.

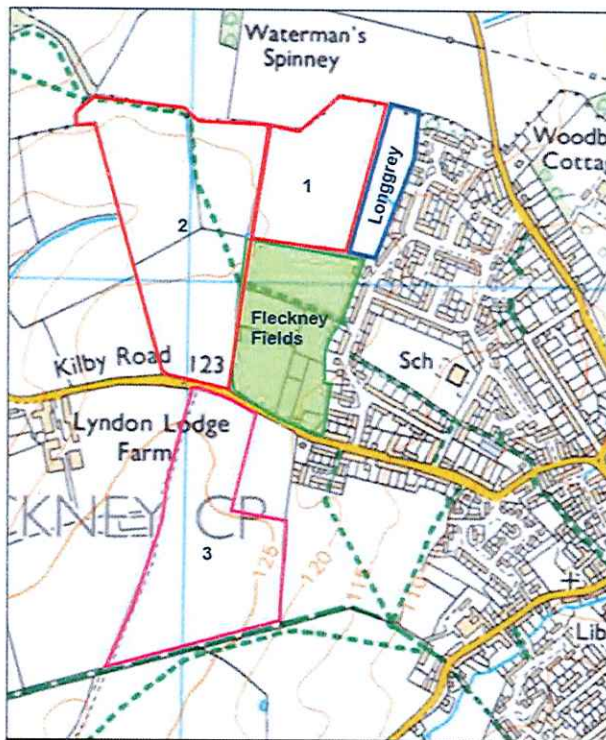
Land North of Kilby Road, Fleckney

Promotion Document



- 3.5.4. Plan 4 also shows land to the east of the Site ('Longgrey') which is being promoted by DWH but is addressed in a separate Promotion Document (SHLAA reference 21/8055) and land to the south of Kilby Road (Phase 3) which is land which may potential be suitable for future development towards the end of the plan period / within the next plan period (SHLAA reference 21/8216).

Plan 4: Potential Phasing Plan



Key

The Site - Phase 1=

Part of the Site being promoted in this promotion document: Land North of Kilby Road, Fleckney. We consider that this parcel of the Site could start delivering dwellings within 0-5 years.

The Site - Phase 2=

Part of the Site being promoted in this promotion document: Land North of Kilby Road, Fleckney. We consider that this parcel of the Site could start delivering dwellings within 6-10 years.

Phase 3=

Land South of Kilby Road - potentially suitable for future development (DWH has a pre-emption) (SHLAA reference 21/8216)

Longgrey=

Promoted by DWH separately, a separate promotion document has been submitted to the Council (SHLAA reference 21/8055).

Fleckney Fields =

Built out DWH scheme

- 3.5.5. The NPPF (Annex 2: Glossary) states that *"to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on site within five years"*. The DWH site is available and housing could start to be delivered within 5 years from being allocated. There are no known viability concerns at this stage.
- 3.5.6. In short, ultimately, the Council agree the Site to be suitable, available and achievable subject to constraints being overcome. DWH consider that the identified constraints in the SHLAA can be overcome and the Site should be proposed for a residential allocation in the emerging Local Plan.
- 3.6. Consultation Zone**
- 3.6.1. A HSE and National Grid Gas Pipeline Consultation Zone runs to the northern edge of Fleckney.
- 3.6.2. In the SHLAA 2021, the Council identify this as a red constraint. Legal searches have been conducted by DWH which have confirmed that neither the pipeline nor its easement impact on the Site. The size of the gas main is currently unknown, however the Cadent Easement Guidance provides useful guidance in a

worst-case scenario a 30m plus pipe diameter working easement is required. This is reduced if the gas pipeline is HP steel to a worst-case width of 24.4m. DWH therefore consider that HDC has over-stated this impact on the Site and the required worst-case easement for the pipeline will not impact on the development of the Site.

- 3.6.3. Plan 4 below demonstrates the approximate location of the gas pipeline (yellow line) and easement in relation to the Site (red boundary).

Plan 4 – Location of Gas Pipeline in relation to the Site



3.7. Landscape

- 3.7.1. Pegasus Group ('Pegasus') have undertaken an assessment of the Site and prepared a Landscape Appraisal. A summary of their findings are set out below.

Local Landscape Character

- 3.7.2. In their landscape appraisal, Pegasus reviewed the Harborough District Landscape Character Assessment ('LCA') (2007). The LCA identifies the Site as being in the north-eastern part of the Lutterworth Lowlands Landscape Character Area. Pegasus have identified that the landscape capacity of the Lutterworth Lowlands (for development) is summarised as being medium to high. The LCA states on page 79 that *"Given its contained setting Fleckney can accommodate small pockets of development within the envelope contained by its surrounding rising slopes, but beyond the natural boundaries of the settlement impacts would affect the characteristics of the Lutterworth Lowlands Landscape Character Area."*
- 3.7.3. Figure 2.13 on page 81 of the LCA shows that the southern and north-eastern fields in the Site are

“considered to have the potential for consideration of development in landscape terms. Appropriate mitigation measures would need to be developed through fuller landscape assessment at the site design/ masterplanning stage.”

- 3.7.4. Pegasus’ have also reviewed the Rural Centres Landscape Capacity Assessment (2014) which provides an outline landscape character assessment and a landscape capacity study for the rural areas of Harborough District in the vicinity of six rural settlements, including Fleckney. The study found that the most sensitive landscape is around the central area of Fleckney on the slopes of the Fleckney Brook. It identified areas round the north and south of the village where the landscape could accommodate some development without harming its overall character. The Site is within parcels 19 and 20 which are identified as having a high capacity of development provision.
- 3.7.5. Pegasus have concluded that development upon the Site would inevitably change the character of the Site itself however, with appropriate mitigation, landscape effects would be limited beyond the Site boundaries and the character of the wider open countryside beyond the Site to the north, west and south would remain unchanged. Furthermore, the landscape elements that contribute to defining the character of the Site, including the existing hedgerows and hedgerow trees could be retained and strengthened in the medium and longer term as part of a landscape-led design response.

Visual Amenity

- 3.7.6. Pegasus’ carried out a baseline visual analysis, which concluded that for users for the public footpath running through the Site there would be a high level of change resulting from development. However, the impact on these views could be mitigated with a sympathetic design response including retention of the right of way within a proposed green corridor/ public open space. Whilst the experience for users of this route would change, a sympathetically designed and attractive route could be provided. Furthermore, footpath users would benefit from new public access to areas of open space around the footpath and the wider Site.
- 3.7.7. Pegasus’ concluded that the full extent of any proposed development would be most noticeable in views from Kilby Road and existing properties immediately to the east.

Potential Development Opportunities

- 3.7.8. Pegasus has identified some mitigation strategies which have been incorporated into the Concept Masterplan (Appendix 2):
- Boundary hedgerows and mature trees should be maintained and enhanced, where possible. It is proposed that structural tree and shrub planting would take place, as part of the development, along the western, northern, and central boundary of the site.
 - Landscape buffers including substantial structural planting should be included around the northern, southern, and western perimeter of the site creating a buffer between the proposed development and adjacent fields. This should include structural planting of a 10m wide woodland buffer along the northern and western boundaries of the site reinforcing the existing hedgerow with structural planting.

- Development on the site could be accessed off Kilby Road at its south-western corner. A high quality landscaped frontage to Kilby Road in this location could present an attractive 'gateway' arrival point when approaching Fleckney from the west.
 - The existing public right of way extending through the site and along its north-western boundary should be retained on its current alignment.
 - New tree planting should be provided within areas of open space across the site.
- 3.7.9. The PPG states that a site can be considered suitable for development if it is in a suitable location when considered against relevant constraints and whether they can be mitigated (Reference ID: 3-018-20190722). The Concept Masterplan (Appendix 2) has been developed with consideration to the surrounding landscape and therefore Pegasus do not consider that, subject to the above mitigation, there is any landscape-related reason why development could not be delivered on the Site.

3.8. Ecology

- 3.8.1. FPCR has produced an Preliminary Ecological Appraisal describing the ecology within and around the Site and potential impacts on ecology from the development.

Statutory and Non-Statutory Designations

- 3.8.2. In relation to Statutory Designations, FPCR's report identified that Kilby Foxton-Canal SSSI is located approximately 1370m to the east of the Site. The Site is located within Natural England's SSSI Impact Risk Zone which means that Natural England would be consulted for any future development on the Site. FPCR considers that a significant increase in the level of recreational use of the SSSI is not anticipated due to the limited scale of the proposals and the presence of established footpaths and bridleways in the vicinity of the site, providing alternative recreation options throughout the local area.
- 3.8.3. FPCR concluded that no significant negative impacts are anticipated on any statutory designations as a result of the proposed development.
- 3.8.4. FPCR's report identified several candidate and potential wildlife sites within 1km of the Site but concludes that they are not considered to pose a constraint to the proposed development of the Site.

Protected and Notable Species

- 3.8.5. Ten trees along the Site's northern, eastern and southern boundaries were identified to have features with bat potential to support roosting bats. Detailed bat surveys will be undertaken at the application stage. However, FPCR recommend that these trees should be retained where feasible and buffered by open space within the proposed development. The lighting of the scheme should also be designed so these trees are not illuminated by street lighting. FPCR also recommend that enhanced opportunities for roosting bats will be provided within the Site through the provision of bat boxes on retained trees and within or affixed to the exterior walls of new dwellings.
- 3.8.6. FPCR state that the arable habitats that dominate the Site have limited suitability for reptiles. The hedgerows along the Sites boundaries offered suitable, though limited, habitat for resting and sheltering

reptiles. FPCR have recommended that habitat enhancements should be incorporated into the proposed development including the native tree and scrub planting and creation of wildflower grassland and a wildlife friendly attenuation feature will provide habitat enhancements for native reptiles locally. FPCR have also recommended that retained hedgerows should be protected during the development.

- 3.8.7. In relation to Great Crested Newts, FPCR found that the arable habitat and improved grassland margins were of sub-optimal value to GCN, providing minimal shelter and no hibernating opportunities. The hedgerow bases present at the Site do offer dispersal and hibernation opportunities but were restricted to the boundaries. The shallow ditches along the southern and eastern boundary hedgerows were dry at the time of the site survey and no ponds were present within the Site. However, detailed surveys will be undertaken at the application stage.
- 3.8.8. FPCR found foraging and nesting opportunities for a range of common breeding birds are present within the Site in the form of the hedgerows and trees. FPCR also concluded that as the arable parcel is above 5ha in size it is considered to provide suitable opportunities for ground nesting birds. FPCR have recommended that to avoid disturbance or destruction of active the removal of suitable nesting vegetation should occur outside of the bird breeding season (i.e. avoiding March to August inclusive). If this is not possible, such vegetation must be checked prior to removal by a suitably experienced ecologist. FPCR have also recommended that bird boxes should be incorporated into the scheme on suitable retained boundary trees and/or on new dwellings to further enhance nesting opportunities within the site.
- 3.8.9. FPCR found no evidence of badgers, such as setts, latrines or tracks within the site or within 30m (where accessible). FPCR also found no evidence that water vole or otters were present on Site.

Biodiversity Net Gain

- 3.8.10. The Environment Act will bring in a mandatory Biodiversity Net Gain 10% uplift for all sites (currently, this is expected to be brought in during 2023). The DWH group mandate is already to provide a 10% Biodiversity Net Gain increase on all development sites. Therefore, DWH will seek to achieve a minimum of 10% Biodiversity Net Gain as part of the proposed development.
- 3.8.11. FPCR have undertaken a high level, opportunities and constraints net gain assessment using the DEFRA Biodiversity Metric 3.1. Hedgerows and area based habitats are assessed separately within the Biodiversity Metric. A Biodiversity Impact Assessment will be prepared at the application stage to confirm the net gains can be achieved.
- 3.8.12. FPCR suggested mitigation to achieve and maximise an onsite gain, all of which have been reflected in the Concept Masterplan at Appendix 2:
- Retain the area neutral grassland.
 - Areas of green infrastructure should include other neutral grassland and scrub planting and areas of amenity grassland should be limited as far as feasibly possible.
 - Open areas of grassland and wider margins should be seeded with a native wildflower mix (e.g., Naturescape N5 Long Season Meadow Mix / Emorsgate EM3 Special General-Purpose Meadow Mixture), with the new habitat subject to suitable management to achieve classification as other

neutral grassland in moderate condition.

- Where possible, SUDS features can be over-deepened to hold areas of permanent water.
- Provide species rich native hedgerow planting.
- Artificial ground cover (i.e., artificial grass) should be avoided.

Conclusion

- 3.8.13. FPCR have concluded that the loss of the arable field and small area of tall ruderal vegetation from the Site would not result in a significant adverse impact to ecology, whilst the creation of public open space provides opportunities to enhance biodiversity within the site through diverse native planting and creation of wetland features.

3.9. Trees

- 3.9.1. FPCR has undertaken a Tree Survey. Overall there were 77 individual trees assessed (11 were category U, 1 was Category B and 65 were category C). There were also 9 tree groups and hedgerows assessed (3 Category B and 6 Category C). There are no irreplaceable habitats within the Site as defined by the NPPF (paragraph 11 footnote 7). As required in national and local policy, as part of any future redevelopment of the Site, existing trees and hedges will be retained where possible. Tree and hedgerow planting will be proposed to replace any loss that is unavoidable.

3.10. Heritage

- 3.10.1. We have undertaken a review of heritage assets on DEFRA's Magic search tool, Heritage England Mapping Service and Harborough's heritage section of the website. There are no known heritage assets within or adjacent to the Site. The Site is not within a conservation area or part of a registered park and garden.

3.11. Highways / Access

- 3.11.1. ADC Infrastructure Limited 'ADC' have produced an Access Appraisal for the Site. ADC state in their report that there are opportunities for sustainable transport to and from the Site. This would require a new footway connection into the village, which ADC advise can be delivered.
- 3.11.2. ADC have advised that Kilby Road is subject to low traffic flows, with low vehicle speeds and is suitable for cycling. All the facilities within the village have the potential to be accessed either on foot or by bike, if the appropriate connections are provided.
- 3.11.3. ADC also advise that there is a good bus service running along Kilby Road which links Fleckney with Leicester, and operates twice hourly, seven days a week.
- 3.11.4. The nearest bus stop from the Site is on Kilby Road and is within 400m from the Site (circa. 5 minute walk). From this bus stop the Arriva Midlands Service 49: Runs between Leicester and Fleckney via Wigston Magna every 30mins from Monday to Friday (frequencies vary between 20 minutes and hourly on Saturday). The last bus from Leicester leaves at 6.15pm and there are no services on a Sunday. The village

is also serviced by two other bus services from other bus stops and these are:

- Centrebus Midlands Service 44 runs – this runs between Fleckney and Foxton via Kibworth, Great Bowden and Market Harborough approximately hourly from Monday to Saturday
- Beaver - Beaver bus offers a local bus run to the ASDA supermarket in Oadby on a Wednesday

3.11.5. ADC conclude in their report that the proposed development would need vehicular access off Kilby Road, although there is the potential for approximately 150 dwellings of Phase 1 to take access through the existing DWH Fleckney Fields site to the south. In the concept masterplan (Appendix 2) the roads for Fleckney Phase 1 have been intentionally sized and appropriate access points retained for a further 150 dwellings to be delivered on Phase 2. This reduces the burden on Phase 2's access as no vehicular access is proposed to be shared between Phase 1 and Phase 2.

3.11.6. Furthermore, there is an existing public right of way (PRoW reference C41) that cuts across the Site from east to west and runs along the north easterly boundary of the Site. It is proposed that the public right of way is retained and is included in the Concept Masterplan (Appendix 2).

3.11.7. ADC conclude in their report that overall there is no reason why safe and suitable access could not be achieved from Kilby Road.

3.12. Drainage

3.12.1. The Site is located in Flood Zone 1 from fluvial flooding (Environment Agency Flood Risk Map). The Site also is predominantly at very low risk of surface water flooding, however, a very small section of the Site towards the north west had a low risk of surface water flooding.

3.12.2. We therefore do not currently foresee any issues with drainage on this Site and consider that Sustainable Drainage Systems could potentially be delivered as part of any future development (this will be confirmed by future drainage technical work).

3.13. Infrastructure Capacity

3.13.1. In regards to Infrastructure Capacity, HDC's Infrastructure Delivery Plan (August 2017) and Fleckney Profile Document (May 2015) states the following in relation to Fleckney:

- Highways: The Main Street / High Street Junction in Fleckney has been identified as an area in the District which may need infrastructure highways improvements.
- Waste: Housing provision above 263 houses will necessitate a further expansion of Fleckney Waste Recycling Centre. With 510 homes planned upgrades would likely be required during Phase 2 around 2022.
- Sewerage: There are no known problems in the local sewerage system and providing development is managed sustainably capacity issues are not envisaged.
- Schools: Page 8 of the Fleckney Profile Document states S106 contributions towards school

extensions would be sought for primary and other educational provision. It is noted that there are some surplus places in primary school within next 4 years.

- 3.13.2. It is not currently considered that the above infrastructure constraints are insurmountable and could be suitably dealt with via any future S106 Agreement.

3.14. Climate Change

- 3.14.1. The proposed Site will be built to a high environmental standard. DWH purchase materials which reduce carbon emissions in the supply chain and make use of recycled content to reduce waste and raw material use. DWH always seek to minimise the impact of the developments on the local and wider environment as much as they can. This is achieved by using thermal and acoustic insulating materials and other substances that have a Zero Ozone Depletion Potential and low or zero Global Warming Potential.

- 3.14.2. It is therefore considered that the proposed development will be able to assist CBC in meeting their climate change objectives.

3.15. Contamination

- 3.15.1. The Site is greenfield and there are no known contamination or land stability issues (this will be subject to further technical work).

3.16. Ownership

- 3.16.1. The Site is in single ownership and is being promoted by DWH. This avoids potential complications that can arise when there is more than one landowner involved which is often the case when land assembly is required to promote strategic sites, and should result in the Site being able to be delivered quickly following allocation.

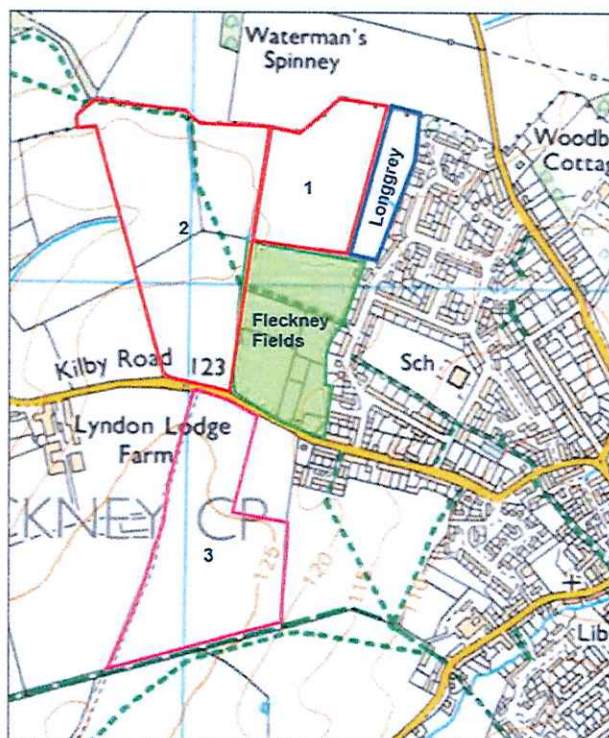
4. Potential Development Opportunity

4.1. Concept Masterplan

- 4.1.1. We have produced a Concept Masterplan Option which demonstrates the proposed landscape buffers and potential development zones within the Site.
- 4.1.2. The proposed site area for the Concept Masterplan is circa 17.73 ha (43.81 acres) (phase 1 boundary = 5.10 ha and phase 2 boundary = 12.63 ha) with a potential development area of circa 10.18 ha (25.15 acres). The Concept Masterplan demonstrates that the DWH Site could deliver circa 357 market and affordable homes (35 dwellings per ha). The Concept Masterplan is provided as Appendix 2.
- 4.1.3. This masterplan shows circa 7.55 ha of public open space and landscape buffering within the Site.

4.2. Deliverability

- 4.2.1. The Site is in single ownership and so if allocated, the Site could start delivering development within the next 5 years in two phases (as identified below and on the concept masterplan). Phase 1 is proposed to be delivered within 0-5 years) and phase 2 could be delivered within 6-10 years. There are currently no identified technical constraints which would affect the delivery of the Site.



Key

Longgreave=

Promoted by DWH separately, a separate promotion document has been submitted to the Council.

Phase 1=

Part of the Site being promoted in this promotion document: Land North of Kilby Road, Fleckney. We consider that this parcel of the Site could start delivering dwellings within 0-5 years.

Phase 2=

Part of the Site being promoted in this promotion document: Land North of Kilby Road, Fleckney. We consider that this parcel of the Site could start delivering dwellings within 6-10 years.

Phase 3=

Land South of Kilby Road - potentially suitable for future development (DWH has a pre-emption)

Fleckney Fields =

Built out DWH scheme

4.3. Community Benefits

4.3.1. It is proposed that DWH will engage with Fleckney Parish Council and the local community to consider opportunities to provide community benefits as part of the proposed development of the Site. However, we are aware of a number of local issues that the Parish Council is seeking to address including the following:

- Provision of housing that meets local needs – older households and young families.
- Concerns about vitality of the village centre. More housing being provided will increase the need for Village Services and as a result improve the vitality.
- Potential contributions to the New Sports Centre.
- Potential contributions to the Village Centre Improvements.

4.3.2. Any development of the Site will provide a mix of market and affordable housing to meet the needs of the local community and off-site contributions could potentially be provided towards infrastructure and village improvements

4.3.3. In addition to these local community requirements, we also consider that the Site could deliver the following community benefits:

- Biodiversity Net Gain enhancements – providing an improvement from the existing position of grazing land which has limited ecological value.
- Contributions could also be provided to the existing public footpath network for improvements which could be agreed with the community.
- Provision of much needed affordable housing.

5. Conclusion

- 5.1.1. We are submitting land to the north of Kilby Road, Fleckney (the Site) to HDC to be considered for a residential allocation within the emerging Local Plan Review.
- 5.1.2. The Site is located immediately adjacent to Fleckney which is identified within the adopted Local Plan as a Rural Centre and is identified as a settlement where rural growth will be concentrated. Fleckney provides a range of services and facilities as well as public transport links to Leicester and is considered by HDC and DWH to be a highly sustainable settlement.
- 5.1.3. In addition to being in a highly sustainable location and providing much needed market and affordable homes for the District and wider Housing Market Area, we consider that there are limited environmental and heritage constraints on the Site and the design of any development that is delivered could be landscape-led to ensure that it is appropriately absorbed into the landscape. Therefore, it is considered that the development of the Site would accord with the NPPF's requirements that a Plan should be prepared with the objective of contributing to the achievement of sustainable development (Paragraph 16).
- 5.1.4. Furthermore, in the Council's SHLAA, HDC conclude that the Site is developable, subject to resolving the constraints. DWH has demonstrated that the constraints can be overcome. The Council's SHLAA assessment also acknowledges that phase 1 (as identified in the Concept Masterplan at Appendix 2) could be delivered first and in a shorter timeframe than phase 2. DWH support this and considers that phase 1 could be delivered in 0-5 years and phase 2 in 6-10 years.
- 5.1.5. In light of the above, we consider that the Site provides a sustainable development opportunity with potential community benefits and we would welcome the Council's consideration for this land coming forward as a housing allocation in the emerging Local Plan. DWH would welcome the opportunity to discuss the merits of the Site further with both the District and Parish Councils.

Land North of Kilby Road, Fleckney

Promotion Document



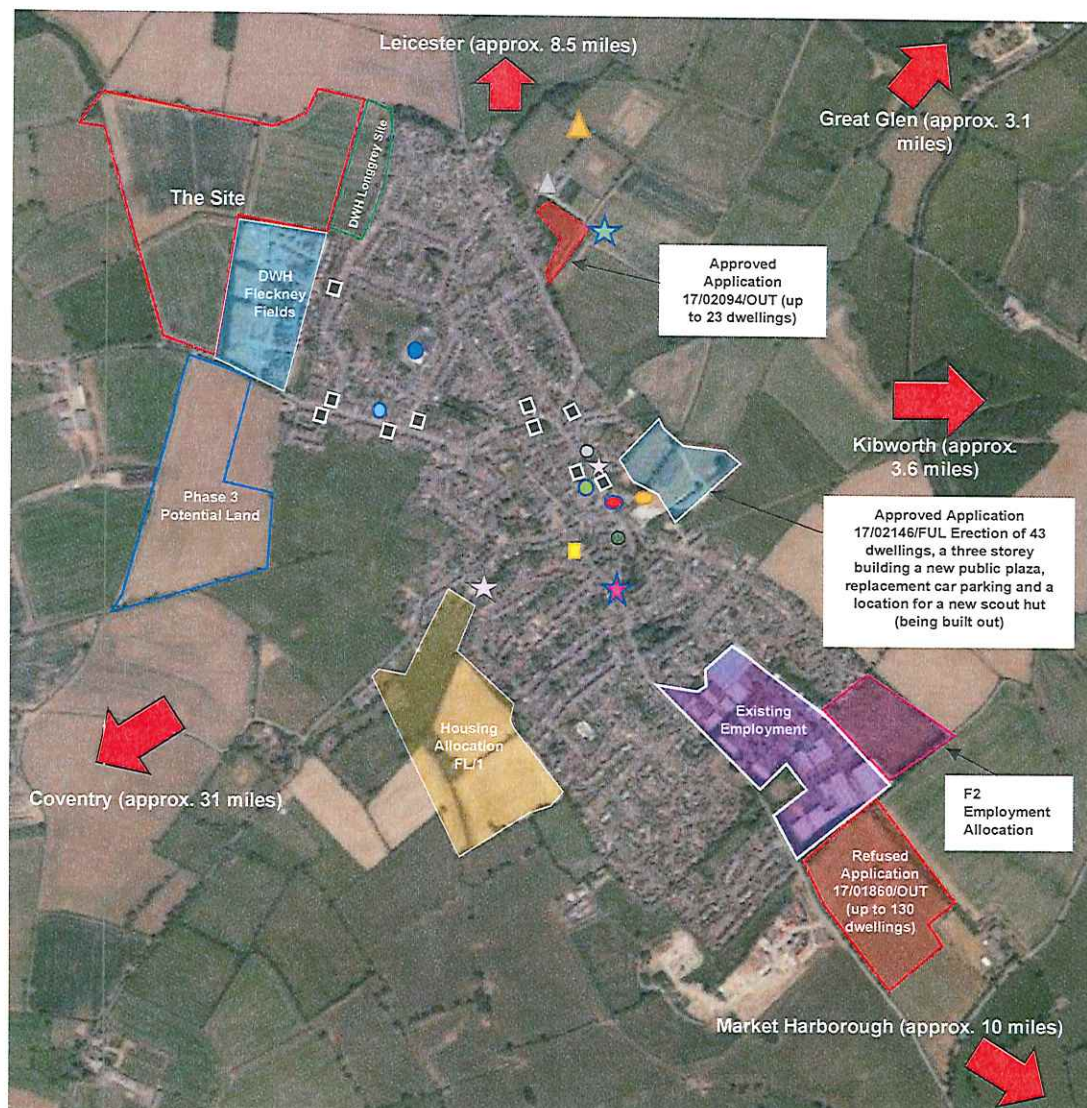
Appendices

Land North of Kilby Road, Fleckney

Promotion Document



Appendix 1 – Services and Facilities Plan



Legend

- Fleckney CE Primary School
- The Lady Byron School (special education school)
- Kibworth Medical Centre, Fleckney
- South Leicestershire Medical Group
- ★ Library
- Premier Convenience Store
- The Co-operative Food
- Post Office
- Bus Stops
- ▲ Skate Park
- ▲ Sports Centre
- ★ Bowls Club
- ★ Public House
- Village Hall

Land North of Kilby Road, Fleckney

Promotion Document



Appendix 2 – Concept Masterplan

- Site Boundary 17.73 ha
- Phase 1 Boundary 5.10 ha
- Phase 2 Boundary 12.63 ha
- Potential Developable Area & Indicative Frontages 10.18 ha
- Indicative Public Open Space
- Potential Primary Vehicular Access Points
- Retained Existing Vegetation
- Potential Primary Road Alignment
- Potential Secondary Road Alignment
- Existing Public Rights of Way
- Illustrative Recreational Footpath Network & Cycleway
- Retained PROW Access Points
- Potential Pedestrian / Cycle Connections
- Potential Location of Children's Play Space
- Proposed Attenuation Basins
- Potential Incoming Development Layout
- Recently Completed Residential Development



Land North of Kilby Road, Fleckney on behalf of David Wilson Homes

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drawing no.	SK02	drawing	Illustrative Framework Plan - Phases 1 & 2
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