

16 October 2023
Savills on behalf of Wilson Bowden Developments 16-10-23



Planning and Regeneration
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Issued via email to Programme Officer Ian Kemp
(ikemp@icloud.com) FAO Inspectors Sarah Housden and
Hayden Baugh-Jones

Dear Sir / Madam,

CHARNWOOD LOCAL PLAN EXAMINATION – ADDITIONAL CONSULTATION RESPONSE ON BEHALF OF WILSON BOWDEN DEVELOPMENTS (WBD)

I am writing on behalf of Wilson Bowden Developments (WBD) in response to the additional consultation being undertaken in respect of the transport and viability evidence base pertaining to the Charnwood Local Plan Examination. As you will be aware, WBD is promoting circa 22ha of land to the southeast of Junction 23 of the M1 for employment uses.

Examination document EXAM 75 entitled 'Transport Strategies to Enable Growth in the Borough of Charnwood' sets out the broad contents for and framework of the Transport Strategies for three areas of the Borough. We note that the letter issued by the Inspectors to CBC on 21 August 2023 (EXAM 73) states that the Inspectors consider that the document sets out a clear approach and contains sufficient detail for the purposes of the progression of the Charnwood Local Plan. However, we wish to highlight the following points of clarity relating to the deliverability of the highway improvement measures set out within the document.

It is noted that one of the proposed highways improvements contained within EXAM 75 is a suite of improvements to Junction 23 of the M1 (Scheme 1) which comprises widening of the existing junction roundabout, a new left turn bypass lane to join the southbound carriageway, and a new foot and cycle bridge. Table 3 of EXAM 75 estimates the cost of these improvements to be in the region of £15,100,000. It is noted that Table 3 also states that this figure is based on May 2022 prices with no subsequent inflation allowance. Therefore, the current cost of this project could be significantly higher than anticipated within the document. These improvements to Junction 23 would be in addition to the £38,000,000 estimated cost shown in Table 3 to implement the Loughborough Local Cycling and Walking Infrastructure Plan (Loughborough LCWIP) which involves land within the vicinity of Junction 23.

It is recognised that there is an evidenced need for targeted improvements of the strategic road network in this location to address the long term impacts within Charnwood to 2037 and to support the overall growth of Leicestershire. Whilst improvements to Junction 23 are welcomed by WBD as part of the continued effective functioning of this important junction, EXAM 75 does not make clear which of the proposed development allocations within the submitted Charnwood Local Plan will provide developer contributions towards the improvement to this junction.

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Plainly, developments in proximity to Junction 23 will be expected to, where necessary to make the development acceptable in planning terms, contribute towards a mitigation scheme in accordance with Regulation 122 of the CIL Regulations 2010 (as amended). However, without clarity on which sites are expected to contribute towards these improvements and a lack of clarity on public sector funding sources for these works, it is unclear whether these proposed works can be demonstrated as being viable or deliverable. WBD consider that the development of land southeast of Junction 23 could provide a proportionate contribution to these highway improvement works to support their deliverability in practice.

We welcome these comments being taken into account as part of the response to EXAM 75.

Yours faithfully



Michael Davies
Planning Director