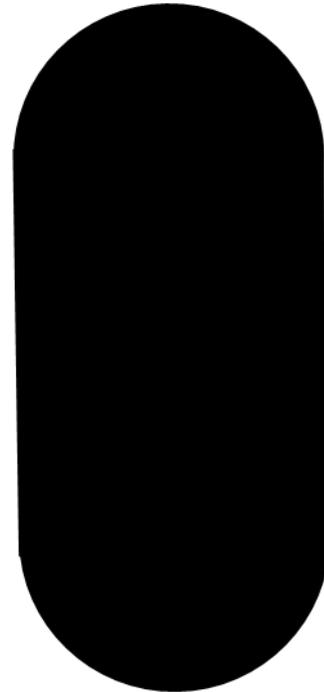
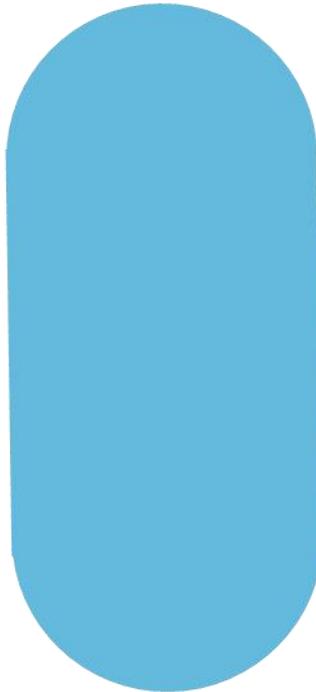


**WRITTEN STATEMENT IN RESPECT OF THE
CHARNWOOD LOCAL PLAN 2021-37
EXAMINATION**

MATTER 8- INFRASTRUCTURE AND TRANSPORT

On Behalf of Clarendon Land and Development Ltd



1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Clarendon Land and Development Ltd, in response to the Inspectors' Matters, Issues and Questions for the examination hearings for the Charnwood Local Plan 2037.
- 1.2 Clarendon Land and Development Ltd have an interest in the land to the rear of Derry's Garden Centre, Cossington. The land is specifically covered under Policy DS3, site reference HA59.
- 1.3 Clarendon Land and Development Ltd has previously made representations to the Regulation 19 Local Plan consultation (Marrons Planning Representation dated August 2021).

2. MATTER 8- INFRASTRUCTURE AND TRANSPORT

Issue 1 – The infrastructure delivery plan

- 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 4.26) *“In Mountsorrel, Quorn, Rothley*

and Sileby, the primary schools are very close to capacity with little or no potential to expand.....There is, however, potential for Sileby to benefit from an expansion of Cossington school because significant parts of the village are within a 2 mile safe walking distance of the school.”

- 2.4 TP/2 goes on to explain further (p.37) that *“The preferred option is to allocate 350 homes between Sileby and Cossington to secure a 0.5 form entry expansion to Cossington primary school to accommodate growth at both villages. An alternative option of allocating 700 homes and providing a new 1 form entry primary school at Sileby was considered but discounted because the constraints and harms associated with the sites that would need to be allocated (as set out below) were significant and there were few clear additional benefits that could be achieved by a greater scale of development.”*
- 2.5 The allocation of site HA59 Land to rear of Derry's Garden Centre, Cossington is, therefore, fundamental to the resolution of education capacity constraints on growth and enables housing growth in Sileby through Sites HA53 to HA58 inclusive (345 homes) where development proposals are expected to contribute to the reasonable costs of the provision of a 0.5 form entry extension of Cossington Primary School located at site HA59.
- 2.6 The Charnwood Infrastructure Delivery Plan (SD/10) confirms (table at paragraph 4.12) that site HA59 will provide a 0.5 FE extension to Cossington Primary School to provide for 105 pupils to serve Sileby-Cossington. The IDP also confirms that the development should provide a site for the school with construction costs to be shared amongst sites that it would serve as necessary.
- 2.7 Whilst the DS3 allocated housing site policies cross reference education provision to be made on certain housing allocations we note that Policy INF1 does not reference the requirement for sites to contribute to strategic infrastructure requirements identified by the IDP and other policies, including allocations for development, set out elsewhere in the Local Plan.
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2.8 Policy INF1 would benefit from the modification to ensure it effectively secures new and improved capacity to existing infrastructure to support proposed development. A suggested modification would amend the opening of INF1 as follows:

We will work with infrastructure providers, developers and partner organisations to ensure the delivery of new and improved infrastructure necessary to support our development strategy and maintain sustainable and healthy communities. We will support development that:

- is supported by robust evidence of the infrastructure needed to mitigate impacts and support sustainable development;
- contributes to the reasonable costs of on site, and where appropriate off site, infrastructure needed to mitigate the impacts of the development through the use of Section 106 Legal Agreements, or in the case of highways, Section 278 Legal Agreements; and
- contributes to the reasonable costs of any infrastructure required to mitigate the impacts of the development strategy including where referenced in policies of this plan and identified by the Infrastructure Delivery Plan, including through pooling of developer contributions where the impacts can only be addressed in a comprehensive way.

Issue 3 – Community Facilities

2.9 The Council resolved to grant planning permission at allocation HA59 on 1 December 2021 for up to 130 homes, provision of land for school expansion, open space and children's play area. Outline application with all matters reserved except access (planning application reference P/20/2393/2).

2.10 The S.106 has been drafted with all clauses agreed by signatory parties and the final S.106 agreement is now being prepared for signature and engrossing.

2.11 Charnwood Borough Council, Leicestershire Council and Clarendon Land

and Planning have agreed the provision of contributions and 0.6ha of land towards the extension of the Cossington Primary School by 0.5FE to form a 1FE school under the provisions set out by Policy DS3 (HA59) and in accordance with the framework established by Policy INF1: Infrastructure and Developer Contributions. However, the modification set out at 2.8 of this Matter Statement would ensure that contributions towards the infrastructure required to mitigate the impacts of the development strategy are forthcoming from other developments.