

Decision under Delegated Powers

Officer Requesting Decision

Local Plans Team Leader

Officer Making the Decision

Head of Planning and Regeneration

Recommendation

That the three attached site specific Statements of Common Ground relating to joint work with promoters of sites within the Draft Charnwood Local Plans be agreed and signed.

Reason

The Borough Council has been working closely with developers, land owners and other local authorities to demonstrate the deliverability of key sites which have been allocated for development in the Charnwood Local Plan.

A key part of the test of soundness is that the plan should be deliverable including allocated sites and cross-boundary strategic priorities. Agreeing Statements of Common Ground demonstrates that the plans are committed to deliverability through joint working.

The Draft Charnwood Local Plan is now subject to examination by an independent inspector appointed by the Secretary of State with hearings re-commencing on 7th February 2023. These three sites will be discussed at the hearings.

The three Statements of Common Ground are appended to this report; they are as follows:

- Statement of Common Ground relating to the Loughborough University Science and Enterprise Park (Local Plan Policy LUC3) between Charnwood Borough Council and Loughborough University
- Statement of Common Ground for Land at Gynsill Lane/Anstey Lane, Glenfield (Local Plan Policy HA12) between Charnwood Borough Council, Leicester City Council, Blaby District Council, William Davis Ltd and Chapman Estates (Leicester) Ltd, David Wilson Homes, East Midlands University Hospitals of Leicester NHS Trust and Leicestershire Partnership NHS Trust

- Statement of Common Ground relating to Former Limehurst Depot, Loughborough (Policy (Local Plan PolicyLU26) with Boyer Planning on behalf of Fusion Students

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.

On 28th April 2022 (DD081 2022) authorisation was given to the Head of Planning and Regeneration to agree a sign a further fifteen Statements.

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



8 February 2023

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 HOUSING ALLOCATION INFORMATION AND AGREEMENT FORM

Site: HA26 - Former Limehurst Depot, Loughborough
Housing allocation for 138 homes

Site Boundary, Access and Ownership

The extent of the allocated site and potential access are shown on the map below.
Please amend the map to show any alternative or additional access points.



Please complete the ownership and promotion information below¹.

Owner	Promoter	Contact Details
Fusion Students Ltd (obtained the freehold of the land from Charnwood Borough Council in September 2022)	N/A	C/O Agent Simon Atha Associate Director Boyer Planning 1a Cedars Office Park Butt Lane Normanton Loughborough LE12 5EE

Housing Trajectory

¹ Since the submission of EXAM 9 ownership of the site has changed.

The Pre-submission Draft Local Plan identifies a capacity of 138 homes for the site and the following trajectory for the delivery of those homes. This trajectory was updated in EXAM 11 to show development starting in 2030/31. Please amend the table to show any amendments to the trajectory.

Comments from planning agent (12/01/23) - The site has been acquired on a freehold basis by Fusion Students who intend to build out and develop the site for purpose built student accommodation. We are in the process of undertaking pre-application discussions for a scheme of approximately 500 units of student accommodation. It is envisaged that a full planning application will be made in Spring 2023 with a completion programmed for occupancy at the start of September for the 2026 academic year.

In accordance with the Council's approach to the trajectory we have applied the Housing Delivery Test ratio of 2.5 bedspaces to 1 equivalent home in calculating the site's capacity i.e. 500 units / 2.5 = 200 home equivalent.

Policy Ref.	Location	2021/2022	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
HA26	Former Limehurst Depot, Loughborough	0	0	0	0	0	200	0	0	0	0

Site Progress

Tick the actions that have been undertaken with respect of your site and provide key details of these actions.

Actions	Y/N	Details (eg dates, names and documents)
Engaged a planning agent	Y	Simon Atha of Boyer Planning is the appointed Planning Consultant.
Read and understood the site specific policy requirements set out in Policy DS3(HA26)	Y	No issues arise from Policy DS3 in bringing the site forward for PBSA. We are aware of the flood risk requirements and have engaged technical drainage consultants to liaise with the LLFA and Environment Agency and a solution to providing flood water storage on site, raising finished floor levels and introducing SuDs eliminates any flood risk.
Prepared information to support planning application ²	Y	We have commissioned the following technical reports to support a full planning application to be made in the Spring of 2023: <ul style="list-style-type: none"> - Design and Access Statement - Student Demand and Need Assessment - Transport Statement and Travel Plan - Flood Risk and Drainage Statement

² Examples could include indicative masterplans, access and transport statements/plans, habitat/ecological surveys, landscape character and visual impact studies, drainage/flood risk assessments, geo-environmental investigations/contamination reports/archaeological surveys, air quality impact assessments, heritage impact assessments.

		<ul style="list-style-type: none"> - Town and Visual Impact Assessment - Ecology Report - Geotechnical Assessment - Noise Assessment - Heritage Assessment - Archaeology Assessment - Sustainability and Energy Statement - Utilities Survey
Identified a developer	Y	The landowner, Fusions Students, is the developer and end operator.
Submitted a planning application/ request for pre-application advice	Y	Pre-app submitted in October 2022 (ref: P/22/1920/2). Meeting held with case officer, policy officer and urban design officer on 20 December 2022. Initial pre-app advice received has been positive.

Confirmation

Once you have completed the above sections, please review and confirm the following:

	Y/N
The landowner(s) are willing for this site to be allocated for residential development in the Charnwood Local Plan	Y
The land within the site boundary shown on this form is within the control of the owner(s) and/or promoter(s)	Y
Access can be achieved to the site using the point(s) shown on this form	Y
Housing delivery will take place in accordance with the trajectory shown on this form	Y

Signature (typed is acceptable)	Simon Atha
Relationship to site (e.g. owner, agent)	Planning Consultant
Organisation (if relevant)	Boyer Planning on behalf of Fusion Students
Date	12 January 2023



STATEMENT OF COMMON GROUND

Land at Gynsill Lane/Anstey Lane, Glenfield

Charnwood Borough Council
Leicester City Council
Blaby District Council

William Davis Ltd and Chapman Estates (Leicester) Ltd
David Wilson Homes East Midlands
University Hospitals of Leicester NHS Trust
Leicestershire Partnership NHS Trust

January 2023

Statement of Common Ground

Land at Gynsill Lane/Anstey Lane, Glenfield

- 1.1. A number of sites in the vicinity of Gynsill Lane and Anstey Lane, Glenfield have been promoted for development. These sites lie variously within the administrative boundaries of Charnwood Borough, Leicester City and Blaby District.
- 1.2. Unless otherwise stated, this Statement refers to 'The Site' as constituting the collection of sites in the three administrative areas as set out at Appendix A.
- 1.3. Agreement exists between the relevant Local Planning Authorities that this proposed development is in broad compliance with the spatial strategy of the adopted Strategic Growth Plan for Leicester and Leicestershire. The site is also consistent with the new Local Plans for Leicester City, and Charnwood.
- 1.4. Blaby District Council is in the early stages of preparing a new Local Plan. The District Council has made no decisions about the locational strategy or site options to be included in its Local Plan. The part of the site falling within Blaby District will be considered alongside other options being promoted for consideration. However, it is recognised that if development is to take place on the land within Blaby District, then a comprehensive approach will be required to address the cross boundary impacts of residential development.
- 1.5. The purpose of this document is to set out the nature of the development being promoted at The Site. The reason for doing so is to establish a clear basis for collaborative working between promoters and the local planning authorities and to demonstrate deliverability.

2. The Gynsill Lane/Anstey Lane, Glenfield Site

- 2.1. The extent of The Site is shown on the plan in Appendix A.
- 2.2. It comprises land being promoted by those parties as shown on the plan in Appendix B.
- 2.3. From north to the south the promoters and owners are as follows.

SHELAA/Local Plan Reference	Owner	Promoter	Administrative Area
HA12: Land at Gynsill Lane and Anstey Lane	Chapman Estates (Leicester) Ltd	William Davis Ltd and Chapman Estates (Leicester) Ltd	Charnwood Borough
GLE030: Land Rear of County Hall	Chapman Estates (Leicester) Ltd	William Davis Ltd and Chapman Estates (Leicester) Ltd	Blaby
SL05: Site 309: Land North of Billesdon Close	David Wilson Homes East Midlands	David Wilson Homes East Midlands	Leicester City

SHELAA/Local Plan Reference	Owner	Promoter	Administrative Area
SL05: Site 718: The Paddock, Hallgate Drive	University Hospitals of Leicester NHS Trust	University Hospitals of Leicester NHS Trust	Leicester City
SL05: Site 1054: Land West of Anstey Lane/South of Gorse Hill Hospital	Leicestershire Partnership NHS Trust	Care of David Wilson Homes East Midlands	Leicester City

3. Promotion of the Site

3.1. Following discussions between all of the promoters, owners and the Councils, the following matters have been established as common ground regarding how The Site is being promoted to the Councils.

3.1.1. The Site is being promoted collectively by all promoters on behalf of all four landowners.

3.1.2. Promotion and development of The Site would be co-ordinated by the promoters and any additional developers who are involved with bringing the site forward, particularly in relation to infrastructure, highway access, site layout, and landscaping to deliver a comprehensive development framework for The Site, to be agreed with all parties.

3.1.3. Initial discussions were made in Spring 2022 regarding a Planning Performance Agreement to ensure cross boundary cooperation around necessary infrastructure such as highways and landscaping. Should the need for this arise, further discussions will be held.

3.1.4. The Councils, landowner and promoters will work together to ensure coordinated green infrastructure between the corresponding sites.

3.1.5. The Site will provide a safeguarded location for a new 1 form entry primary school, to serve the Site, at a location to be jointly agreed with the Local Education Authorities. The precise size and specification of the land for the 1 form entry primary school will be driven by evidence of the requirement for school places and would be agreed with Leicestershire County Council and Leicester City Council by the promoters and any additional developers who are involved with bringing the site forward.

3.1.6. All land and build costs associated with delivering the school would be apportioned between all the relevant sites that the school would serve, including those that do not form part of The Site, unless they are contributing to alternative, agreed school provision. Arrangements for the timing and funding of the new primary school will be set out in a separate delivery strategy document to be prepared in collaboration with Leicestershire and Leicester City Local Education Authorities.

3.1.7. The capacity of the site, taking into account landscape, ecological and hydrological constraints and the requirement to provide the location for a potential new primary school, would be approximately 780 homes comprising:

At least 260 homes within Charnwood (final capacity subject to technical evidence and density)

Approx. 185 homes within Blaby

At least 336 within Leicester City (final capacity subject to technical evidence and density)

3.1.8. For the portion that is within Leicester City Council borders, the Publication Leicester Local Plan (consultation January 2023) identifies the following housing trajectory for a minimum of 336 homes:

Year	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
Homes			77	65	65	65	64				

3.1.9. For the portion that is within Charnwood Borough Council borders, the Charnwood Local Plan identified the following housing trajectory for a minimum of 260 homes during its Examination:

Year	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
Homes		40	40	40	40	40	40	20			

4. Review of Statement of Common Ground

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

5. SIGNATORIES TO THE STATEMENT

Signed on behalf of: **Charnwood Borough Council**

Name:

Position:

Signed on behalf of: **Leicester City Council**

Name:

Position:

Signed on behalf of: **Blaby District Council**

Name:

Signed on behalf of: [David Wilson Homes East Midlands](#)

Name:

Position:

Date:

Signed on behalf of: [University Hospitals of Leicester NHS Trust](#)

Name:

Position:

Date:

Signed on behalf of: [Leicestershire Partnership NHS Trust](#)

Name:

Position:

Date:

Signed on behalf of: [William Davis Ltd and Chapman Estates \(Leicester\) Ltd](#)

Name:

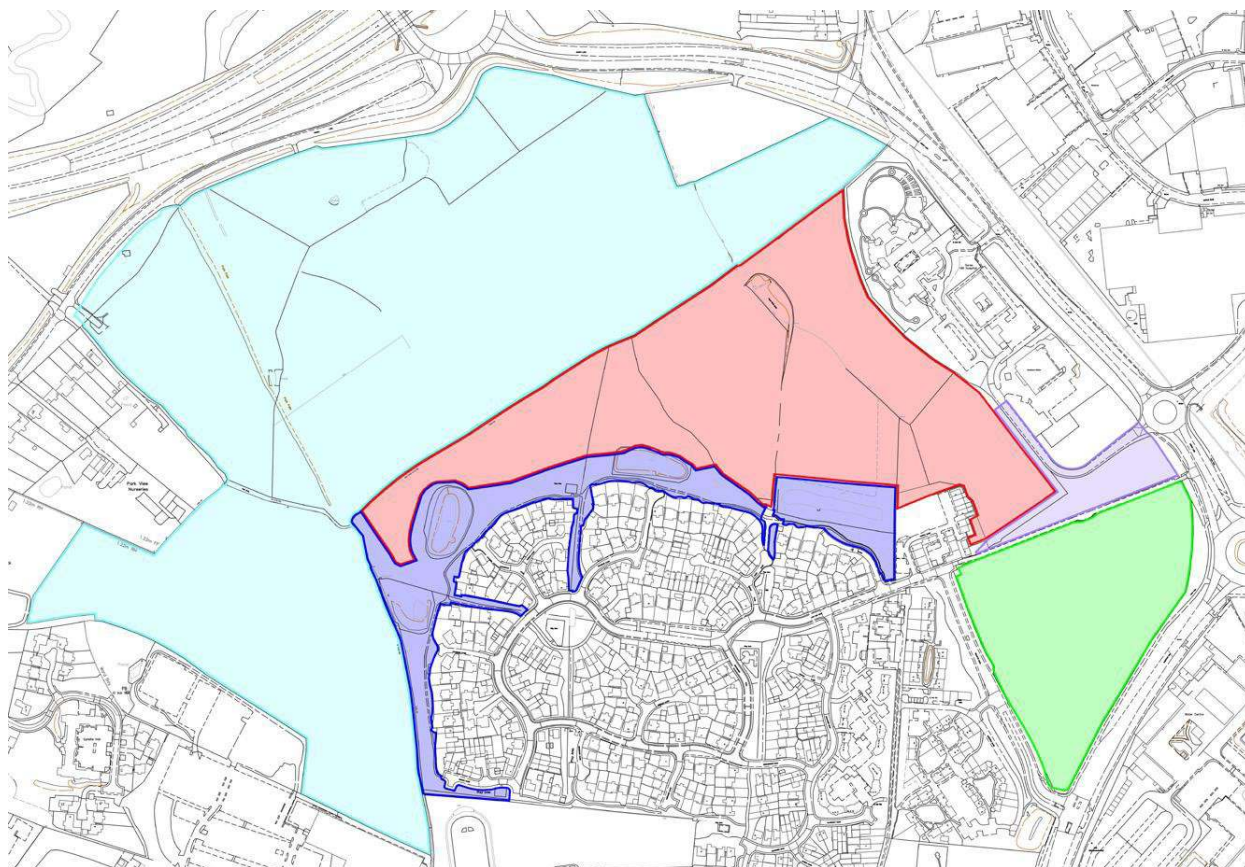
Position:

Date:

Appendix A



Appendix B



LAND OWNERSHIP



Chapman Estates
ownership. Under
control of William
Davis Homes



Owned by David
Wilson Homes



Leicester Partnership
NHS Trust owned



University Hospitals
of Leicester NHS Trust
owned



Seperately owned
by Greenbelt Energy
Ltd. Under control of
David Wilson Homes

CHARNWOOD LOCAL PLAN 2021-37

STATEMENT OF COMMON GROUND BETWEEN CHARNWOOD BOROUGH COUNCIL AND LOUGHBOROUGH UNIVERSITY RELATING TO THE LOUGHBOROUGH UNIVERSITY SCIENCE AND ENTERPRISE PARK

1. Purpose

- 1.1. This statement identifies the areas of common ground between Loughborough University (LU) and Charnwood Borough Council (CBC) regarding the re-allocation of the Loughborough University Science and Enterprise Park (LUSEP) extension in the Pre-Submission Draft Charnwood Local Plan. The statement should be read alongside the representations made on behalf of Loughborough University, with particular reference to those in relation to LUSEP.
- 1.2. The aim of the statement is to provide certainty on the deliverability of the LUSEP extension and give confidence that the policy requirements identified in Policy LUC3: LUSEP can be achieved. It also identifies those matters in relation to LUSEP where there is scope for further discussion. It is made without prejudice to the participation in the formal examination of any participant and the views that may then be expressed.

2. Background

- 2.1. LUSEP is one of the largest science parks in the UK accommodating a diverse range of businesses active in the knowledge based and high technology manufacturing sectors and makes a significant contribution to the sub-regional economy. It is well related to the main university campus and builds upon and fosters a close relationship between academic and businesses research and development. The original phase, home to Loughborough Innovation Centre, was completed in 1992 and LUSEP has continued to grow since then.
- 2.2. The principle of capturing the expertise of the university to support technology transfer and develop innovation, research and development, encouraging growth in the local economy, has been supported by strategic policy for 30 years. LUSEP was originally promoted by the Loughborough Local Plan in 1994 with successive plans, including the Borough of Charnwood Local Plan (2004), the Leicestershire and Leicester and Rutland Structure Plan (2005) and the Regional Plan (2007) promoting a Science and Enterprise Park where uses would be closely related to the University and its research in a campus style development, landscaped to create a parkland setting.
- 2.3. One of the priorities for the Charnwood Core Strategy (2015) was to extend LUSEP and promote its continued commercial potential by ensuring sufficient land was available for future long-term growth. This was achieved by allocating a 77ha extension to the west of the existing Science and Enterprise Park. The extension of the Science and Enterprise Park remains a major priority for the University, Borough Council, County Council and the Leicester and Leicestershire Enterprise Partnership (LLEP). This continued ambition has been exhibited by the inclusion of the LUSEP allocated extension as part of the multi-site Loughborough and Leicester Science and Innovation Enterprise Zone.

- 2.4. The University has recently agreed funding to progress an illustrative masterplan for development of the allocation and will seek to enter into a Planning Performance Agreement (PPA) with CBC to progress an outline planning application for the site in the near future.

3. Loughborough Science and Enterprise Park Allocation (Policy LUC3)

- 3.1. The LUSEP Local Plan allocation (LUC3) covers 73ha, reflecting the previous Core Strategy allocation, with the vast majority under the sole ownership of LU. Policy LUC3 (see Appendix) provides a framework for the delivery of knowledge-based business space in a landscaped campus on the site, including appropriate ancillary uses. The policy will also seek to support uses that relate to the University's academic, research and other activities; respect heritage assets, the landscape setting and biodiversity; provide high quality, climate adaptable design, using sustainable construction techniques; make a positive contribution to transport provision, including more sustainable travel options; and ensure the provision of significant green infrastructure on the overall site.

4. Areas of Agreement


- 4.1. There is agreement between CBC and LU with respect to the following matters:
- i. The allocation of the site for an extension to the Science and Enterprise Park is appropriate and justified, and Policy LUC3 is considered sound.
 - ii. The objectives of the requirements in Policy LUC3 in relation to knowledge based business uses on site, including appropriate ancillary uses, and the mechanisms proposed for achieving them are supported.
 - iii. The objectives of the requirements in Policy LUC3 in relation to the environment, including the creation of a landscaped parkland setting, and the mechanisms proposed for achieving them are supported.
 - iv. The objectives of the requirements in Policy LUC3 to ensure a reduction in carbon footprint and a resilience to climate change, and the mechanisms proposed for achieving them are supported.
 - v. The objectives of the requirements in Policy LUC3 to provide a fully accessible and legible development, including sustainable modes of transport, and the mechanisms proposed for achieving them are supported.
 - vi. LU will work with CBC and relevant partners to support the refresh of the University's LUSEP Gateway Policy; agree a flexible development framework (including a masterplan and delivery and phasing arrangements); establish an economic development strategy; and assist in the creation of appropriate management and marketing practices to deliver LUSEP.

5. Potential Areas for Further Discussion

- 5.1. Both parties agree that there are ancillary elements of general manufacturing and warehousing which may be required on site from operators within the knowledge-based sector to ensure their businesses can grow and develop to their maximum potential. CBC considers that the necessary flexibility is provided through Policy LUC3 with the provision for 'appropriate ancillary uses to serve the Science and Enterprise Park'. Nevertheless, the Borough Council would be open to minor wording changes if it is considered that further clarity is required.
- 5.2. Both parties agree that there will be further discussions regarding the relationship between the requirements that 40% of the site area be provided for green infrastructure and for developments to achieve a 10% net gain in biodiversity recognising that it may be possible to include 10% biodiversity net gain within the overall green infrastructure requirements. Further work will provide the opportunity to explore how the areas of green infrastructure that will be provided can achieve the required biodiversity net gain on site. It is noted that Policy EV6 does provide for biodiversity offsetting where appropriate and recent discussions have identified that the University's extensive land holdings may potentially offer some scope for this.

6. Review of Statement of Common Ground

- 6.1. 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 Loughborough University	Signed on behalf of Charnwood Borough Council
	
Name: Graham Howard	Name: Richard Bennett
Position: Director of Estates & Facilities Management	Position: Head of Planning and Regeneration
Date: 11 th April 2022	Date:

Appendix – Pre-Submission Charnwood Local Plan: Policy LUC3: Loughborough Science and Enterprise Park

Policy LUC3: Loughborough Science & Enterprise Park

We will allocate 73 hectares of land to the west of Loughborough University for an extension to the Science and Enterprise Park.

This will include 31 hectares of land to the east of Snell's Nook Lane and 42 hectares to the west of Snell's Nook Lane.

By 2037 the Science and Enterprise Park will have delivered suitable knowledge-based business space in a landscaped campus that:

- provides for uses that directly relate to the University's own operational activities including teaching, research and development, administration, student accommodation and sports facilities;
- provides for the development of businesses operating within or directly supporting the knowledge-based sector;
- delivers a range of development opportunities that includes an innovation centre, space for business start-ups, grow on units for small and medium sized enterprises and potential for inward investment;
- provides for appropriate ancillary uses to serve the Science and Enterprise Park and ensures that any main town centre uses are in accordance with Policy T1;
- protects historic and archaeological features including the setting of Garendon Registered Park and Gardens and its assets in accordance with Policy EV8;
- integrates with the sensitive landscape and respects its character, biodiversity and appearance in accordance with Policies EV1 and EV6;
- retains 40% of the overall site area for Green Infrastructure, designed to maintain key linkages across the site connecting into the surrounding network in accordance with Policy ENV9;
- provides high quality design and innovation in the form and layout of the development, buildings and green space in accordance with Policy DS5;
- where viable, exceeds the sustainable construction techniques in accordance with Policy CC4;
- delivers buildings and spaces that have been designed to be adaptable to future climatic conditions, including extremes of temperature, drought and flooding, in accordance with Policy CC4;
- includes appropriate Sustainable Drainage Systems and flood alleviation measures and where possible reduces flood risk in Loughborough in accordance with Policies CC1 and CC2;
- provides genuine choice to walk and cycle and is well connected to public transport networks in accordance with Policy CC5; and
- makes a positive contribution to the provision of highway infrastructure as identified through a Transport Assessment in accordance with Policy CC5 and INF2.

We will do this by working with our public and private sector partners, including Loughborough University, to:

- prepare a gateway policy to ensure the Loughborough Science and Enterprise Park maintains its unique character as a place for knowledge-based activity;
- agree a flexible Development Framework, including delivery and phasing arrangements and a masterplan that sets parameters and a phasing strategy for the delivery of a cohesive development;
- establish an economic development strategy to capture the wider benefits of the development; and
- support the University in the development of management and marketing practices that assist the delivery of the Loughborough Science and Enterprise Park.

We will require the flexible Development Framework and detailed planning applications to be informed by a Green Infrastructure Strategy and a Sustainability Assessment that identifies the developments response to carbon emissions reduction and climate change resilience.