



This matter is being dealt with by  
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19 June 2020

Queniborough Parish Office  
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Queniborough  
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LE7 3DH

FAO: Philip Laughton (Parish Clerk)  
By Email Only: [clerk@queniboroughpc.org.uk](mailto:clerk@queniboroughpc.org.uk).

### **Land at Melton Road, Queniborough**

Dear Sir/Madam,

We write on behalf of our client, Hallam Land Management Limited, in respect of 'Land at Melton Road, Queniborough'. The purpose of this letter is to update Members of the Parish Council on the proposals at the above site and make you aware of a public consultation exercise which is to begin on Monday 22<sup>nd</sup> June 2020.

'Land at Melton Road' comprises 10.2 hectares of Greenfield land on the edge of Queniborough. I'm sure the Parish Council will remember that we presented the previous scheme to you back in November 2017 which was followed by a submission of an outline planning application for up to 220 dwellings in April 2018 (P/18/0611/2). This application was subsequently refused in November 2018 as it was considered the proposals were in conflict with the Council's Spatial Strategy at that time and there would be an adverse impact upon the character and appearance of the area of separation between Queniborough and East Goscote.

Since then Charnwood Borough Council have published the Draft Charnwood Local Plan (in November 2019). Draft Policy LP3 'Housing Sites' identifies an allocation for around 100 homes at 'Land at Melton Road' (referred to as HS72: Land at Threeways Farm Queniborough). Hallam's professional team have carefully considered the capacity of the site and believe a greater level of development could be provided at a suitable density, whilst also being sensitively designed to

maintain a high level of Green Infrastructure in order to respect the surrounding countryside and retain an area of separation in the landscape. Therefore we made representations to the Draft Plan back in December 2019 and requested that the allocation boundary (HS72) be modified as part of the Local Plan process.

Hallam are now working towards submitting a new outline planning application to Charnwood Borough Council for development of the site in the summer of 2020. An indicative layout has been drawn up which responds to the previous reasons for refusal and other technical considerations. The number of dwellings has been reduced since the previous application and it is considered that up to 200 new homes (including affordable housing) can be delivered on the site. The layout demonstrates that the proposals can be designed sensitively to reinforce the built form of Queniborough and to not materially impact upon the surrounding countryside and landscape. It is considered that the primary function of the area of separation, which is to preserve settlement identity, would not be compromised. Development provides an opportunity in which to strengthen the area of separation that already exists through new woodland planting.

New development will also provide an opportunity for the village to secure funding towards various local infrastructure projects such as community facilities, education, transport and healthcare improvements where necessary. New development can also generate economic benefits via the provision of construction jobs, indirect jobs in the housebuilding supply chain, increased expenditure in the local area associated with the furnishing of new homes, as well as increased footfall and expenditure at local shops and businesses helping to ensure these vital amenities continue to thrive.

To inform people of the new proposals we are now carrying out a consultation exercise for residents in Queniborough. Leaflets are being delivered to homes and businesses so that we can hear local views. Please find enclosed the leaflet which is being delivered to properties in Queniborough. We have also set up a consultation website which goes 'live' on Monday 22nd June 2020 ([www.meltonroad-queniborough.co.uk](http://www.meltonroad-queniborough.co.uk)) where you will find further details of our proposals and the technical work undertaken to date. We are inviting comments via the online comments form on the website and we would welcome the views of the Parish Council. The deadline for comments is midnight on Monday 13th July.

I trust that this letter is helpful and we would like to stress that Hallam Land Management have a genuine desire to work alongside Queniborough Parish Council going forward. Please do not

hesitate to contact me if you wish to discuss the contents of this letter, the site or the consultation exercise.

Yours sincerely,

**This letter is unsigned as it is electronically forwarded**

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**Marrons Planning**

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## About Hallam Land Management

Hallam Land Management is a company specialising in strategic land and planning promotion. Hallam has been acquiring, promoting, developing and trading in strategic land since 1990 and operate throughout England, Scotland and Wales. The company has an outstanding record of delivering residential schemes with a total of 51,847 plots being granted planning permission since 1990. Hallam are fully committed to this scheme and aim to create a sustainable, high quality residential development for modern living.

## The Site

The proposed site comprises 10.2 hectares of greenfield land on the eastern side of Queniborough. In the centre of the site (outside of the site boundary) is Three Ways Farm which includes a number of commercial buildings. The main built-up area of Queniborough is located to the south-east of the site, and there is existing housing along Melton Road.

We submitted a planning application for residential development of the site to Charnwood Borough Council in April 2018. The application was refused as it was considered the proposals were in conflict with the Council's Spatial Strategy at that time and there would be an adverse impact upon the character and appearance of the countryside and the landscape setting of Queniborough.

In November 2019, Charnwood Borough Council published the Draft Charnwood Local Plan. Draft Policy LP3 'Housing Sites' identifies an allocation for around 100 homes at 'Land at Melton Road' (referred to as HS72: Land at Threeways Farm Queniborough). Our professional team have carefully considered the capacity of the site and believe a greater level of development could be provided at a suitable density, whilst maintaining a high level of Green Infrastructure. Therefore we have requested that the allocation boundary (HS72) be modified as part of the local plan process.

The evolution of the schemes design and the indicative layout plan has been amended to respond to the previous reasons for refusal and other technical considerations. The proposals have been designed sensitively to reinforce the built form of Queniborough and to not materially impact upon the surrounding countryside and landscape. The scheme will provide an attractive and distinctive housing development with high quality landscaping at the perimeter of the site.

## WE WELCOME YOUR VIEWS

We are delivering leaflets to properties in Queniborough so that we can hear your views about our new proposals. We have also set up a consultation website that sets out further information on the proposals, including an update on various technical disciplines.

The website will go live on **Monday 22nd June 2020**.

[www.meltonroad-queniborough.co.uk](http://www.meltonroad-queniborough.co.uk)

**Please send any comments to us via the online comments form on the website or post them to:**

### Land at Melton Road, Queniborough Consultation

Marrons Planning, Shakespeare Martineau  
Waterfront Plaza, Waterfront House  
35 Station St, Nottingham NG2 3DQ

The deadline for comments is midnight on

**Monday 13th July.**

**All thoughts and suggestions received will be carefully considered as we finalise our proposals.**

## PLANNING APPLICATION SUBMISSION

Hallam Land Management aim to submit a new outline planning application to Charnwood Borough Council for development of the site in the summer of 2020.

The Council will notify local people when the application has been registered and will request formal views on the submitted scheme.

If planning permission is granted by Charnwood Borough Council in a timely manner, then site preparation work would be expected to start in early 2021.

**We look forward to receiving your comments on our proposals.**



**Hallam Land Management**

**PUBLIC CONSULTATION**

## Land At Melton Road, Queniborough





## The Proposals

- Up to 200 new homes including affordable housing;
- A mixture of homes for first-time buyers, families and the elderly;
- A single vehicular access point from Melton Road;
- Two separate pedestrian access points – one to the south-western corner of the site, to provide convenient access to Wreake Valley Academy and the facilities and services in Syston, and one to the south east to provide easy access to Queniborough village along Syston Road;
- New walking and cycling routes for recreational purposes;
- Substantial Green Infrastructure including existing vegetation, new planting, open space and a play area;
- The existing hedgerows around the site boundary to be retained and managed;
- Sustainable urban drainage features including a swale along the western boundary and a balancing pond in the north of the site.

