



Charnwood Local Plan Examination. Matters, Issues and Questions.

Statement on Behalf of Davidsons Developments (ref PSLP/575).

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

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

Issue 1 – Are the Vision for Charnwood 2037 and the Plan's objectives soundly based and will they contribute to the achievement of sustainable development?

- 1.1. In our representations on the Submission Draft Plan, we commented on the Vision in relation to Service Centres. We noted that the Vision does not specifically refer to the important role played by Service Centres, including Anstey, in helping to deliver the housing requirements over the plan period. The provision of 1,819 dwellings at Service Centres is an important part of the spatial strategy and should be acknowledged in the Vision.

Issue 2 – Is the proposed settlement hierarchy positively prepared and justified by the evidence and are the proposed limits to development justified and soundly based?

- 1.2. Table 4 of the Submission Draft Plan identifies some six Service Centres including Anstey that will provide some 14% of the required housing growth over the plan period. The approach to development in the Service Centres as a key component of the Spatial Strategy is supported.
- 1.3. The Charnwood Settlement Hierarchy Assessment, 2020 (EB-DS-3) identified Anstey as the most sustainable of the Service Centres (Figure 10), noting its excellent access to employment, higher order services and secondary school provision. Its proximity to Leicester, with 37% of economically active residents working in Leicester reflects the excellent public transport connections to the city with the wide range of services and facilities it provides. The settlement's identification as a Service Centre in the settlement hierarchy is therefore fully justified.

Issue 3 – The Development Strategy

- 1.4. The Development Strategy's proposals to direct a proportion of the housing requirements to Service Centres is supported.
- 1.5. For Anstey, the proposed allocation of land west of Anstey (HA43), along with the allocation at Fairhaven Farm (HA44) provides the critical mass to support the provision of a new primary school to support the proposed development. This is an appropriate strategic solution to deal with the impacts of new development to meet housing needs on education facilities.
- 1.6. The Statement of Common Ground between Charnwood Borough Council and Leicestershire County Council (Children and Family Services) (ref SCG/6) confirms that the authorities agree that proposed allocations, including land west of Anstey, will provide a site for the construction of a new primary school to meet the requirements of the developments proposed.



17. The proposed allocation west of Anstey also provides significant additional benefits including the provision of a new Country Park with the Rothley Brook corridor to deliver recreational and biodiversity benefits, strengthening and expanding the existing recreational network in the area.
18. Through masterplanning work Davidsons has identified the opportunity to accommodate additional housing numbers within the allocation area. Maximising provision on the allocation site would assist in the delivery of both the primary school and the proposed Country Park.



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