

Ian Kemp
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Our ref: 60628/

Your ref:

Dear Ian

Charnwood Local Plan Examination - Response to Matter 9

This statement to Matter 9 (Viability and Monitoring) 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.

Viability and Monitoring

Question 9.4 The Viability Study recommends further engagement with the promoters of key sites to ensure that these will be viable and deliverable. Has this been undertaken and how would any risks to the delivery of such sites be managed?

St Philips, along with Rosconn Strategic Land, William Davis and Swithland Homes are working together to promote land at Cotes Road, Barrow for housing development. As a

group of developers and promoters they have worked with Charnwood Borough Council and the Leicestershire County Council as the local education authority to support the allocation of Cotes Road as site HA49.

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

Question 9.7 Does the Plan have sufficient flexibility to respond to changing circumstances and which policies/measures will ensure that?

Yes, the proposed housing land supply will provide a sufficient buffer to allow for non-delivery, choice and flexibility. Overall, the proposed housing land supply equates to a buffer or "headroom" of approximately 9.4%. It is entirely appropriate for the Council to incorporate a buffer as proposed as this ensures there is the flexibility to respond to failures to deliver the required dwellings in the allotted time frames and across the whole plan period.

LICHFIELDS

Yours faithfully



Jon Kirby
Senior Director