

Decision under Delegated Powers

Officer Requesting Decision

Local Plans Team Leader

Officer Making the Decision

Head of Planning and Regeneration

Recommendation

That the first batch of site specific Statements of Common Ground (attached as an appendix) relating to joint work with developers and key partners for the delivery of key housing allocations within the Draft Charnwood Local Plan be agreed and signed.

Reason

The Draft Charnwood Local Plan is now subject to examination by an independent inspector appointed by the Secretary of State with hearings due to commence on 27th June. A key part of the test of soundness is that it is an effective plan, that is, that the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.

On 2nd December 2021 (DD208 2021) authorisation was given to the Head of Planning and Regeneration to agree and sign eight Statements of Common Ground (SoCG) relating to joint work with key partners in the preparation of the Draft Charnwood Local Plan such as statutory consultees, infrastructure providers as well as with neighbouring districts where strategic issues required a specific statement.

The Council's submission letter of 3 December 2021 to the Secretary of State indicated that the Council was also in the process of agreeing a number of site specific statements with the promoters of site allocations within the Local Plan and that these would be forwarded through the Programme Officer as soon they were finalised.

In her response on 2nd February 2022 the Inspector asked for greater clarity on a timescale for the completion of the site specific SoCGs. In the letter to Local Plan Examination Inspector on 7th March 2022 it was stated the Council anticipated that the site-specific Statements of Common Ground would be submitted from 29th April 2022. After signing these would be submitted to the Inspector via the Programme Officer along with an updated housing trajectory to inform the consideration of the five year housing supply.

It is intended that further batches of statements will be prepared in the weeks leading up to the examination with all statements submitted by 20th May 2022. A further Delegated Decision will be prepared to secure authorisation for these to be agreed and signed off during the week beginning 16th May.

Authority for Decision

On 10th June 2021 Cabinet approved the publication of the Pre-Submission Draft Local Plan (Regulation 19) and its supporting documents for public consultation and recommended that the Council submit the Local Plan and its amended supporting documents to the Secretary of State for an Examination in Public. Delegated authority was given to the Head of Planning and Regeneration to submit additional background documents to support the examination of the Local Plan (Minute 7, 1 and 7 refer).

On 21st June 2021 Council resolved to approve the Pre-Submission Local Plan for consultation and submit it to the Secretary of State for an Examination in Public and that delegated authority be given to the Head of Planning and Regeneration to submit additional background documents to support the examination of the Local Plan (Minute 24, 1 and 4 refer).

Heads of Service have general delegated authority within the Constitution to take such action as may in their opinion be necessary or appropriate in connection with the implementation of decisions properly authorised by the Council.

Decision and Date



28 April 2022

Site Specific Statements of Common Ground

The purpose of preparing SoCG for the largest and most significant housing allocations is to demonstrate the plan's deliverability by showing the commitment from developers to bring forward housing at the sites within expected timescales. This will provide clarity for the examination process as each SoCG will be able to be referred to at the hearings.

Each SoCG will be signed by the relevant promoters and developers of the allocated sites. They will provide strong evidence for the plan's trajectory of housing delivery as well as identifying when key infrastructure such as primary schools and key transport improvements will be required.

The following three statements have been agreed by the promoters and are ready for signing and submission to the Inspector, through the Programme Officer.

Policy Reference	Site Name	Location	Number of Houses
HA1	Land South East of Syston	Syston	960
HA15	Land south of Loughborough	Loughborough	723
HA16	Laburnam Way	Loughborough	422

In addition the following statements are in preparation and are awaiting finalisation. It is intended that they will be submitted for signing as a Delegated Decision during the week beginning 16th May with submission to the Inspector by the 20th May.

Policy Reference	Site Name	Location	Number of Houses
LUA2	North East of Leicester Leicester	Thurmaston	4,500
LUA3	North of Birstall	Birstall	1,950
LUC2	West of Loughborough	Loughborough	3,200
HA7	Land off Barkby Thorpe Lane, Thurmaston	Thurmaston	105
HA12	Land at Gynsill Lane and Anstey Lane	Glenfield	260
HA17	Moat Farm, Land south west of Loughborough	Loughborough	205
HA32	Land off Tickow Lane (south)	Shepshed	300
HA33	Land at Oakley Road	Shepshed	133
HA34	Land off Tickow Lane (north)	Shepshed	394
HA35	Land north of Hallamford Road and west of Shepshed	Shepshed	250
HA43	Land west of Anstey	Anstey	600
HA45, HA46, HA48 and HA49	Barrow (this will be a single agreement across all sites)	Barrow upon Soar	685

Comments from HR

The report has no HR implications

Financial Implications

There are no financial implications associated with this decision.

Risk Management

No specific risks have been identified with this report.

Key Decision: No

Background Papers: Site Specific Statements of Common Ground

**CHARNWOOD LOCAL PLAN 2021-37
STATEMENT OF COMMON GROUND BETWEEN
CHARNWOOD BOROUGH COUNCIL, AND
TAYLOR WIMPEY UK LTD AND MERTON COLLEGE, OXFORD RELATING TO
SITE HA1: LAND SOUTH EAST OF SYSTON**

Purpose

This statement identifies the areas of common ground between Taylor Wimpey UK Ltd (the Promoter) and Merton College, Oxford (the Land Owner) and Charnwood Borough Council (the Council) in respect of the allocation of Site HA1, Land South East of Syston, (the Site) in the Pre-Submission Draft Charnwood Local Plan.

The aim of the statement is to provide certainty regarding the deliverability of the Site and confidence that the constraints identified in the Council's evidence can be satisfactorily mitigated.

It also identifies those matters in relation to the allocation and the site-specific policy for the Site where there is not agreement and that are still the subject of discussion.

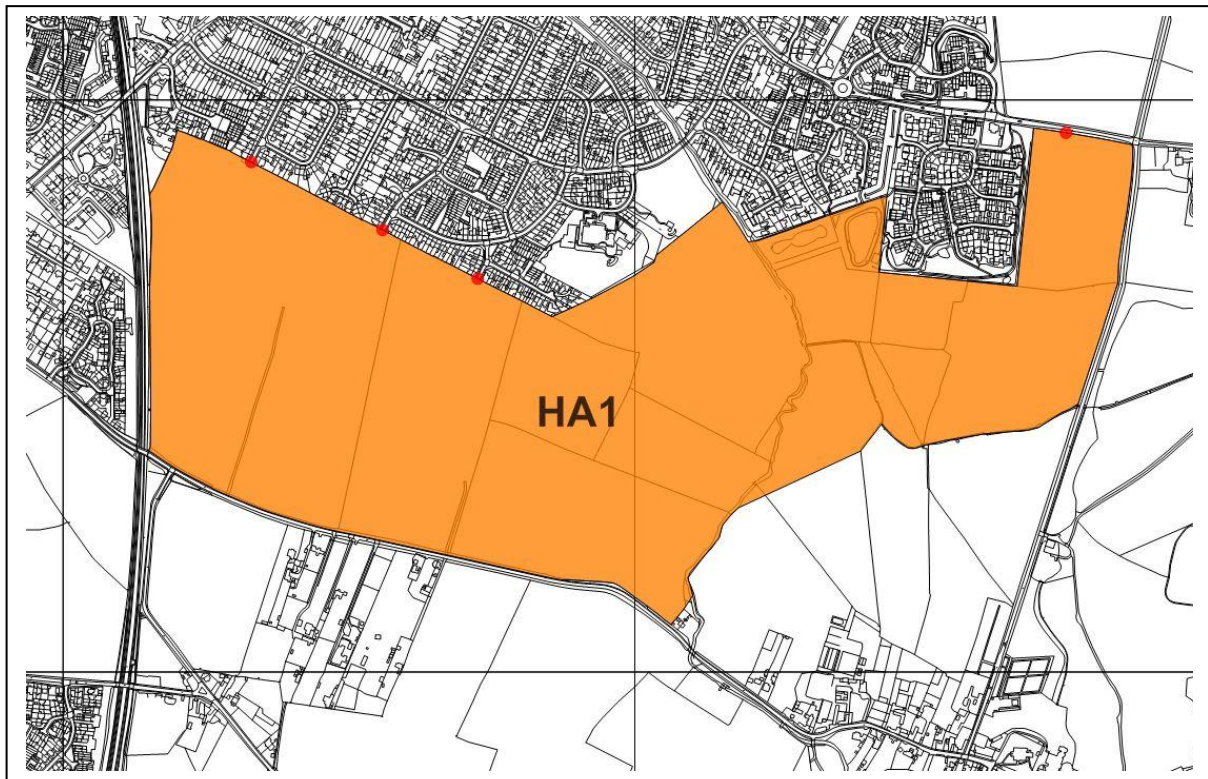
It is made without prejudice to the participation in the formal examination of any participant and the views that may then be expressed.

The statement covers the following issues:

1. site boundary, access and ownership
2. capacity and trajectory
3. site specific policy and infrastructure
4. areas of agreement
5. areas for further discussion
6. review of statement of common ground.

1. Site Boundary, Access and Ownership

The extent of the Site and potential vehicular access points are shown on the map below.



Ownership of the Site is set out in the table below.

Owner	Promoter	Contact Details
Merton College, Oxford	Taylor Wimpey UK Ltd	C/o Agent: Kimberley Brown Carter Jonas One Station Square Cambridge CB1 2GA kimberley.brown@carterjonas.co.uk 07974 141396

2. Capacity and Trajectory

The Pre-submission Draft Local Plan identifies a capacity of 960 homes for the Site and the following trajectory for the delivery of those homes.

2021/ 2022	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	31/ 32	32/ 33	33/ 34	34/ 35	35/ 36	36/ 37
0	0	0	25	50	65	90	90	90	90	90	90	90	90	90	10

The Promoter and Landowner have provided the following updated trajectory which is aligned to a planning performance agreement and the submission of a planning application at the end of 2022 or the beginning of 2023.

2021/ 2022	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	31/ 32	32/ 33	33/ 34	34/ 35	35/ 36	36/ 37
0	0	0	0	0	25	75	100	100	100	100	100	100	100	100	60

3. Site Specific Policy and Infrastructure

The Pre-submission Draft Local Plan includes a site-specific policy for the Site (DS3(HA1)) which is set out in an annex to this statement.

Policy DS3 (HA1) also 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. Details of the infrastructure provisions that have been necessary to support the delivery of the strategy set out in the plan are set out in an Infrastructure Schedule and are summarised below.

Education

Policy DS3 (HA1) makes a specific requirement for the Site to reserve a suitable area of land to accommodate a new 2 form entry primary school, which is required as a result of the cumulative impact of developments in the area including the Site. As the scale of the school is the result of need, arising not just from the Site, Policy DS3(HA1) sets out that it is expected that the reasonable costs, consistent with the child yields of the developments, of providing the school will be shared amongst the developments that it would serve. The Pre-submission Draft Local Plan identifies these as sites HA2 and HA3 as well as the Site. This will require a commercial position to be agreed with the Promoters on the additional land required, over and above the child yield of the development.

The Council and the Local Education Authority are preparing a delivery strategy document for all the new primary schools identified in the Pre-submission Draft Local Plan.. This will cover arrangements for the timing and funding of the new schools will include matters such as when the land for the schools is required by the Local Education Authority.

Highways and Access

The Site is in a sustainable location that benefits from good accessibility, including by sustainable and active travel modes, to jobs, services and facilities both locally and in Leicester.

The allocation can be accessed via a combination of access routes (St Pauls Drive, Pine Drive and Oak Drive with further pedestrian access via Millers Close). Access arrangements for the site have been assessed in line with the Leicestershire County Council (as Highway Authority) Highway Design Guide and the Promoter has consulted the Highway Authority in relation to these matters.

The allocation areas have been subject to significant strategic transport modelling by the Council and this is currently in the process of being added to. The Infrastructure Schedule sets out the localised highway improvements which are identified in the evidence base and to which the site will be expected to contribute towards delivering.

4. Areas of Agreement

There is agreement between the Council, the Land Owner and the Promoter with respect to the following matters:

- (i) The allocation of the Site is appropriate and justified.
- (ii) The extent of the Site is as shown on the plan in section 1.
- (iii) The allocation can be accessed via a combination of access routes (St Pauls Drive, Pine Drive and Oak Drive with further pedestrian access via Millers Close).
- (iv) The updated trajectory set out in section 2 provides a realistic timetable for the development of the Site.
- (v) The Site will reserve the site for new primary school places, the preferred option for which is a new 2 form entry primary school. The costs of the school will be shared between the developments that it will serve.
- (vi) With the exception of those in relation to flood risk, the provisions of Policy DS3(HA1) are reasonable and necessary.
- (vii) In the case flood risk, it is necessary for measures to be taken that meet the requirements set out National Planning Policy Framework.

5. Areas for Further Discussion

This statement confirms that there is in principal agreement that up to 960 dwellings can be delivered at Land South East of Syston within the Plan period.

In terms of flood risk, a Flood Risk Assessment (FRA) will be required at the planning application stage. The FRA will assess flood risk posed to the Site from all sources, including Barkby Brook. To mitigate surface water run-off, a Sustainable Urban Drainage (SuDS) system will be devised for each development parcel, which will accord with the principles of the NPPF. It is the view of the Council and the Promoter that the need to undertake an 'Exception Test' can be reviewed at the pre-application consultation stage and does not affect the appropriateness of the allocation.

As set out above, it is agreed between the Landowner, the Promoter and the Council that the provision of school places will be based on the forecast child yield of a number of developments and not just the Site. There will be further discussions between the Promoter, the Council and the Local Education Authority regarding the arrangements for the timing and funding of the new school which will include matters such as when the land for the schools is required by the Local Education Authority and how compensation for the requirement for additional land, over and above the child yield of the Site, will be provided.

Both the Council and the Promoters are willing to undertake further discussion on these matters, some of which may take place through the planning application process.

6. Review of Statement of Common Ground

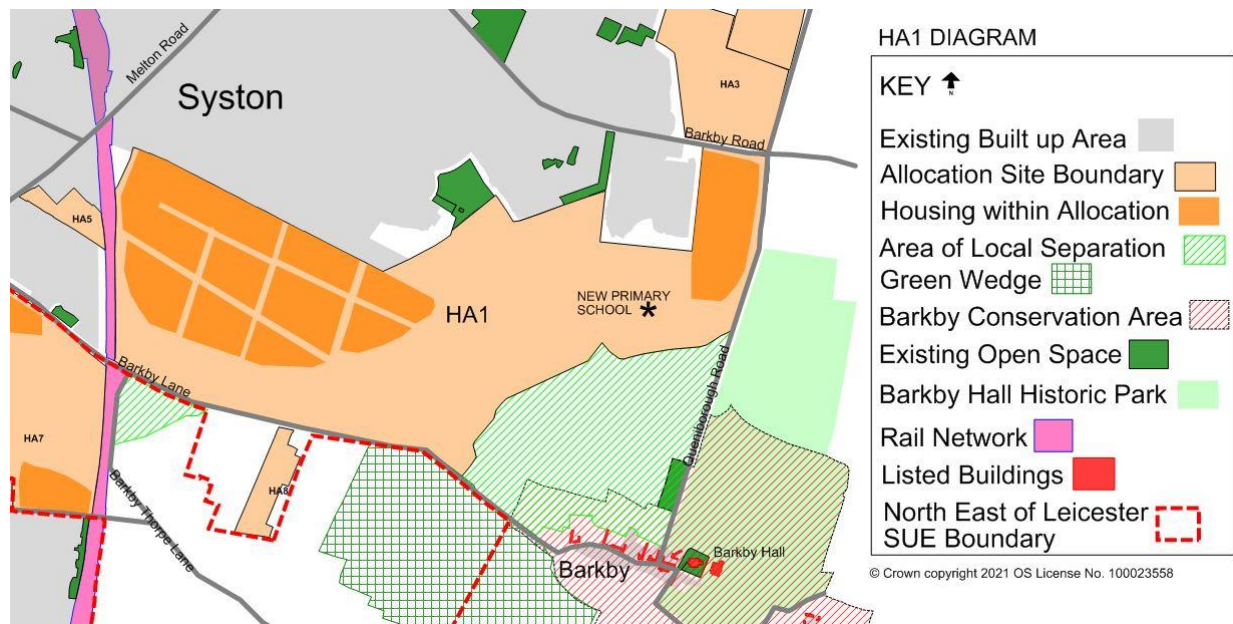
This statement will be reviewed, and where necessary updated, if there is a material change in circumstances that affects the items identified in sections 4 and 5.

Signed on behalf of Promoter	Signed on behalf of Charnwood Borough Council
Name:	Name: Richard Bennett
Position:	Position: Head of Planning and Regeneration
Date:	Date:
Signed on behalf of Site Owner	
Name:	
Position:	
Date:	

Annex – Site Specific Policy

Site HA1 Land South East of Syston is located in the area between Syston and Barkby that is important in maintaining the separate identities of these two places and extends close to the edge of the Barkby Conservation Area. A significant portion of the site is at higher risk of both fluvial and surface water flooding. The capacity of the site has been reduced to reflect the need to mitigate the impact of development on the settlement identity, Barkby Conservation Area and the risk of flooding to residents of the development. The site will provide the site for and contribute to the cost of providing a new primary school that will meet the needs of this development and other developments within a safe walking distance.

The following diagram provides a visual guide to assist with interpretation of the policy below. It also provides a concept masterplan for the site for illustrative purposes. We will work with our partners to refine the masterplan as more detailed evidence is prepared.



Policy DS3(HA1) Land South East of Syston

We will support development proposals at site HA1 that:

- locate homes in those parts of the site that minimise the impact of development on the settlement identity of Barkby, and on the village's heritage assets, and in the areas of lowest flood risk.
- are accompanied by a flood risk assessment which responds to the evidence of flood risk on the site and demonstrates how mitigation of those risks, including securing appropriate site access arrangements, can be satisfactorily achieved so as to meet the Exception Test;
- are accompanied by a Design and Access Statement, or similar document, that sets out how the development will maintain and enhance the significance of heritage assets and their setting including maintaining and

enhancing the setting of the grounds of Barkby Hall through appropriate design of built form and landscaping on the eastern part of the site; and

- provide the site for a new 2 form entry primary school located on land within the allocated site boundaries and of a size and specification which meets Leicestershire County Council's requirements. We will expect the reasonable costs of making this provision to be shared amongst the developments that it would serve.

Before outline permission is granted for the site, or any part of the site, we will require:

- a masterplan to be agreed which includes delivery and phasing arrangements for the whole allocation, in order to achieve comprehensive development; and
- a development brief, design code or equivalent to be prepared to inform decisions on detailed planning applications or reserved matters applications to ensure a cohesive approach to the design and impacts are satisfactorily mitigated.

**CHARNWOOD LOCAL PLAN 2021-37
STATEMENT OF COMMON GROUND BETWEEN
CHARNWOOD BOROUGH COUNCIL, AND
WILLIAM DAVIS HOMES AND RICHBOROUGH ESTATES/BOWLER FAMILY
RELATING TO
SITE HA15: LAND SOUTH OF LOUGHBOROUGH**

Purpose

This statement identifies the areas of common ground between William Davis Homes and Richborough Estates/Bowler Family (the Promoters) and Charnwood Borough Council (the Council) in respect of the allocation of Site HA15, Land south of Loughborough (the Site) in the Pre-Submission Draft Charnwood Local Plan.

The aim of the statement is to provide certainty regarding the deliverability of the Site and confidence that the constraints identified in the Council's evidence can be satisfactorily mitigated.

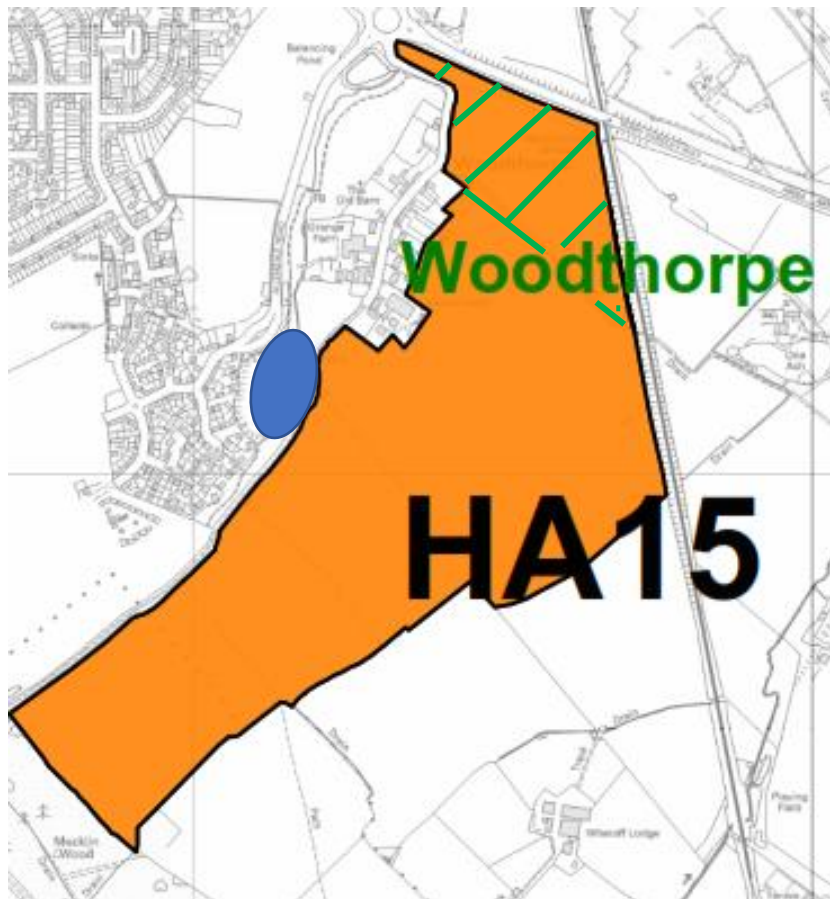
It is made without prejudice to the participation in the formal examination of any participant and the views that may then be expressed.

The statement covers the following issues:

7. site boundary, access and ownership
8. capacity and trajectory
9. site specific policy and infrastructure
10. areas of agreement
11. review of statement of common ground.

4. Site Boundary and Ownership

The extent of the Site is shown on the map below. The map also identifies in blue an area of land owned by the Council which will be used to provide an access point to the Site from Allendale Road. The Promoters are also considering additional emergency access points. The extent of the land under the Promoters' control within the Site is shown as the unhatched area. The remainder of the Site is under the control of a separate promoter. There is an additional access point from this land.



Ownership of the Site and the adjoining Council land is set out in Appendix A and the table below.

Parcel	Owner	Promoter	Contact Details
Western Parcel	Shuttlewood	William Davis Homes	Tom Dillarstone
Central Parcel	Bowler Family	Richborough Estates/Bowler Family	Lynn Bowler/Steve Louth
Eastern Parcel (not included in this statement)	Parker	Parker Strategic Land	Tom Collins
Council Land	Charnwood Borough Council	Charnwood Borough Council Property Services	Ian Browne

5. Capacity and Trajectory

The Pre-submission Draft Local Plan identifies a capacity of 723 homes for the whole of the Site and the following trajectory for the delivery of those homes.

2021/ 2022	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	31/ 32	32/ 33	33/ 34	34/ 35	35/ 36
0	0	0	25	65	90	50	50	40	90	90	90	60	50	23

The Promoters have provided the following updated trajectory.

2021/ 2022	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	31/ 32	32/ 33	33/ 34	34/ 35	35/ 36
0	0	25	65	90	90	90	90	90	60	30	0	0	0	0

The accelerated delivery was based on an application having been submitted for 120 homes on the Eastern Parcel, applications for the remainder of the Site being submitted at the end of 2022 or the beginning of 2023, and at least two sales outlets being operated. However, the application on the Eastern Parcel is now the subject of an appeal for non-determination and the following revised trajectory has been agreed to take account of the delay this could cause.

2021/ 2022	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	31/ 32	32/ 33	33/ 34	34/ 35	35/ 36
0	0	0	0	0	65	90	90	90	90	90	90	90	28	0

6. Site Specific Policy and Infrastructure

The Pre-submission Draft Local Plan includes a site-specific policy for the Site (DS3(HA15)) which is set out in Appendix B to this Statement.

Policy DS3 also 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.

Details of the infrastructure provisions that have been identified as necessary to support the delivery of the strategy set out in the plan are set out in an Infrastructure Schedule. This includes a specific requirement for the Site to provide a new 2 form entry primary school.

4. Areas of Agreement

There is agreement between the Council and the Promoters with respect to the following matters:

- (viii) The allocation of the Site is appropriate and justified.

- (ix) The extent of the Site, and of the land owned by the Council which will be used to provide an access point to the Site from Allendale Road, are as shown on the plan in section 1.
- (x) Access can be achieved to the Site. The Promoters are continuing to explore connectivity between the land under their control and the remainder of the Site. The Council and the Promoters are committed to the need to ensure a cohesive approach to development of the whole of the Site.
- (xi) The amended trajectory set out in section 2 provides a realistic timetable for the development of the Site.
- (xii) 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.
- (xiii) 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.
- (xiv) The objectives of the requirements in Policy DS3(HA15) in relation to landscape and settlement identity are supported.
- (xv) The quantum of development and the illustrative drawing in the Pre-submission Draft Local Plan have been informed by technical exchanges between technical officers from the Council and the Promoters.
- (xvi) The objectives of the requirements in Policy DS3(HA15) in relation to green infrastructure and biodiversity, and the mechanisms proposed for achieving them, are supported.
- (xvii) The objectives and requirements in Policy DS3(HA15) in relation to securing comprehensive and cohesive development of the Site are supported for the land under the control of the Promoters.
- (xviii) Policy DS3 should provide clarity regarding how to interpret the quantum of development identified for the allocation.
- (xix) The Promoters are committed to working together and with the Council in relation to the promotion and delivery of the Site.

5. Review of Statement of Common Ground

This statement will be reviewed, and where necessary updated, if there is a material change in circumstances that affects the items identified in section 4.

6. Signatures

Signed on behalf of Site Owner/Promoter	Signed on behalf of Charnwood Borough Council
Name:	Name: Richard Bennett
Position:	Position: Head of Planning and Regeneration
Date:	Date:

Signed on behalf of Site Owner/Promoter
Name:
Position:
Date:
Signed on behalf of Site Owner/Promoter
Name:
Position:
Date:
Signed on behalf of Charnwood Borough Council Property Services
Name:
Position:
Date:

Appendix A – Site Ownership Plan

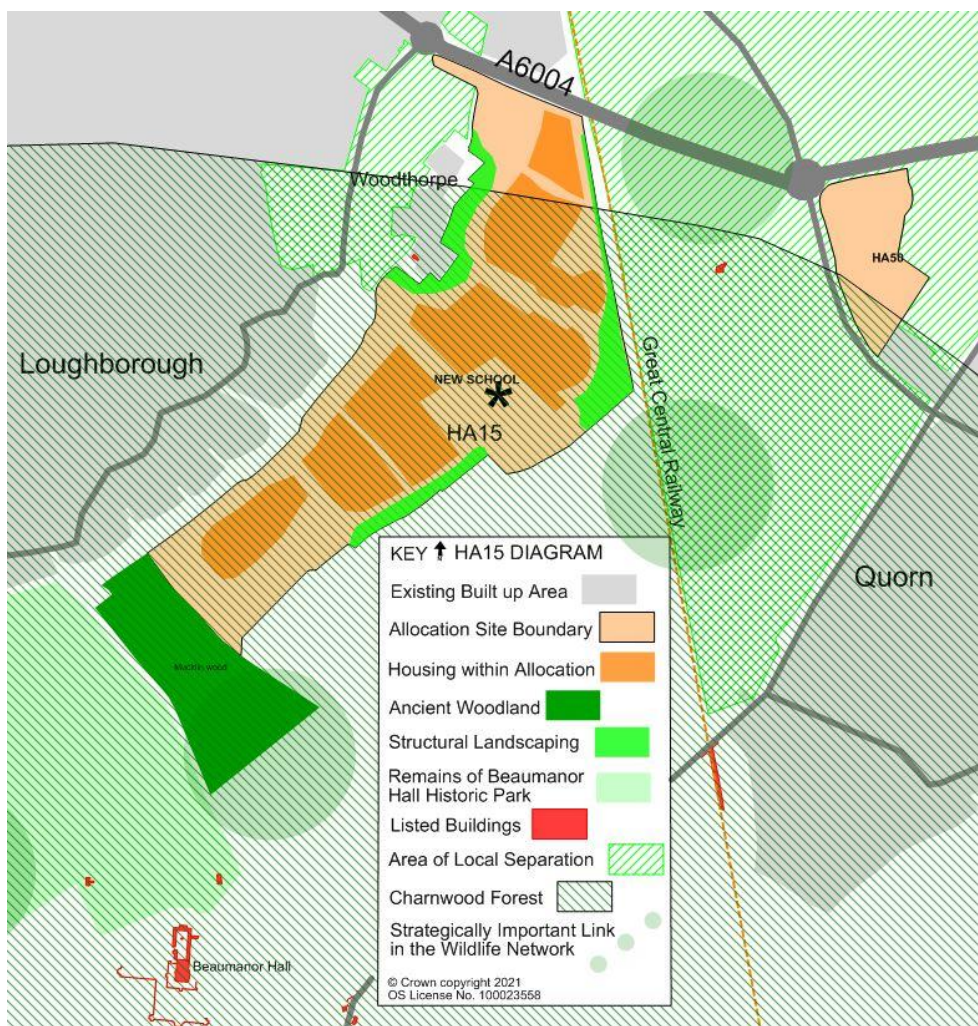
TO BE ADDED

Appendix B – Site Specific Policy

Site HA15 Land south of Loughborough is located in a strategic position between Loughborough, Woodthorpe and Quorn, an area important for maintaining the separate identities of these settlements, and also in a strategically important links in the wildlife network between the important natural resources of the Charnwood Forest and Soar Valley. For this reason, it is particularly important that biodiversity net gain is achieved on site in this location rather than through off site contributions, in accordance with Policy EV6. The capacity of the site responds to the site constraints to enable the impact of development on settlement identity and the landscape to be mitigated.

The site is a large development that will provide a site for a new primary school that will meet the needs of this development and other development in a safe walking distance.

The following diagram provides a visual guide to assist with interpretation of the policy below. It also provides a concept masterplan for the site for illustrative purposes. We will work with our partners to refine the masterplan as more detailed evidence is prepared.



Policy DS3(HA15) Land south of Loughborough

We will support development proposals at site HA15 that:

- **include the following measures to protect settlement identity and the landscape more generally:**
 - **provision of structural landscaping that screens the development and breaks up views of it, especially from the road between Woodhouse and Quorn, and from Loughborough;**
 - **retention of existing trees and hedgerows to contribute to the landscape setting of the development and retain landscape character;**
 - **restriction of built development to north of the ridge line that runs approximately east to west across the site;**
 - **provision of an appropriate buffer between built development and Mucklin Wood;**
 - **retention and enhancement of the character and identity of the linear hamlet of Woodthorpe and its wooded setting, including the listed building within it;**
- **are accompanied by a Green Infrastructure strategy that sets out how the development will provide, and maintain through a long-term management plan, a functional ecological network of habitats and corridors that facilitates wildlife movement within and through the site; and**
- **provide the site for a new 2 form entry primary school located on land within the allocated site boundaries and of a size and specification which meets Leicestershire County Council's requirements. We will expect the reasonable costs of making this provision to be shared amongst the developments that it would serve.**

Before outline permission is granted for the site, or any part of the site, we will require:

- **a masterplan to be agreed which includes delivery and phasing arrangements for the whole allocation, in order to achieve comprehensive development; and**
- **a development brief, design code or equivalent to be prepared to inform decisions on detailed planning applications or reserved matters applications to ensure a cohesive approach to the design and impacts are satisfactorily mitigated.**

**CHARNWOOD LOCAL PLAN 2021-37
STATEMENT OF COMMON GROUND BETWEEN
CHARNWOOD BOROUGH COUNCIL AND
BLOOR HOMES LIMITED RELATING TO
SITE HA16: LABURNUM WAY, LOUGHBOROUGH**

Purpose

This statement identifies the areas of common ground between the Bloor Homes Limited (the Promoter) and Charnwood Borough Council (the Council) in respect of the allocation of Site HA16, Laburnum Way, Loughborough (the Site) in the Pre-Submission Draft Charnwood Local Plan.

The aim of the statement is to provide certainty regarding the deliverability of the Site and confidence that the constraints identified in the Council's evidence can be satisfactorily mitigated.

It also identifies those matters in relation to the allocation and the site-specific policy for the Site where there is not agreement and that are still the subject of discussion.

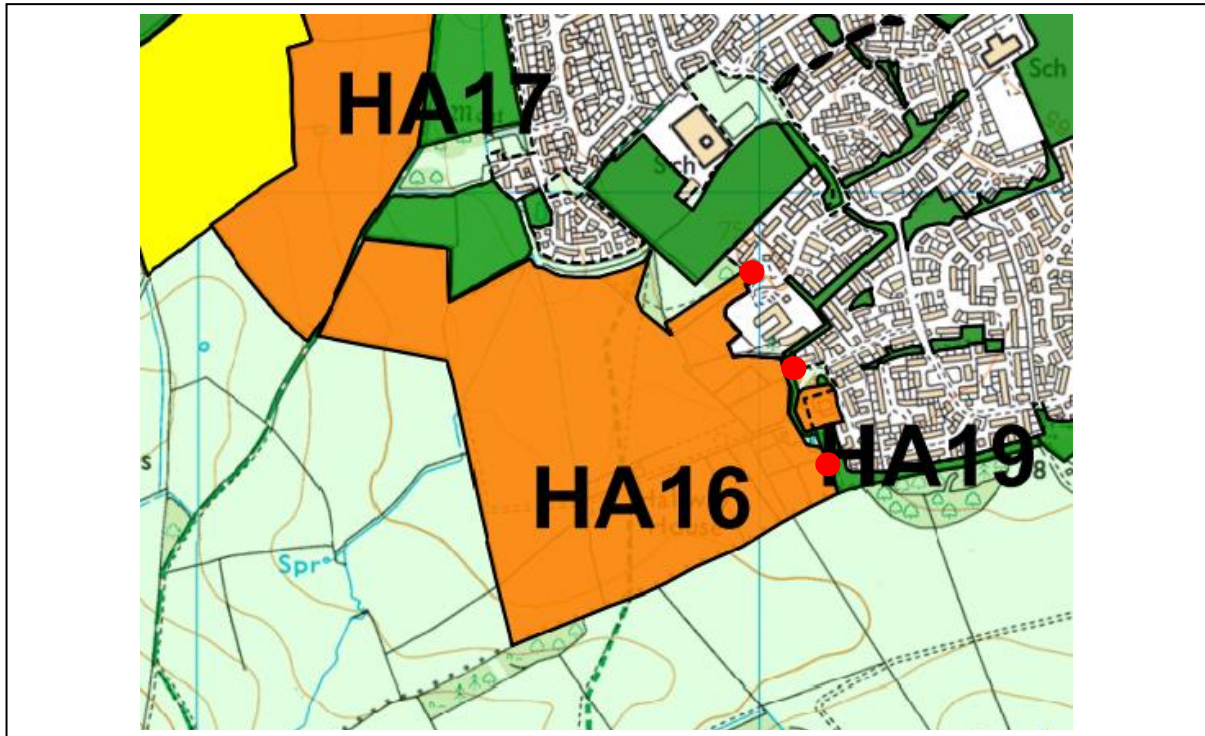
It is made without prejudice to the participation in the formal examination of any participant and the views that may then be expressed.

The statement covers the following issues:

12. site boundary, access and ownership
13. capacity and trajectory
14. site specific policy and infrastructure
15. areas of agreement
16. areas of disagreement and for further discussion
17. review of statement of common ground.

7. Site Boundary, Access and Ownership

The extent of the Site and potential access points are shown on the map below.



The Site is under the control of the Promoter.

8. Capacity and Trajectory

The Pre-submission Draft Local Plan identifies a capacity of 422 homes for the Site and the following trajectory for the delivery of those homes.

Site Ref and Location	2021/2022	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
HA16 Laburnum Way, Loughborough	0	0	0	30	50	50	50	50	50	50	50	42

Following discussion between the Council and the Promoter the following updated trajectory has been prepared.

Site Ref and Location	2021/2022	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
HA16 Laburnum Way, Loughborough	0	0	0	0	0	50	50	50	50	50	50	50	50	22

The Promoter has undertaken masterplanning work that shows that approximately 500 homes could be accommodated on the Site.

9. Site Specific Policy and Infrastructure

The Pre-submission Draft Local Plan includes a site-specific policy for the Site (DS3(HA16)) which is set out in an annex to this statement.

Policy DS3 also 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. Details of the infrastructure provisions that have been necessary to support the delivery of the strategy set out in the plan are set out in an Infrastructure Schedule.

This includes a specific requirement for the Site to contribute to the costs of a new 2 form entry primary school for Loughborough. This requirement is based on the scale of growth set out in the Pre-submission Draft Local Plan and the evidence available at that time.

As set out in Policy DS3(HA16), it is expected that the reasonable costs of providing the school will be shared amongst the developments that it would serve. This includes both the build costs and land costs for the school.

4. Areas of Agreement

There is agreement between Charnwood Borough Council and Bloor Homes Limited with respect to the following matters:

- (xx) The allocation of the Site is appropriate and justified.
- (xxi) The extent of the Site is as shown on the plan in section 1.
- (xxii) Access can be achieved to the Site.
- (xxiii) The revised trajectory set out in section 2 provides a realistic timetable for the beginning of development of the Site. The Promoter is having pre-application discussions with the Council and intends to submit a planning application by the end of 2022.
- (xxiv) Unless further evidence indicates otherwise, the Site will contribute to the costs of, a new 2 form entry primary school. The costs of the school will be shared 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 which will include the role that could be played by existing schools in meeting need, when the new school is required, the timing of school provision relative to the delivery of homes and, if necessary, whether other locations for the school would be considered.
- (xxv) The principles and requirements of the site specific policies set out in Policy DS3(HA16) are reasonable and justified.
- (xxvi) Policy DS3 should provide clarity regarding how to interpret the quantum of development identified for each allocation.

5. Areas of Disagreement and for Further Discussion

There is not current agreement on the most appropriate quantum of development for the site. However, it is the view of Charnwood Borough Council and Bloor Homes Limited that these do not affect the appropriateness of the allocation.

Both Charnwood Borough Council and Bloor Homes Limited are willing to undertake further discussion on this matter, some of which may take place through the planning application process.

As indicated in 4(v) above, discussions relating to the education delivery strategy are ongoing.

6. Review of Statement of Common Ground

This statement will be reviewed, and where necessary updated, if there is a material change in circumstances that affects the items identified in sections 4 and 5.

Signed on behalf of Site Owner/Promoter	Signed on behalf of Charnwood Borough Council
Name:	Name: Richard Bennett
Position:	Position: Head of Planning and Regeneration
Date:	Date:

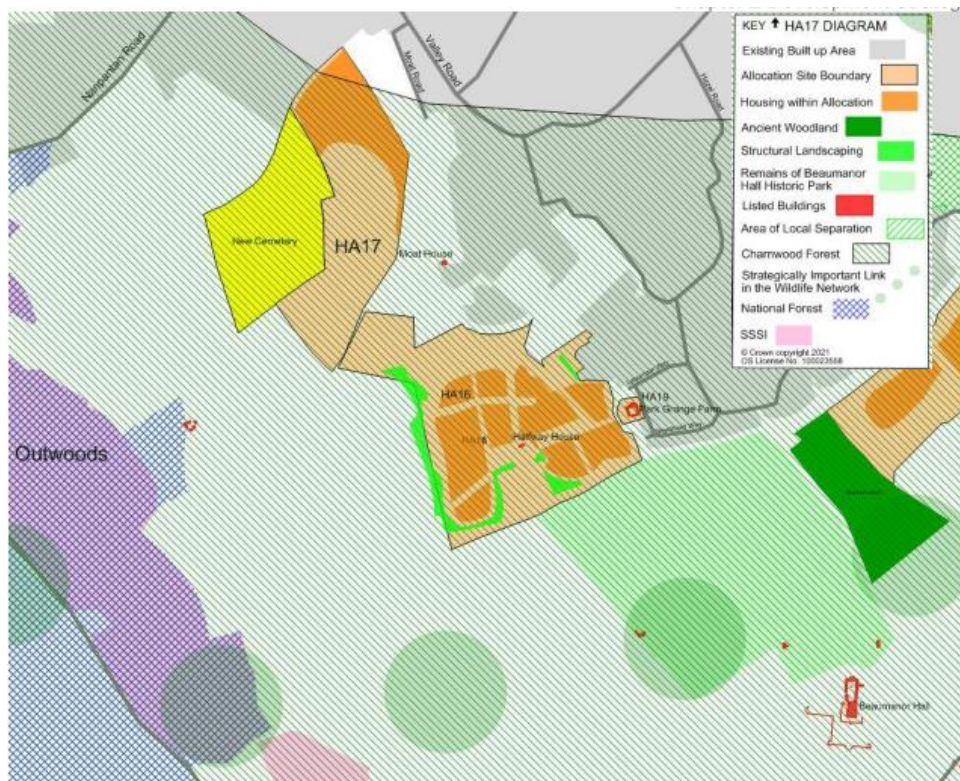
Annex – Site Specific Policy

Site HA16 Laburnum Way, Loughborough is located in a sensitive and valued landscape within the Charnwood Forest and forms an important part of the landscape setting of Loughborough. The site is prominent in views from the Outwoods and other higher ground to the west, and care will be needed in planning the site to ensure that urbanising effects of development are successfully mitigated. The provision of significant planted areas which allow trees with large canopies to mature is likely to be a more successful solution to integrating new development into the landscape. This will require careful attention not just to design and layout, but to long term management and maintenance of public open spaces.

The site is also in a strategically important link in the wildlife network between the important natural resources of the Charnwood Forest and Soar Valley. For this reason, it is particularly important that biodiversity net gain is achieved on site in this location rather than through off site contributions, in accordance with Policy EV6. The site also includes a listed building (Half Way House) and is located close to two other listed buildings (Moat House and Park Grange) and the non-designated heritage asset of the parkland to Beaumanor Hall.

Parts of the site are shown by our evidence to be at risk from surface water flooding and access to the western portion of the site needs to be carefully planned in light of a flood risk assessment. The site also includes a tributary of the Wood Brook.

The following diagram provides a visual guide to assist with interpretation of the policy below. It also provides a concept masterplan for the site for illustrative purposes. We will work with our partners to refine the masterplan as more detailed evidence is prepared.



Policy DS3(HA16) Laburnum Way, Loughborough

We will support development proposals at site HA16 that:

- **include substantial planting that makes use of large canopy, native species and naturalistic schemes throughout the site to enhance the relationship between the development and its wooded setting and helps to create a vegetated appearance to the whole of the development, particularly when viewed from areas of higher ground to the west of the site;**
- **are accompanied by a Green Infrastructure strategy that sets out how planting and other measures will minimise the impact of the development on the landscape and how the development will provide, and maintain through a long term management plan, a functional ecological network of habitats and corridors that facilitates wildlife movement within and through the site;**
- **are accompanied by a Design and Access Statement, or similar document, that sets out how the development will maintain and enhance the significance of heritage assets and their settings including:**
 - **the retention of Half Way House and the enhancement of its setting;**
 - **tree planting to screen Moat House and Park Grange from the development and appropriate design and layout to maintain, and where possible enhance, their setting; and**
 - **appropriate site layout and landscaping to protect, and where possible enhance, the setting of the parkland to Beaumanor Hall;**
- **are accompanied by a flood risk assessment which responds to the evidence of flood risk on the site and demonstrates how mitigation of those risks, including securing appropriate site access arrangements, can be satisfactorily achieved so as to meet the Exception Test;**
- **support measures to mitigate flood risk including contributions towards flood alleviation works in the wider catchment of the Wood Brook or other water courses flowing through or adjacent to Loughborough; and**
- **contribute to the reasonable costs of the provision of a new 2 form entry primary school located at site HA15.**

Before outline permission is granted for the site, or any part of the site, we will require:

- **a masterplan to be agreed which includes delivery and phasing arrangements for the whole allocation, in order to achieve comprehensive development; and**
- **a development brief, design code or equivalent to be prepared to inform decisions on detailed planning applications or reserved matters applications to ensure a cohesive approach to the design and impacts are satisfactorily mitigated.**