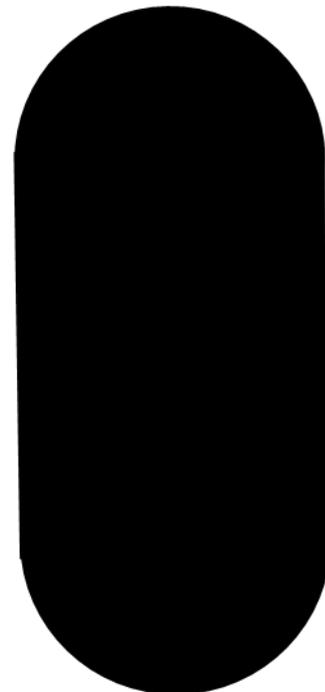
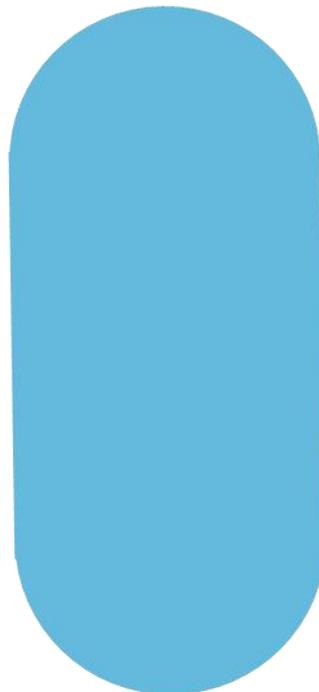


**WRITTEN STATEMENT IN RESPECT OF THE  
CHARNWOOD LOCAL PLAN 2021-37  
EXAMINATION**

**MATTER 6- URBAN AREA POLICIES, SITE  
SELECTION, SUSTAINABLE URBAN  
EXTENSIONS AND HOUSING SITE ALLOCATIONS**

On Behalf of Rosconn Strategic Land



---

## 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, which forms part of the land 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). Those representations identify the extent of Rosconn Strategic Land interest, which is broadly defined as the central area of the site. These representations are made in respect of that interest unless stated.

## 2. MATTER 6 – URBAN AREA POLICIES, SITE SELECTION, SUSTAINABLE URBAN EXTENSIONS AND HOUSING SITE ALLOCATIONS

### Issue 2 – The site selection process

- 2.1 The Charnwood Local Plan 2021-2037 Pre-Submission Draft (the Local Plan) presents a development strategy that underwent significant refinements during 2019 and 2020 between the Charnwood Draft Local Plan (Regulation 18) and the submitted plan. The local plan explains (paragraph 2.35) that *“significant engagement was undertaken with the Local Education Authority and Clinical Commissioning Groups to understand the capacity of schools and medical centres and the options available for the expansion in provision.”*
- 2.2 The Development Strategy and Site Selection Topic Paper (TP/2) goes on to explain (Paragraph 3.11) that *“During the course of the consultation on the draft plan the Local Education Authority made representations setting concerns with education provision could be satisfactorily provided*

---

*given the capacity of schools to expand at a number of locations, and this led to a reconsideration of how growth could be aligned to support coordinated provision primary school education”.*

2.3 TP/2 further explains (paragraph 4.27) that *“The capacity of primary schools was significant informing the sites that were selected for development.... Anstey, Barrow and Sileby had sufficient land available in which to make a new primary school viable [and] site proforma information indicated that the expansion of Barrow upon Soar would accord more strongly with the Council vision and objectives as it would have least impact on landscape character and settlement identity.”*

2.4 Local Plan Policy DS3 allocates sites HA45 to HA49 inclusive at Barrow upon Soar for 703 homes with the associated allocation policies for HA45 to HA48 requiring development proposals to contribute to the reasonable costs of the provision of a new 1 form entry primary school located at site HA49. The allocation policy for HA49 requires development proposals to provide the site for a new 1 form entry primary school located on land within the allocated site boundary and of a size and specification which meets Leicestershire County Council’s requirements with the reasonable costs of making this provision expected to be shared amongst the proposed residential allocations that it would serve.

2.5 Furthermore, the Sustainability Assessment (SA) Report (May 2021) (Submission Document SD/4) notes that the Council used the outcome of the different stages in the sustainability appraisal process alongside other factors to identify the strategy for new homes in the Local Plan (paragraphs 4.7.1 – 4.7.3). The SA Report considered on-site constraints, pressure on existing facilities and wider implications of development in respect of landscape as part of the process. These factors have been appropriately recognised through suitable housing allocations within the Local Plan and a significant number of reasonable alternative sites have been assessed (see SA Appendix H).

2.6 In respect of site capacity, and not seeking to repeat statements made in respect of Matter 2, it is also considered that modifications are required to

---

---

provide clarity that the yield prescribed to housing allocations is a minimum and that the quantum of development on allocated sites should be informed by a constraints-led master-planning exercise at the planning application stage.

#### Issue 4 - Housing allocations

- 2.7 We note then Inspectors' questions at question 6.16a-e and also the HA49 specific questions in the MIQ table (page 28 PDF). To avoid repetition this Matter 6 Statement sets out a response by issue below.

##### *Question 6.16 a-b Scale of housing and development strategy*

- 2.8 The land off Cotes Road, Barrow upon Soar (HA49) is identified within Policy DS3 as an allocation for 220 homes.

- 2.9 The proposed scale of housing development is justified, albeit we consider that the quantum of development on allocated sites should be informed by a constraints-led master-planning exercise. Allocation HA49 is consistent with the development strategy set out in Policy DS1.

- 2.10 In accordance with our Regulation 19 representation we consider that modification is required to make Policy DS3 sound and suggested that additional text could be added to read:

The final number of dwellings on each of the allocated sites will be established at the planning application stage, following consideration of site specific detailed design matters and any other relevant planning considerations through a constraints-led masterplan process.

##### *Question 6.16c impact of development by factors and HA49 questions:*

- 2.11 *settlement separation and identity and landscape character;*  
The site is well contained within the wider landscape yet relates well to the settlement of Barrow upon Soar, having a strong visual connection with adjacent existing residential development. The site is not particularly sensitive in landscape and visual terms with a limited number of potential receptors having been identified and the likelihood of an in-extensive

---

visual envelope. The site is considered to be capable of accommodate residential development that is reflective of the scale and size that exists within the locality.

2.12 No landscape quality designations cover the site or lie within close proximity and there is no intervisibility with the Barrow upon Soar Conservation Area. In respect of the Historic Landscape Character Assessment, the site falls within a broad HLC Type that is present throughout the county.

2.13 New housing development will be seen as part of the overall settlement context which is a village with a strong built edge. The site is well contained by the localised topography, existing housing and the embanked railway line as well as established vegetation. The visual envelope within which views could potentially occur is extremely limited.

*Is there evidence to indicate that the site can be developed without unacceptable harm to wildlife?*

2.14 There are no statutory wildlife sites, within or close to the site that are likely to be affected by the development and a biodiversity net gain is considered to be capable of being delivered as part of the proposals.

2.15 An Extended Phase 1 Habitat Survey of the site was undertaken in September 2020 and phase 2 surveys throughout 2021, enabling a detailed understanding of the potential impacts of development. As a result, our Ecology Consultants will be preparing a Landscape and Ecological Management Plan which will include the retention and enhancement of the Railway Fields Local Wildlife Site on the southern boundary, to ensure protection during the construction phase and secured for wildlife in the long term. In addition, a Biodiversity Net Gain report will also be provided to ensure a 10% net gain. We are therefore confident that mechanisms can be secured at the planning application stage to ensure development proposals do not create unacceptable harm to wildlife.

*Is there evidence to indicate that the site can be developed without unacceptable*

---

- 
- 2.16 *harm to heritage assets?*  
The site is located adjacent to the 19<sup>th</sup> century cemetery on Cotes Road, which also includes a small chapel. Both the cemetery and the chapel are non-designated heritage assets, and are recorded in the Leicestershire Historic Environment Record. The development of the site would not result in a physical impact to, or loss of any part of the cemetery or the chapel. Limited views from the surrounding area prevents significant effect on the key parts of the cemetery or chapel setting. Furthermore, a considered planting and landscape strategy would preserve the experience within the cemetery and avoid unacceptable harm.
- 2.17 Preliminary geophysical survey and desk-based assessments suggest that the site does not contain archaeological remains of high significance, such that would be expected to require preservation, or a design response. Finally, the Barrow upon Soar conservation area, and listed buildings in the wider area are located at some distance from the site, and are screened by intervening modern developments, and areas of mature woodland. Therefore, the construction of residential scale development within the site would not affect the setting or significance of these designated heritage assets.
- the strategic and local highway network and other infrastructure including health facilities, education and open space;*
- 2.18 Initial work undertaken by our transport consultants have confirmed that a suitably designed access strategy can be delivered and that our proposals would not lead to severe residual cumulative impacts on the highway.
- 2.19 The site provided opportunities for new Green Infrastructure to be created. This will strengthen retained site features, such as the hedgerows and trees, wetlands and PRow, and in turn the localised landscape, as well as mitigating any potential visual effects and providing a key asset to be enjoyed by both the new and existing communities
- 2.20 *air and water quality, noise pollution, land stability and flood risk.*  
The vast majority of the site is located in Flood Zone 1 and is at low risk
-

---

of flooding.

- 2.21 We consider that that the SuDS locations should be based upon a constraints-led masterplanning exercise together with consultation with the relevant statutory bodies. In accordance with our Regulation 19 representation we consider the first bullet point of DS3(HA49) should be modified to:

*ensure SuDS features maintain or enhance the Local Wildlife Sites*

- 2.22 There is no evidence to suggest any unacceptable impacts on air and water quality, noise pollution or land stability.

*What effect would the provision of a new school have on the surrounding area and on education provision for the community?*

- 2.23 Rosconn Strategic Land agree with the objective to secure education capacity through the development strategy. As set out in our previous Pre-Submission representations (see paragraphs 4.15 – 4.16 and 4.28 – 4.35) the Development Strategy and Site Selection Topic Paper (TP/2) explains that Barrow upon Soar has the least potential for growth in the existing school and growth at Barrow upon Soar having the least impact on landscape character and settlement identity.

- 2.24 The provision of a new school at Barrow upon Sour would have a positive impact upon the surrounding area through the delivery of necessary education provision within the village.

- 2.25 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.

- 2.26 At the time of writing this Matter Statement, an agreement in principle has been secured between the promoters/developers of Barrow upon Soar
-

---

allocations, the Borough and County Councils that the preferred site for a primary school in Barrow is now HA48 Land off Willow Road, rather than HA49 Cotes Road. The Borough Council will therefore be proposing a modification to policies HA45 to HA49 in this respect.