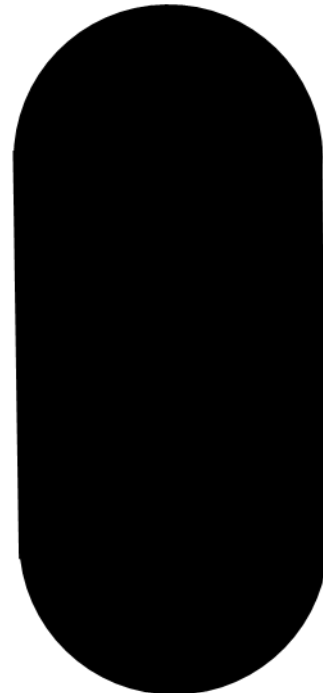
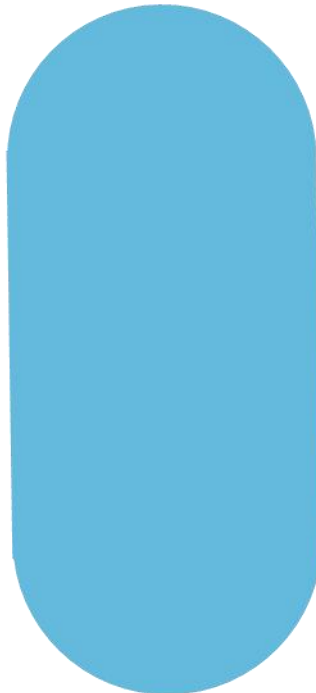


**WRITTEN STATEMENT IN RESPECT OF THE  
CHARNWOOD LOCAL PLAN 2021-37  
EXAMINATION**

**MATTER 2- VISION, OBJECTIVES, SUSTAINABLE  
DEVELOPMENT AND THE DEVELOPMENT  
STRATEGY**

On Behalf of Rosconn Strategic Land



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## 1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Rosconn Strategic Land, in response to the Inspectors' Matters, Issues and Questions for the examination hearings for the Charnwood Local Plan 2037.
- 1.2 Rosconn Strategic Land have an interest in the land off Cotes Road, Barrow upon Soar. The land is specifically covered under Policy DS3, site reference HA49.
- 1.3 Rosconn Strategic Land have previously made representations to the Regulation 19 Local Plan consultation (Marrons Planning Representation dated August 2021).

## 2. MATTER 2- VISION, OBJECTIVES, SUSTAINABLE DEVELOPMENT AND THE DEVELOPMENT STRATEGY

### Issue 3 – The Development Strategy

- 2.1 It is our view that the Charnwood Local Plan 2021-2037 Pre-submission Draft (the Local Plan) sets out an appropriate settlement strategy and, generally, distributes growth appropriately through the hierarchy by way of a range of sites including those which are smaller and likely to contribute to a deliverable supply of land.
- 2.2 We are comfortable with the amount of development that is distributed to the Service Centres and agree with Barrow upon Soar being identified as a Service Centre, capable of meeting the day to day needs of its residents.
- 2.3 We note question 2.17 of Matter 2 Issue 3 asks whether the site allocations at Service Centres (including Barrow upon Soar) are justified when there is a lack of capacity in their respective primary schools. The amount of homes required in Charnwood impacts upon the need for education provision. With a number of schools at capacity and unable to

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increase the number of places available it is apparent that housing growth and new education provision needs to be considered together. We agree with the Council's position in this respect (TP/2 paragraph 3.11) and the influence it has on the selection of locations for growth and the identification of site allocations.

- 2.4 The Pre-Submission Stage Sustainability Appraisal May 2021 (Submission Document SD/5) finds that the expansion of Anstey and Barrow by 700 homes accompanied by a new primary school was considered to give rise to the least adverse impacts and best balance with positive effects, when compared with expanding Sibleby by a similar amount of new homes (see paragraphs 4.7.6 – 4.7.11).
- 2.5 Rosconn Strategic Land agree with the objective to secure education capacity through the development strategy. Policy DS3(HA49) provides for a new 1 form entry primary school located on land within the allocated site boundaries at Barrow upon Soar. Rosconn Strategic Land, the other 'Barrow promoters', the Borough Council and local education authority are engaged in discussions to secure a framework for delivery of the primary school and expect a statement of common ground to be made available to the Inspector ahead of the examination hearings.
- 2.6 Question 2.13 of Matter 2 Issue 3 is concerned with the figures in the Policy DS1 table. We are of the view that these should be expressed as minimum numbers. Our representation to the Regulation 19 Local Plan considered this matter (paragraphs 4.6 to 4.13) and presented our view that Policy DS3 is not sound in its current form and should be amended. Our representation suggested that approximately or around was more appropriate terminology and could be used in respect of yields with a note to say that this should be explored through a constraints led masterplan. In addition to making clear in DS1 that the figures are not maxima or specific numbers additional text could also be added through a modification to DS3 to read:

*The final number of dwellings on each of the allocated sites will be established at the planning application stage, following consideration of*

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*site specific detailed design matters and any other relevant planning considerations through a constraints-led masterplan process.*

- 2.7 We do not consider that confusion will arise as a result of the Service Centre category in the settlement hierarchy and the District Centre/Local Centre designation (Question 2.18 of Matter 2 Issue 3). Service Centres, and their role, are defined within Local Plan Table 4 (Charnwood Settlement Hierarchy), while retail centres, including District and Local Centres are described in paragraph 2.147.