

1. This Position Statement is submitted on behalf of Jarrom Agricultural Services to provide comments on examination document EX/76, which is the Council's response to matters raised by the Inspector in examination document IN/08.
2. Representations made in response to the Regulation 19 consultation on behalf of Jarrom Agricultural Services (rep 65) highlighted the potential of site at Molehill Farm, Kegworth for housing. A Position Statement was submitted in December 2016 to acknowledge that the safeguarded route of HS2 affects a small part of the land promoted for housing at Molehill Farm. A plan included within that Position Statement confirmed that a 5.9ha parcel of land remained suitable for development outside the safeguarded HS2 route and where it is possible to mitigate internal and external noise levels to acceptable levels (as set out in Regulation 19 representations). The 5.9ha site is promoted for 110 dwellings. This statement further updates that position.
3. These comments relate to the following matter raised by the Inspector in IN/08:

j. Proposed MM to Policy H3c for the allocation of one or both of the alternative sites in Measham with respect to the potential effects of HS2, specifying a total overall capacity.
4. Whilst the matter raised relates to land at Measham, the Council's response in EX/76 also includes a further proposal in respect of land at Kegworth. The Council commends to the Inspector that land at Molehill Farm, Kegworth should be allocated as a reserve site for housing, in the event that development at one or more of the sites at Ashby Road (110 dwellings) and Computer Centre (150 dwellings) is prohibited by the confirmed HS2 route.
5. The landowner, Jarrom Agricultural Services, fully supports this proposal and commits to working with the Council to provide any information necessary to support the site's allocation. The 5.9ha site (slightly reduced from the 6.4ha referred to in EX/76) is considered suitable for development of 110 dwellings. This would allow for open space, landscaping and noise attenuation to the site's perimeters, with the net developable area of the site developed at between 30-35 dwellings per hectare.
6. It is considered that the site at Molehill Farm should be a conventional housing allocation for housing, i.e. not held back in reserve, as there is no reason to limit development in this location. The area is not within the catchment of the River Mease, so there is no need to limit effects in the same way as at Measham. The Kegworth sites are in close proximity to major employment proposals at the East Midlands Gateway, so there would be benefits in delivering significant housing in this location in terms of providing homes close to jobs.