

Ian Kemp
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Our ref: 60628/

Your ref:

Dear Ian

Charnwood Local Plan Examination - Response to Matter 8

This statement to Matter 8 (Infrastructure and Transport) of the examination of the Draft Charnwood Local Plan (“DCLP”) is submitted by Lichfields on behalf of St Philips Land Limited (“St Philips”).

It follows the submission of representations to the Regulation 19: Pre-Submission Draft of the Charnwood Local Plan (July 2021) in respect of land off Cotes Road, Barrow upon Soar, in which St Philips has land interests. For reference, the representations comprising these proposed changes were identified under Representation ID **PSLP/618**.

It should be clarified that separate representations were made by Marrons Planning on behalf of St Philips, Rosconn Strategic Land, William David Homes and Swithland Homes under Representation ID PSLP/633. However, this representation set out their joint position on Policy DS3 (HA49) with each party making wider representations to the plan through individual representations.

The National Planning Policy Framework (“NPPF”) outlines that during the examination process a Local Plan must demonstrate that it has been positively prepared, is justified, is effective and is consistent with national policy. Outlined below are responses to a select number of the Inspector’s questions which set out why we consider changes to the DCLP are necessary to ensure the soundness of the Plan.

Issue 1 – The Infrastructure Delivery Plan

Question 8.2 Does the Infrastructure Delivery Schedule (Appendix 3 of the Plan) enable a coordinated and strategy led approach to the delivery of new and improved infrastructure to support planned growth? Can the priorities, costs and funding sources for the different types of infrastructure be easily identified from the Schedule?

Policy DS3 (HA49) supports development proposals that provide the site for a 1 form entry (FE) primary school in Barrow upon Soar.

The Infrastructure Delivery Plan (IDP) identifies the total construction cost of the 1 FE primary school to provide for 210 pupils as £4,656,390. The delivery of this primary school is noted as 'Essential' in the Infrastructure Schedule with a delivery timescale of 2021-37. The IDP does not identify a land cost associated with the delivery of the school but on the basis that the land is a requirement of the policy (as noted above and to include sharing of reasonable costs) we consider that a land value should be identified in the IDP as part of the essential provision.

Notwithstanding the above, the size and specification of the land for the school should be driven by evidence of the requirement for school places and the evidence and mechanism for delivery agreed by the Leicestershire County Council, promoters of HA49 and any additional developers who are involved with bringing the site forward.

The Council expect the reasonable costs of making this school provision to be shared amongst the developments that it would serve. The Site Specific Policies for allocations HA45 Land to south of Melton Road, HA46 Land off Melton Road, HA47 Land adjoining 84 Melton Road and HA48 Land off Willow Road all note contributions are to be made to the reasonable costs of the provision of the 1FE primary school at site HA49.

The promoters are working with Charnwood Borough Council and the Leicestershire County Council as local education authority to understand the requirement for school places to serve Barrow upon Soar and to secure a planned response to that infrastructure requirement.

In terms of the arrangements for delivering this new primary school, Policy DS3 includes a general requirement that developments are cohesive and integrated with other allocations set out in the Plan including in relation to the provision of new schools and other infrastructure. In this respect, the site specific policies for the Barrow Upon Soar allocations set out that the developers of each site will contribute to the reasonable costs of the provision of a new 1FE primary school located at site HA49.

This topic has subsequently been the subject of detailed and collaborative discussions between the Council's Policy Team, Leicestershire County Council's (LCC) education officers and the Site Promoters to develop suitable delivery mechanisms to allow the new primary school to come forward alongside housing delivery. These conversations have formed the basis for a strategy that will see each site promoter pay a proportionate share towards the land and build cost of delivering a new 1FE primary school in the settlement, based on their pro-rata share of pupil generation. The strategy will also ensure that the commencement of development is aligned with the timely provision of new education provision.

There are some minor details of timing that will need to be discussed with the Local Education Authority, however all parties are aligned on the fundamental principles that are required to see the new primary school project come to fruition to support the Local Plan's strategy, and the Site Promoters agree to the proposal for land and build costs to be proportionally shared between them.

As a consequence of the discussions between the site promoters, LCC and the Council, it has now been concluded that the preferred location in which to provide a new primary school site would be HA48 Willow Road, as opposed to HA49 Cotes Road. It is therefore suggested that a Main Modification is now required to amend the relevant Barrow upon Soar allocation policies to reflect this change, and to also amend the proposed allocation boundary for site HA48 Willow Road accordingly.

Yours faithfully



Jon Kirby
Senior Director