



Matter 3: Amount and Distribution of Development

1: Spatial Strategy

The Inspectors' overarching question is whether the amount and distribution of development is positively prepared, justified, effective and consistent with national policy.

Relevant Inspector questions: Questions 2 and 3 — whether the spatial strategy is appropriate, takes account of reasonable alternatives and is based on proportionate evidence; and whether realistic options for the distribution of development have been robustly considered.

2. Concerns regarding HDC's consultation and site-selection process

On 7 February 2024, HDC held a public drop-in consultation event in Broughton Astley between 3.30 pm and 7.30 pm.

The event presented the overall housing strategy for the area. However, it did not provide detailed information about the proposed Frolesworth Road development or set out a comparison of the alternative sites potentially capable of accommodating the village's housing requirement.

Consequently, residents were not provided with a meaningful opportunity at that event to compare the relative merits and disadvantages of the available sites or to comment on the specific implications of the Frolesworth Road proposal.

BAPC considers that the limited nature of this engagement meant that residents were not adequately informed about the site-specific implications of the emerging allocation and were not able to express an informed preference between the reasonable alternatives.

The Parish Council therefore questions whether the public engagement undertaken at this stage provided a sufficiently robust basis for establishing the preferred location for the village's housing allocation.

2.2 Identification of Frolesworth Road as HDC's preferred site

At a meeting between HDC and BAPC on 6 August 2024, an HDC officer indicated that Frolesworth Road was HDC's preferred site.

BAPC was concerned that this indicated that a preferred outcome had already emerged before the Parish Council had been able to present the results of a comprehensive consultation with residents on the alternative sites.

The Parish Council does not suggest that the identification of a preferred site before the conclusion of every subsequent engagement exercise necessarily establishes procedural



impropriety. However, the circumstances give rise to a legitimate concern about the extent to which alternative sites remained genuinely open to consideration and whether the eventual selection was based on a balanced assessment of the available evidence.

3. Parish Council consultation and evidence of local preference

In response to the concerns described above, BAPC undertook its own consultation to establish residents' views on the potential housing sites within Broughton Astley.

The consultation took place over a four-week period, from 26 August 2025 to 24 September 2025, and included four separate public engagement events.

Unlike the earlier HDC event, BAPC's consultation presented information on seven potential sites that could contribute towards accommodating the requirement for approximately 475 additional dwellings in Broughton Astley.

Residents were invited to consider the alternative locations and express their preferences through a written survey.

The consultation identified four alternative sites as the preferred options:

- Cottage Lane.
- Witham Villa.
- Lagan Homes (Crowfoot Way).
- Land off Blockley Road.

The combined indicative capacity of these four sites was assessed by BAPC as 508 dwellings, exceeding the stated requirement of 475 dwellings by 33 homes.

This exercise provided an opportunity for residents to consider a range of potential locations rather than being presented solely with an overall housing strategy or a single emerging preferred allocation.

The results demonstrated a clear local preference for the four alternative sites over the proposed Frolesworth Road allocation.

The consultation also highlighted substantial concerns about the Frolesworth Road location, particularly in relation to flooding, highway capacity, infrastructure, sewerage, local services and the effect of development on the character and balance of the village.

These concerns were shared with HDC planning officers.

BAPC acknowledges that the views expressed through a local consultation do not, by themselves, determine the planning merits of individual sites. Nevertheless, the results constitute relevant evidence of local opinion and identify matters that the site-selection process should properly address alongside technical assessments and other material planning considerations.

The Parish Council considers that the four alternative sites should therefore be assessed transparently and consistently against the same relevant criteria applied to the proposed Frolesworth Road allocation.



5.4 Village character, landscape and settlement balance

The scale and location of additional housing are important considerations for the future development of Broughton Astley.

BAPC is concerned about the effect of the proposed allocation on the balance and character of the village, together with its landscape and environmental implications.

The Parish Council considers that the allocation strategy should be assessed in the context of the existing settlement, the distribution of development and the need to ensure that growth is supported by appropriate infrastructure and services.

These considerations should form part of a balanced assessment of the Frolesworth Road proposal against the alternative sites identified through the Parish Council's consultation.

Issue 2: Delivering Homes

Relevant Inspector question: Question 2 — whether the proposed distribution of housing is supported by the SHELAA, settlement hierarchy and Sustainability Appraisal, and whether it will lead to an appropriate pattern of housing growth.

BAPC asks that the four alternative sites identified through its consultation be assessed transparently and consistently against the same relevant criteria applied to BA1. The consultation results are relevant evidence of local opinion, while the planning merits of each site must be established through technical evidence and assessment.

The Parish Council considers that the four alternative sites should therefore be assessed transparently and consistently against the same relevant criteria applied to the proposed Frolesworth Road allocation.

BAPC therefore requests that the Inspector examine the evidence relating to each site's availability, suitability, achievability and deliverability, including any constraints, infrastructure requirements, ownership matters, access arrangements and anticipated delivery timescales.

The Parish Council does not consider that a combined dwelling-capacity figure alone is sufficient to establish that the alternatives are deliverable. However, equally, it considers that the alternatives should not be discounted without a transparent assessment against the relevant evidence and the same site-selection criteria.



Issue 5: Housing Supply

Relevant Inspector question: Question 2 — “Will the Plan provide a supply of deliverable and/or developable sites and/or broad locations to meet the full housing requirement for the whole of the Plan period?”

4. Deliverability and capacity of the alternative sites

The four sites identified through the BAPC consultation have a combined indicative capacity of 508 dwellings, as set out below.

Alternative site	Indicative dwelling capacity
Cottage Lane	250
Witham Villa	138
Lagan Homes (Crowfoot Way)	30
Land off Blockley Road	90
Total	508

This combined capacity would exceed the stated requirement of 475 dwellings by 33 homes.

BAPC considers that these alternative sites provide a potential means of meeting the housing requirement without relying on the proposed Frodesworth Road allocation.

The Parish Council's position is that these alternatives warrant proper and substantive consideration through the examination process. Their combined indicative capacity provides a basis for examining whether the housing requirement could be accommodated through a different allocation strategy.

BAPC therefore requests that the Inspector examine the evidence relating to each site's availability, suitability, achievability and deliverability, including any constraints, infrastructure requirements, ownership matters, access arrangements and anticipated delivery timescales.

The Parish Council does not consider that a combined dwelling-capacity figure alone is sufficient to establish that the alternatives are deliverable. However, equally, it considers that the alternatives should not be discounted without a transparent assessment against the relevant evidence and the same site-selection criteria.

Subject to that assessment, BAPC considers that the four alternative sites should be preferred over the Frodesworth Road allocation.