



PLAN-IT X
TOWN AND COUNTRY PLANNING SERVICES

Charnwood Local Plan 2021-37 Examination:

Matter 5 - Employment Development and Town Centres

Written Statement on behalf of Barrow upon Soar Parish Council

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RTPI

mediation of space · making of place

Introduction

1. This Statement has been prepared on behalf of Barrow upon Soar Parish Council (BuSPC) in response to the Inspectors' Matters, Issues and Questions for the examination hearings for the Charnwood Local Plan 2021-2037.
2. BuSPC has previously made representations to the Regulation 19 Local Plan consultation in relation to the scale of development proposed for Barrow upon Soar and the lack of mitigating infrastructure improvements.
3. This Statement concerns Inspectors' Matter 5 - Employment Development and Town Centres

Issue 3 – Whether the Plan will contribute to the vitality and viability of town centres

5.18 What evidence justifies the thresholds for impact assessments in Policy T1? Does the 500 square metre threshold apply to Loughborough Town Centre or throughout the Borough and is this part of the policy clear?

1. CLP Policy T1 identifies Barrow as a 'District Centre' and as such the threshold for the requirement for an impact assessment is 300sqm gross.
2. The evidence produced as part of the preparation of the Barrow upon Soar Neighbourhood Plan identified that the largest retail unit in the Village Centre is 285sqm (the Co-Op).
3. The Co-Op provides a key role in Barrow upon Soar's Village Centre which is recognised by the Charnwood Retail and Town Centre Study 2018 (10.7.16 and 10.7.17). Should a proposal come forward which could impact on the performance of this store, there is a risk of a significant adverse impact on the overall vitality and viability of the centre.
4. The Policy T1 requirement of a 300sqm threshold for an impact assessment would only apply to retail provision greater than the largest existing retail unit within the Village Centre. Therefore, a threshold of 200sqm would be more appropriate threshold in relation to Barrow upon Soar's Village Centre as already established by Barrow upon Soar Neighbourhood Plan Policy BuS7.