

Decision under Delegated Powers

Officer Requesting Decision

Local Plans Team Leader

Officer Making the Decision

Chief Executive

Recommendation

That a second batch of six site specific Statements of Common Ground 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 28th June. A key part of the test of soundness that the plan will be examined on is that it is an effective plan, and that it is deliverable over the plan period.

On 28th April 2022 the Head of Planning and Regeneration, agreed a first batch of three site specific Statements of Common Ground to demonstrate joint work and a commitment to delivery as authorised by Delegated Decision DD81 2022.

It was stated in that Delegated Decision that other statements were in preparation and were awaiting finalisation, and would be assembled as a batch for agreeing as a Delegated Decision as soon as they were ready. A further five statements have now been signed by site promoters and are ready for signing.

The Statements have been signed by the developers to express their commitment to bringing forward development in accordance with the local plan. Each Statement is different, but they share a common approach which sets out a description of the site showing site boundaries, proposed access arrangements, ownership, as well as timescales for delivery and infrastructure. They each clarify matters of agreement between the Borough Council and the developers, and if necessary, any areas of disagreement.

The remaining Statements are still subject to finalisation with site promoters and will be assembled as a third and final batch in the coming weeks.

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).

On 28th April, 2022 the Head of Planning and Regeneration approved three Statements of Common Ground as authorised by Delegated Decision DD081 2022.

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. However, the Head of Service and the Director Housing and Planning are currently on leave so alternative arrangements are necessary because of the short timescales set by the Local Plan Examination Inspector that we must adhere to.

Section 8.1 of the Constitution gives powers to the Chief Executive to authorise one officer to exercise the delegated powers of another officer (or exercise those delegated powers him or herself) in the absence of the officer holding the delegated powers. In the absence of the Head of Planning and Regeneration, the Chief Executive is able to take this decision.

Decision and Date

A handwritten signature in black ink, appearing to be 'R Mitchell', written over a horizontal line.

Robert Mitchell (he, him, his)

Chief Executive

31/05/2022

Site Specific Statements of Common Ground (SoCG)

1. Statements of Common Ground Prepared and Ready for Agreement

The following six site specific SoCG have been signed by developers and are attached for consideration, agreement and signing:

Policy Reference	Site Name	Location	Number of Houses
LUA2	North East of Leicester Leicester	Thurmaston	4,500
LUC2	West of Loughborough	Loughborough	3,200
HA7	Land off Barkby Thorpe Lane, Thurmaston	Thurmaston	105
HA17	Moat Farm, Land south west of Loughborough	Loughborough	205
HA32	Land off Tickow Lane (south)	Shepshed	300
HA34	Land off Tickow Lane (north)	Shepshed	394

2. Statements of Common Ground Already Agreed and Signed on 28th April, 2022

The following three SoCG have already been agreed and signed by developers and by the Head of Planning and Regeneration:

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

3. Statements of Common Ground Awaiting Finalisation

The remaining six Statements are awaiting finalisation with developers and will be assembled as a final batch for agreement as soon as possible:

Policy Reference	Site Name	Location	Number of Houses
LUA3	North of Birstall	Birstall	1,950
HA12	Land at Gynsill Lane and Anstey Lane	Glenfield	260
HA33	Land at Oakley Road	Shepshed	133
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 Paper: Site Specific Statements of Common Ground