Land Adjacent to Market Harborough and Great Bowden

On Behalf of the Trustees of the Bowden Settlement

Representation to the Emerging Harborough District Local Plan

Land off Burnmill Road (land rear of Top Yard Farm), Great Bowden

BK Reference: 517649

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Appendix A  Site Boundary
Appendix B  Bruton Knowles Original Submission dated 29th October 2015
1. **INTRODUCTION**

1.1 This representation has been submitted by Bruton Knowles on behalf of the Trustees of the Bowden Settlement. The representation concerns land off Burnmill Road (land rear of Top Yard Farm), Great Bowden. The site boundary is presented below.

![Site shown on Aerial photography (for illustrative purposes only)](image)

1.2 Harborough District Council has prepared an emerging Local Plan. Consultation on the emerging plan runs to the 17th November 2017 and we consider our client’s site should be removed from the Area of Separation between Market Harborough and Great Bowden.
1.3 The Inspector who determined Harborough District Council’s Core Strategy has noted the boundary of any Area of Separation should be reviewed in a Site Allocations Document. Our client is pleased to note the land to the immediate north of the representation site is proposed to be removed from the Area of Separation (south of 85a Main Street), but suggests the representation site should also be removed as the existing tree buffer along the southern boundary of the site is the notable feature in this part of the village. Whereas there does not appear to be a defendable boundary between the 85a Main Street and the area of separation.

1.4 Bruton Knowles consider that this site should be removed from the Area of Separation. Given the sustainable location, the site would make an appropriate residential allocation. The entire site is in single ownership and is immediately deliverable, and could be brought forward in the next 5 years.
2. **AREA OF SEPARATION REVIEW (APRIL 2017)**

2.1 Harborough District Council instructed The Landscape Partnership to provide a review of the Area of Separation in keeping with the Core Strategy Inspector’s comments.

![Site shown on Appendix 4 (Fig 9) (blue dash)](image)

2.2 The site is contained within unit 3 in the Area of Separation Review 2017. The review found that unit three forms part of a primary contribution to the Area of Separation. However it is considered that the west of unit 3 is different to the east, and notably the representation site is self-contained and screened by mature trees, thick vegetation and existing residential development as is demonstrated by the below photograph and aerial photograph.

![Left- Buffer illustrated that surrounds the site; Right- Photograph of screen of trees looking north from the ridgeline with the site highlighted in red](image)
2.3 It is perhaps a little surprising that the Area of Separation Review has not split Unit 3 into two areas (east and west), especially as the review uses the southern boundary of the representation site to differentiate between unit 4 and unit 3. It is considered Unit 3 would be better assessed in two parts and that the westerly part does not serve the same primary contribution to the Area of Separation as the majority of the easterly part does. This is clearly demonstrated by the aerial photograph at para 2.2 above. In addition the views into the remainder of Unit 3, and all of Unit 4, from within the site are heavily restricted through the existence of the young trees, hedges and other vegetation which surrounds the subject site. We ask the Inspector to review these circumstances in the light of such facts.
3. RESIDENTIAL ALLOCATION

3.1 The initial Highway Authority concerns regarding access off Burnmill Road have now being resolved due to Bruton Knowles’ original representation (together with a specialist Highway Consultant’s report) and as a result the site has been reclassified from being unsuitable to potentially suitable over the next 6 to 10 years in the latest SHLAA update (May 2016).

3.2 The site is not isolated and a residential scheme would round off existing development located at Top Yard Farm. Much like Top Yard Farm the site is also divided from views from the south (ridgeline) by the existing green buffer that is in place.

3.3 The size of the site at circa 1.4 hectares could accommodate more than 30 dwellings, however the reality is that circa 10 well designed houses would better suit the rural character of the immediate area.

3.4 The site is immediately adjacent to Great Bowden’s settlement boundary, which is considered sustainable, and will be set to the rear of a row of dwellings located on Main Street and to the rear of dwellings located on Burnmill Road.

3.5 It is considered the land could make a useful contribution to housing numbers in the district, in keeping with Paragraph 47 of the NPPF that local authorities should look to boost housing.

3.6 The site is unaffected by fluvial flood risk and is located in Flood Risk Zone 1. The extract below taken from the Environment Agency’s Flood risk map shows the site to be free from flood risk.
3.7 Whilst the SHLAA identifies the site is considered potentially suitable over the next 6 to 10 years, it is available and deliverable now. Our clients have demonstrated through the instruction of a technical transport note that there are suitable accesses available.

3.8 The site is well screened from various vantage points, the coalescence between Market Harborough and Great Bowden will not be compromised given site’s proximity immediately adjacent to Great Bowden and the presence of significant and existing trees and hedgerows, which can be supplemented as part of a detailed design of the site should it be desired by local stakeholders.
4. CONCLUSION

4.1 The representation site is well suited to a residential allocation and whilst the SHLAA (May 2016) states development could occur within a 6-10 year time frame, the site is available now.

4.2 Comments provided in the Area of Separation Review 2017 are noted, however it is considered the west of Unit 3 is very different to the east of Unit 3, and as such the representation site will not contribute to the coalescence between Market Harborough and Great Bowden, because the site is already self-contained and screened.

4.3 We submit that the site should be removed from the Area of Separation and allocated for residential development, with a high quality design complementary to adjacent housing being a requirement of the Authority.

517649

3 November 2017