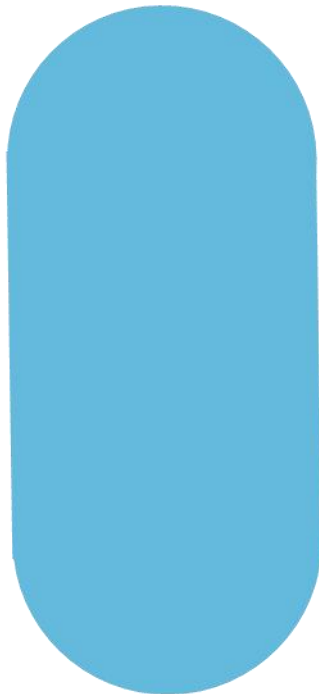


**WRITTEN STATEMENT IN RESPECT OF THE
CHARNWOOD LOCAL PLAN 2021-37
EXAMINATION**

MATTER 8- INFRASTRUCTURE AND TRANSPORT

On Behalf of Richborough Estates, the Bowler Family and William Davis Ltd



1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Richborough Estates, the Bowler Family and William Davis Ltd, in response to the Inspectors' Matters, Issues and Questions for the examination hearings for the Charnwood Local Plan 2037.
- 1.2 Richborough Estates, the Bowler Family and William Davis Ltd are promoting land to the south of Loughborough. The land is specifically covered under Policy DS3, site reference HA15.
- 1.3 Both Richborough Estates and William Davis have previously made representations to the Regulation 19 Local Plan consultation.

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 The allocation of site HA15 land south of Loughborough is, therefore, fundamental to the resolution of education capacity constraints on growth
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and enables housing growth in Loughborough through Sites HA16, HA17, HA19, HA20, HA24 and HA29 where development proposals are expected to contribute to the reasonable costs of the provision of 2 FE Primary School located at site HA15.

2.4 The Charnwood Infrastructure Delivery Plan (SD/10) confirms (table at paragraph 4.12) that site HA15 will provide a 2 FE Primary School on 2ha of land to provide for 420 pupils. 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.

2.5 Richborough Estates/the Bowler Family, William Davis and the Council have agreed a Statement of Common Ground (SoCG) and we anticipate that the signed SoCG will form part of the Council's pack submitted to the examination (and so provision is not duplicated here).

2.6 The SoCG confirms the following agreement in respect of education matters:

- Should evidence from the Local Education Authority (LEA) continue to show that the Site and other allocations generate proven need, a new 2 form entry primary school will be located on land within the Site boundary which meets the reasonable requirements of the LEA.
- The land and build costs of the school will be shared equally on a per dwelling basis between the developments that it will serve. Arrangements for the timing and funding of the new primary school will be set out in a separate delivery strategy document.

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.

2.8 Policy INF1 would benefit from a 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.**