



Charnwood Borough Council Local Plan Examination

Matter 2 - Vision, Objectives, Sustainable Development and the Development Strategy

Supplementary Hearing Statement

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MATTER 2: VISION, OBJECTIVES, SUSTAINABLE DEVELOPMENT AND THE DEVELOPMENT STRATEGY (SUPPLEMENTARY QUESTIONS)

Introduction

1.1.1 This hearing statement is submitted by Gladman Developments Ltd (Gladman) in response to the supplementary Matters, Issues and Questions stemming from the Inspectors' consideration of Leicester and Leicestershire's Housing and Employment Unmet Needs.

1.1.2 This updated statement in respect of Matter 2 should be read alongside our original Matter 2 statement. Gladman politely request that we are afforded the opportunity to take part in the Matter 2 Hearing Session to be held on 07th February 2023.

Issue 3 – The Development Strategy

Supplementary Question 1: Does the development strategy set out in Policy DS1 represent a robust and appropriate approach for the distribution of housing, employment and other development in the longer term, having regard to the Inspectors' initial findings (Exam 55) in relation to Charnwood's apportionment of Leicester's unmet need for housing and employment land?

1.1.3 The proposed spatial strategy and the distribution of growth has been extensively tested throughout the preparation of the Plan, principally through the Sustainability Appraisal (SA) process.

1.1.4 The development strategy detailed in Policy DS1 is broadly reflective of the hybrid approach detailed within the SA, which is stated to locate growth in locations that fit well with the Strategic Growth Plan, reflect the vision of the plan, and take account of positive and negative impacts of growth¹.

1.1.5 As set out in our initial Matter 2 Statement, Gladman consider that the Council's approach to its spatial strategy and the proposed distribution of development is

¹ SD/5 – Paragraph 4.5.8

sound, as it is clearly justified based on proportionate evidence as required by NPPF paragraph 35b.

- 1.1.6 It remains our view that this development strategy, derived from a robust methodology that has been consistently applied to consider a comprehensive range of spatial options, remains the most appropriate approach for the distribution of housing, employment and other development in the longer term, when considered in relation to Charnwood's apportionment of Leicester's unmet need for housing and employment land.

Question 2.17: Are the site allocations in the Service Centres of Anstey, Barrow upon Soar and Sileby (served by Cossington primary school) as proposed in Policies DS1 and DS3 justified when there is a lack of capacity in their respective primary schools? How would this be addressed?

- 1.1.7 Gladman wish to provide the Inspectors with additional information in respect of Question 2.17. We have not sought to repeat our previous comments, and the supplementary information provided below should be read alongside our original response to Question 2.17.

Site Allocations in Barrow upon Soar and Primary Education capacity

- 1.1.8 Gladman are now able to confirm that an Education Delivery Strategy to ensure that all proposed housing allocation sites within Barrow upon Soar will contribute to the delivery of a new primary school in the settlement, consistent with the requirements of the Local Plan, has now been agreed. The agreed Education Delivery Strategy sets out that each site promoter will pay a proportionate financial contribution towards a new 1FE primary school in the settlement, based on their pro-rata share of pupil generation.
- 1.1.9 It is now proposed that the new primary school will be located on site HA48 (land at Willow Road) and the 1.1-hectare site for the school will be transferred to the County Council. To reflect this change, it will be necessary to amend the relevant allocation policies (Policy DS3 HA45, HA46, HA47, HA48 and HA49) via a Main Modification(s).

- 1.1.10 In addition, Gladman has contributed to the preparation of a separate Statement of Common Ground to support the Local Plan Examination process (EXAM 51). The SoCG confirms, inter alia, that the Council's allocations are appropriate and justified, the land and build costs of the school will be shared between the developments that it will serve, and that there are no areas of disagreement/items for further discussion.
- 1.1.11 In summary, the site allocations in Barrow upon Soar in conjunction with the agreed Education Delivery Strategy will deliver residential growth and a new primary school in tandem, thereby ensuring that capacity is available to meet the demand for primary school places. This is a justified and effective strategy that is sound in NPPF terms.

Site Allocations in Sileby and Primary Education capacity

- 1.1.1 In respect of primary education provision in Sileby, the Plan makes provision for smaller scale development on selected additional sites in both Cossington and Sileby to enable the delivery of a 0.5FE extension of Cossington Primary School. This approach is justified as it would be unlikely to lead to any greater negative effects for the settlement overall whilst still delivering new primary school capacity.
- 1.1.2 Gladman are the promoters for allocation HA53 which is required to contribute to the reasonable costs of the provision of a 0.5 form entry extension of Cossington Primary School. Gladman have submitted an outline application for the site (P/21/0738/2) which has been granted outline planning permission subject to the finalising of the S106 agreement. The S106 agreement is due to be finalised imminently and the agreement includes an obligation for Gladman to provide a proportionate developer contribution towards the 0.5FE expansion of Cossington Primary School to accommodate the additional primary school places anticipated to arise from the site.