Welcome to this Public Consultation Event

Astill Planning Consultants Ltd is preparing to apply to Harborough District Council for outline planning permission for the development of land to the east of Stretton Road, Great Glen. The proposed development will comprise of a new residential development (circa 170 dwellings) and approximately 8.27 hectares of public open space. An aerial view of the site is provided below and outlined in red.

Introducing Astill Planning and their team

Astill Planning Consultants Ltd planning application will be supported by technical evidence provided by the following team of consultants:

• Astill Planning: Town Planning;
• Bancroft Consulting: Transport;
• IPaD: Flood Risk and Drainage;
• FPCR: Masterplanning & Landscape Visual Impact Assessment;
• EDP: Ecology;
• CgMS: Archaeology;
• GRM: Environmental Site Appraisal.

Have your say

This is your opportunity to comment and influence the proposed development. A further statutory consultation period will be held during the consideration of the planning application by Harborough District Council.

Forms are available for you to leave your comments today. Alternatively comments can be sent by post or email to Astill Planning Consultants Ltd by the 2nd of March, 2016 - see board 4 for contact details.

A copy of the exhibition material and consultation form is available to download from today at www.fpcr.co.uk/consultation

Even if you do not agree with the scheme it is important that you express your views to get the best possible scheme when the application is determined by Harborough District Council.
The Site

The site is located to the east of Stretton Road and adjacent to the settlements principle built form. The site measures approximately 13.2 hectares.

The site comprises a collection of six pasture fields bounded by Stretton Road to the west, The Stretton Glen residential development to the south and pastoral agricultural land to the north and east.

The boundaries on all sides contain hedgerows which are seasonally maintained. A wooded copse in the north western corner defines a small section of boundary. The southern boundary is shared with new residences in the Stretton Glen development.

A number of field boundary hedgerows and embankments dissect the site with mature hedgerow trees. A number of field trees indicate previous boundaries in the western field.

Ecology

- The development is not directly constrained by any ecological designations though consideration and appropriate mitigation will ensure there are no adverse effects.
- There are a number of habitats which, whilst not scarce or ecologically valuable in their own right, have the potential to support a range of protected species.
- A range of Phase 2 Protected Species surveys have been completed, with the results of these surveys being used to inform the masterplan.
- Given the relatively low intrinsic value of the on-site habitats, coupled with the scope for habitat enhancement and diversification, the development offers the opportunity to increase the biodiversity of the area.
The Proposal

The planning application is being prepared in outline form. This means that only the principle of development and the means of access to it, are for approval at this stage. The plans shown here are only indicative of how the development might look. Full details of the precise location and appearance of the houses would be ‘reserved’ for later approval by the Council if outline planning permission is granted. The key aspects of the development comprise:

• A maximum of 170 houses
• Vehicular access via Stretton Road only
• A mix of new housing types and sizes
• A proportion of housing will be affordable to allow first time buyers to access the housing ladder and enable younger families to remain in the community
• Support for local infrastructure including schools and healthcare facilities as required
• Retention where possible of existing trees, boundary hedges and other landscape features
• Extensive new public open space.
The Need for Development

The population of the Country continues to rise and the composition of our households is changing. People are living longer and the proportion of one person households is increasing. As a consequence official projections indicate a pressing need for more homes and current Government planning policy requires a significant boost in the supply of housing.

Harborough District Council is currently preparing its new Local Plan which will provide for the growth necessary to meet the housing needs of the District. Harborough District Council must find sufficient land to accommodate at least 475 new dwellings each year from 2011 to 2031 a total of 9,500 dwellings over the plan period. Of these the Council has estimated that approximately nearly two-thirds have already been built or planned.

The District is also required by national planning policy to maintain a rolling 5 year supply of land for the provision of new housing assessed against the above target. The Council has over recent years been unable to maintain this 5 year supply resulting in a significant shortfall. There is therefore an urgent need to identify new housing sites.

Benefits

The proposed development will deliver a range of community benefits:

- Provision of a range of new housing types and sizes for the community
- Creation and dedication of an extensive area of natural informal space for the public
- Opportunity to deliver a net overall gain to the biodiversity of the area
- Opportunity to improve public access across the site and increase the existing footpath and cycleway network
- Increase of new homes bonus funding that could be spent on community facilities prioritised by local residents
- Retention where possible of existing trees, boundary hedges and other landscape features
- Extensive new public open space.

Feedback

Thank you for taking the time to visit the consultation event. These consultation boards will be available from the 18th of February until the 2nd of March 2016 at the following website:

www.fpgr.co.uk (click on the consultation tab and follow the link to Stretton Road). Your feedback is very important to us.

Please complete your comment form before you go. Alternatively comments can be sent by e-mail or post to:

Post
141 London Road
Leicester
LE2 1EF