

## Briefing Note

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**Our ref** 12152/NT/NB/SFu

**Date** 2 February 2023

### **Subject Thorpebury (North East of Leicester SUE) – Delivery Statement**

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#### **1.0 Introduction**

- 1.1 This Delivery Statement has been prepared by Lichfields on behalf of Commercial Estates Group (CEG) to explain the key measures and responsibilities regarding the delivery of the North East of Leicester Sustainable Urban Extension (NEoL SUE, now known as Thorpebury). The content has been agreed with Charnwood Borough Council and it should be read in conjunction with EXAM 24a - LUA2 Statement of Common Ground, North East of Leicester
- 1.2 Thorpebury is allocated in the adopted Charnwood Local Plan Core Strategy (LPCS, 2014) under Policy CS19 to provide approximately 4,500 homes, employment land, schools and associated infrastructure and green space. The site has outline planning permission (CBC reference P/13/2498/2; LCiC reference 20132317) for approximately 4,500 homes, approved in August 2016. Reserved matters approvals for the first phase, which is now underway, were approved in February 2020<sup>1</sup>.
- 1.3 CEG continues to work with the Borough, County and City Councils to progress the delivery of future phases and associated infrastructure. This includes discussions with the City Council regarding all aspects of the delivery of the Southern Access Road (SAR).
- 1.4 This Statement sets out what will be delivered, where it will be delivered, when it will be delivered and how it will be developed in respect of the planning permission and associated legal agreement.

#### **2.0 Policy Context**

- 2.1 Thorpebury is allocated as a SUE in the adopted Charnwood Core Strategy under Policy CS19 to provide approximately 4,500 homes, employment land, schools and associated infrastructure and green space. The site forms a significant element of the Council's spatial strategy to meet housing and other development needs in the Borough in both the current and emerging plan periods (to 2037).
- 2.2 Draft Policy LUA2 of the emerging Charnwood Local Plan provides the location specific strategic policy relating to Thorpebury. In June 2022, CEG submitted Hearing Statements in respect of the Inspectors' Matters 2, 4, 6, 7 and 8 to assist the Council and the Inspectors to ensure the next Charnwood Local Plan will effectively support the delivery of the SUE over the next plan period.

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<sup>1</sup> CBC RMA references P/19/1369/2, P/19/1374/2, P/19/1457/2 and P/19/1479/2

- 2.3 The NEoL SUE is an important part of the Council's development strategy, having been considered and found sound through the previous local plan preparation process. It is a sustainable location and development in this area is consistent with the National Planning Policy Framework.

### **3.0 Site Description**

- 3.1 The NEoL SUE is located on land to the east of Thurmaston and north of Hamilton.
- 3.2 The site is principally within Charnwood Borough, although the southern part of the site, which will provide the southern link road into the development, lies within the Leicester City Council area.
- 3.3 The application site, i.e. the entire SUE area, which includes land for associated infrastructure delivery and an area of 43 ha within Leicester City, extends to approximately 360 ha.

### **4.0 Existing Rights of Way and Access**

- 4.1 There are a number of footpaths and bridleways which cross the site, providing links between the existing communities in Hamilton, Thurmaston, Barkby and Barkby Thorpe.
- 4.2 The existing highway network provides six access points to the SUE, with connections to/from Barkby Thorpe Lane, Barkbythorpe Road, Barkby Lane, Colby Road, Colby Drive and Hamilton Lane.
- 4.3 Existing local bus routes and the footpath/cycleway network within the adjacent urban area provide opportunities for access by non-car modes, connecting the SUE to existing communities and helping to integrate the development into the Leicester urban area.

### **5.0 Site Context and Constraints**

- 5.1 The site context and constraints are presented in detail in the approved Design and Access Statement, approved as part of the hybrid planning permission for the site (P/13/2498/2).
- 5.2 The site is principally in agricultural use. Notable landscape features include ridgelines, watercourses, hedgerows and tree belts.
- 5.3 The site lies on the south west facing slope of a minor valley and slopes downwards to the south and west (towards the existing urban area) from two ridgelines.
- 5.4 There are no statutory wildlife sites within the SUE site and the majority of the development area consists of arable farmland which is generally of limited ecological value. Particular habitats within the development area include the area adjoining Melton Brook (which forms the CBC/LCiC boundary), some species rich hedgerows, water bodies and areas of woodland.
- 5.5 The site contains two water courses, Barkby Brook and Melton Brook, towards the northern and southern edges respectively. The site is, however, generally within Flood Zone 1, and

discussions with the Environment Agency based on detailed modelling have confirmed that only a small area on the northern edge is within Zone 2.

- 5.6 The site has no national heritage designations, although there are some heritage assets nearby, specifically listed buildings within Barkby, including St Mary's Church, and two Scheduled Ancient Monuments to the east (a Roman Villa and Hamilton Medieval Village) beyond the site.

## **6.0 Ownership, Land Assembly and Delivery Partners**

- 6.1 CEG controls over 90% of the allocated development land area on behalf of Commercial Estates Projects Limited (CEP) and is acting as the master developer. Several minor third-party land interests make up the remaining area, and these are principally located with the northern part of the SUE.
- 6.2 The housebuilder delivery partners for the first phase are David Wilson Homes, Davidsons and William Davis.
- 6.3 The proposals are the subject of a Post Permission Planning Performance Agreement (PPA) between CBC, LCoC, CEG and the principal landowner (signed May/June 2019).
- 6.4 There is potential for CBC to use its Compulsory Purchase Order powers to assist the developer with the land assembly. On 13 February 2014 CBC Cabinet resolved in principle to use CPO powers to acquire or appropriate land with the SUE to support its delivery, including the delivery of physical infrastructure to support the housing and employment growth. There are ongoing discussions with the Council to help with the delivery of a comprehensive development, including through monthly Steering Group meetings.

## **7.0 The Development**

### **Vision and Objectives**

- 7.1 The adopted policy, planning application documents and PPA set out the Vision for the NEoL SUE and a series of Objectives for delivery.

### **Planning Applications**

- 7.2 A hybrid planning permission for the Thorpebury development was granted by Charnwood Borough Council (CBC) on 4 August 2016 (P/13/2498/2).
- 7.3 A planning permission for the element of the SUE which falls within Leicester City Council's (LCiC) administrative area (principally the Southern Access Road and associated landscaping) was granted at the same time (20132317).
- 7.4 The hybrid planning permissions comprise:
- 1 Outline planning permission (with all matters reserved) for a mixed use residential-led development, to be developed in phases, including:
    - i preparatory works including demolition as necessary;

- ii approximately 4,500 residential units (Use Class C3, including a mix of affordable housing) and specialist housing (Use Class C2);
  - iii up to 13 hectares of employment land (Use Classes B1(a), (b) and (c), B2 and B8);
  - iv two local centres and one district centre (Use Classes A1 - A5, B1, C1, D1 and D2 and including a food-stores (one, up to 4,500sqm gross) with associated car parking);
  - v provision for school facilities, including a reserve site which could be developed for a secondary school;
  - vi healthcare facilities;
  - vii a reserve site for gypsies and travellers adjacent to the A607 Melton Road;
  - viii open space including allotments; parks; natural and semi natural green space; amenity green spaces; facilities for children and young people; outdoor sports provision including playing pitches and tennis courts;
  - ix associated infrastructure including footpaths/cycleways and a north west link road between Barkby Lane and the A607 with a bridge across the railway line; and
  - x associated engineering and landscaping works, including SuDS.
- b Detailed permission for the construction of the southern link road connecting in to Sandhills Avenue including footpaths/cycleways, landscaping and associated engineering works (including Sustainable Drainage Systems (SuDS)).

7.5 Key approved documents include the illustrative masterplan and parameter plans. The Planning Summary statement submitted with the application also provides an overview of the application proposals. Full details of the proposals and design process are set out in the approved Design and Access Statement.

7.6 The S106 Agreement was signed on 20<sup>th</sup> July 2016.

### **Environmental Impact Assessment**

7.7 The development proposals which are the subject of the planning applications detailed above have been subject to Environmental Impact Assessment (EIA), the findings of which are set out in the Environmental Statement and Supplementary Environmental Statement which accompanied the applications.

7.8 As necessary and appropriate, the mitigation measures identified by the EIA have been secured by planning conditions and obligations.

### **Reserved Matters Approvals**

7.9 Four reserved matters applications submitted by CEG and its housebuilder delivery partners, which together detail the first phase of the development, were approved by CBC in February 2020:

- 1 Reserved Matters, (access, appearance, landscaping and layout), for sustainable drainage, utilities, green infrastructure opens spaces and roads and access elements of Phase 1 of Outline permission reference: P/13/2498/2, (excludes housing, primary school and local centre). Supported by the Environmental Statement submitted with Outline permission reference P/13/2498/2. (P/19/1369/2 - RMA1, submitted by CEG)
- 2 Reserved Matters, (Access, appearance, landscaping, layout and scale), for residential development of 225 dwellings within phase 1 of Outline permission reference: P/13/2498/2. Supported by the Environmental Statement submitted with Outline permission reference P/13/2498/2. (P/19/1457/2 - RMA2, submitted by David Wilson Homes East Midlands)
- 3 Reserved Matters, (access, appearance, landscaping, layout and scale), for residential development of 133 dwellings within Phase 1 of Outline permission reference: P/13/2498/2. Supported by the Environmental Statement submitted with Outline permission reference P/13/2498/2. (P/19/1374/2 RMA3, submitted by William Davis)
- 4 Reserved Matters, (access, appearance, landscaping, layout and scale), for residential development of 246 dwellings within Phase 1 of Outline permission reference P/13/2498/2. Supported by the Environmental Statement submitted with Outline permission reference P/13/2498/2. (P/19/1479/2 - RMA4, submitted by Davidsons).

7.10 The reserved matters approvals have been the subject of a number of non-material and minor material amendments during the detailed design and implementation stages.

### **Commencement and Estimated Completion**

7.11 The development commenced in Summer 2021, following the approval of all pre-commencement conditions. First occupations occurred in December 2022.

## **8.0 Future Phasing and Timing**

8.1 CEG and the delivery partners continue to work with the Borough, County and City Councils actively and on an ongoing basis, including through monthly Steering Group meetings, to agree details for the delivery of the current and future phases.

8.2 Condition 3 of the hybrid planning permission (P/13/2498/2) requires the submission of a site wide phasing programme (SWPP).

8.3 A SWPP pursuant to this was approved on 24<sup>th</sup> December 2019 under application ref. P/19/1204/2. The approved SWPP provides details of: phases and development areas; structural open space; the main street; the SuDS infrastructure framework; interface zones; and the timing of provision related to development, sequencing of development and the delivery strategy.

8.4 The approved SWPP included (at Table 7.1 and in Appendix 7) a summary of the infrastructure provision to be delivered by phase. The table is reproduced below and a copy of Appendix 7 is attached at **Appendix 1**.

Table 8.1 (from SWPP) Summary of Infrastructure Provision Delivered by Phase

Phase	Infrastructure Provision																				
	Residential	Temporary library facility	Public open space	Sports facilities	Play facilities	Primary school facilities	Secondary school facilities	Off-site highway works	Southern Access Road	North West Link Road	Link with Colby Road	Community Hall	Police facility	Library hub facility	Healthcare facility	Police force premises	Local/District Centre retail	Employment	Burial Space	Traveller land	
1	•	•	•	•	•	•		•	•												
2	•		•	•	•	•		•			•	•	•	•	•		•	•			•
3	•		•	•	•	•	•	•		•						•	•	•	•		
4	•		•	•	•	•	•	•													
5	•		•	•	•	•											•				

8.5 The latest housing delivery trajectory for the NEoL SUE, for the Local Plan Period up to 2036/37, is set out in the Statement of Common Ground agreed between Commercial Estates Projects (part of CEG) and CBC.

## Timetable

8.6 The PPA, signed March 2019, included an agreed project programme and delivery timetable for the discussion, submission and determination of site wide details and details relating to Phase 1. As stated in the document, this programme was intended to be expanded, reviewed and updated as the development progresses.

8.7 Since the previous local plan adoption and grant of permissions, a range of national and international factors which were not reasonably foreseeable have affected the implementation of the Thorpebury permission and delayed the timetable for housing delivery. These lead CEG to estimate the following timetable for the implementation of the current and future phases:

Phase	Indicative Timetable	Approximate Housing Numbers in Phase from DAS
1	2021 - 2026	575
2	2027 - 2032	1150
3a	2033 – 2037	1000
3b (4)	Beyond plan period	1000
4 (5)	Beyond plan period	775
Total in plan period from trajectory		2805

8.8 An indication of the location and extent of the phases is provided on the Development Areas and Open Space Plan which was approved as part of the SWPP and is provided for reference at **Appendix 2**.

- 8.9 The plan shows the broad areas for development, including range of residential unit numbers as well as floorspace of non-residential uses per phase.
- 8.10 The location of plots and parcels on this plan is based on the approved Illustrative Masterplan revision AT. The final location of land uses and infrastructure within each phase will be based on the approved parameter plans and will be precisely defined by future reserved matters applications, with due regard to other conditions and obligations as necessary, as well as future market signals and requirements.

## 9.0 The Deliverables

- 9.1 Key infrastructure provision required to facilitate housing delivery will be delivered on a phased basis in accordance with the approved SWPP, S106 and relevant conditions.
- 9.2 As noted above, a Sequencing and Delivery Strategy is appended to the approved SWPP. For ease of reference this is attached at **Appendix 1**. Further detail on each of the key deliverables is set out below.

### 1. Housing

- 9.3 4,500 dwellings will be delivered on a phased basis across the NEoL SUE, led by CEG in partnership with housebuilders and other development partners.
- 9.4 The anticipated residential unit delivery by phase and cumulatively is set out in SWPP, as summarised in the following table:

Table 2 Anticipated Residential Unit Phasing

Phase	Residential Units	Cumulative Total
1	604 <sup>2</sup>	604
2	1014 – 1240	1618 – 1844
3 – 5	2,656 – 2,882	4500

### Affordable Housing

- 9.5 Affordable housing provision is secured via Schedule 7 of the Section 106 Agreement. The affordable housing provided will be 25% of the total dwelling number, split into 80% affordable rent and 20% intermediate dwellings. Affordable Housing Size/Type Mix is set out in Table 1 of Schedule 7.
- 9.6 The approved Site Wide Affordable Housing Delivery Plan (agreed 5 July 2019) contains the proposed quantum and distribution of affordable dwellings within the development phases alongside the proposed size, mix type and tenure mix within the phases with Phase Specific Affordable Housing Delivery Plan to be agreed for each phase.
- 9.7 The S106 Agreement also requires submission of an Affordable Housing Statement to CBC for approval with each Reserved Matters Applications setting out how the dwellings

<sup>2</sup> The total residential unit number approved for Phase 1 under the combined RMAs/SWPP reflects the capacity of the initial parcels identified through a design-led approach to the detailed design process.

proposed in that reserved matters application contribute to the delivery of the Affordable Housing Delivery Plan. The statement for Phase 1 was formally approved by the local planning authority on 15 February 2021.

- 9.8 The requirements for the specification and marketing of extra care provision were approved on the same date.

### **Gypsy and Travellers and Travelling Showpeople**

- 9.9 The hybrid planning permission includes a reserve site for gypsies and travellers and travelling showpeople.
- 9.10 Condition 33 of the hybrid planning permission confirms the site to be reserved for the gypsy and travellers is to be approved by CBC in accordance with the terms set out in the S106 Agreement.
- 9.11 The S106 Agreement (Schedule 3, Section 5) requires a Traveller Land Strategy to be agreed by the Owner and the Borough Council (in consultation with the County Council) before submission of any RMA application beyond the first phase. The strategy is to inform a future planning application for the ‘Traveller Land and will include an analysis of possible locations.
- 9.12 The infrastructure will be the responsibility of the Council/County Council.

## **2. Education**

- 9.13 Detailed reference is made to the proposed education provision in the Planning Statement and the Socio-Economic chapter of the Environmental Statement. The requirements for education are secured in the S106 Agreement (Schedule 2) and a summary of the provision is set out below.
- 9.14 In summary, the S106 Agreement provides a series of ‘early’ and ‘latest’ delivery triggers for the phased delivery of schools (or part thereof as forms of entry) as the housing numbers increase, with a delivery review mechanism providing flexibility to ensure the developer, County Council (as Local Education Authority) and CBC are able to review and agree the detail as the scheme progresses.

### **Primary**

- 9.15 Up to three primary schools will be delivered. As an indication of the anticipated delivery of primary education to support housing delivery (and subject to the review provisions):
- Prior to occupation of 75<sup>th</sup> dwelling – Payment of off-site primary school contribution
  - Prior to 500<sup>th</sup> occupation – Completion of 1<sup>st</sup> form of entry of Primary School 1
  - Prior to 1,375<sup>th</sup> occupation – Completion of 2<sup>nd</sup> form of entry at Primary School 1
  - Prior to 2,725<sup>th</sup> occupation – Completion of 1<sup>st</sup> form of entry at Primary School 2
  - Prior to 3,725<sup>th</sup> occupation – Completion of 2<sup>nd</sup> form of entry at Primary School 2



- Prior to 4,500<sup>th</sup> occupation – Completion of 3<sup>rd</sup> form of entry at Primary School 2 or 1<sup>st</sup> form of entry at Primary School 3

### **Secondary**

- 9.16 The planning permission includes provision of a reserve site for a secondary school.
- 9.17 The Section 106 (Schedule 2, Section 3) sets out the three possible options for the provision of secondary (11-16) places, on the basis the SUE would generate a need for approximately 750 pupil places:
- a The Roundhill Academy could relocate to the SUE, with the potential to co-locate with one of the primary schools. This is CEG's preferred option.
  - b Extension of the Roundhill Academy on its current site
  - c Additional capacity to be created in a new secondary school within the SUE.
- 9.18 The secondary school provision is subject to further detailed discussion between Roundhill Academy, LCoC and CEG, based on a maximum total contribution by CEG, or value in kind, for any of these three options of c.£13.4 million.

### **3. Retail and Employment**

- 9.19 Detailed reference is made to the proposed quantum of non-residential floorspace provision in the Planning Statement and the Design and Access Statement. In a similar approach to the housing and other land uses, the final location of retail and employment land uses within each phase will be based on the approved parameter plans and will be precisely defined by future reserved matters applications, with due regard to other conditions and obligations as necessary, and market signals and requirements at the time of submission.

#### **Retail**

- 9.20 The outline planning permission includes development of two local centres and one district centre (including uses A1-A5, B1, C1, D1, and D2 and including a food-store (up to 4,500m<sup>2</sup> gross).
- 9.21 The retail land parcels will be released in accordance with the approved SWPP (December 2019) or subsequently approved details, which anticipated:
- 500sqm (gross) of retail (Class A1) floorspace will be provided within the Eastern Local Centre prior to the occupation of the 1000<sup>th</sup> residential unit. Subject to written agreement from the Local Planning Authority this may replace or compliment local retail facilities established during Phase 1.
  - a further 1,000sqm (gross) of retail (Class A1) floorspace will be provided within the District Centre prior to the occupation of the 1700<sup>th</sup> residential unit.
- 9.22 It is expected that this initial retail provision within Phase 2 will cater principally for local convenience and day to day shopping needs and services.

- 9.23 A marketing strategy for the phase 2 retail uses will be provided to CBC prior to the occupation of the 750<sup>th</sup> unit, with reviews /updates before occupation of the 950<sup>th</sup> unit and every 200 units thereafter.
- 9.24 Condition 32 of the hybrid planning permission requires that reserved matters applications for phases or parcels which include the District or a Local Centre (in part or whole) shall include details of the floorspace allocated to retail and non-retail uses within that Centre. In accordance with the approved SWPP applicable at that time, the details will be submitted and identify the timing of the completion of the floorspace for retail/non-retail uses and set out how the total floorspace of each use would be distributed within the relevant Centre.

## **Employment**

- 9.25 Across the SUE as a whole, just under 13ha of B-Class employment land will be provided. This includes a dedicated employment site adjacent to the railway (in the north-western part of the site) which covers an area of 7.5ha with adjacent employment land covering an additional 2.3ha. The District Centre also contains some employment floorspace covering an area of 0.5ha, with the employment area adjacent to the southern local centre covering 0.9ha.
- 9.26 1 ha of serviced employment land will be provided prior to the occupation of the 1,250<sup>th</sup> residential unit if marketing demonstrates demand.
- 9.27 A further 3 ha of serviced employment land will be provided prior to the occupation of the 1,700<sup>th</sup> residential unit if marketing demonstrates demand.
- 9.28 In a similar way to retail, a marketing strategy for the Phase 2 employment land/uses will be provided to CBC prior to the occupation of the 750<sup>th</sup> unit, with reviews/updates before occupation of the 950<sup>th</sup> unit and every 200 units thereafter.
- 9.29 Phase 2 will also provide the east-west link with Colby Road. An updated SWPP will be submitted prior to the commencement of Phase 2.

## **4. Infrastructure**

### **Highways**

- 9.30 The new highways infrastructure and alterations to the existing highways will be undertaken in accordance with the details set out in the approved Transport Assessment under the hybrid planning permission (ref P/13/2498/2), associated conditions, and the S106 Agreement, unless otherwise agreed with CBC, LCoC, LCiC and/or National Highways.
- 9.31 Delivery of highways infrastructure is ensured through planning conditions and the S106 Agreement in addition to s278 Agreements. This is summarised below.
- 9.32 The location of Phase 1 benefits from access to the existing road network, as well as a range of existing infrastructure services and utilities which can be upgraded as necessary for early delivery.

- 9.33 Condition 19 of the hybrid permission restricts occupation to no more than 575 dwellings until the SAR has been constructed. The transport assessments submitted with the application also contemplated a (temporary) connection into Hilltop Road. The trigger point for the provision of the SAR can be subject to review, based on the submission of junction capacity assessments and other further assessment work which demonstrates that further dwellings can be accommodated on the existing highway network.
- 9.34 All parties involved in the delivery of the SAR are actively working towards its timely construction and opening.
- 9.35 It is anticipated that the east-west link with Colby Road will be provided in Phase 2. Condition 20 of the hybrid permission restricts construction to 1,000 dwellings until details of the pedestrian/cycle links between the development and the eastern edge of Thurmaston have been submitted to and agreed in writing by the Local Planning Authority.
- 9.36 Phases 3 and 4 will deliver the North West Link Road. This will connect the A607 to the proposed Spine Road within the main route corridor and is identified on approved Parameter Plan - Access PS12152 069 Rev H AT. Condition 23 of the hybrid permission restricts occupation to 2,355 dwellings until the link road has been completed and is available for use to the public as public highway.
- 9.37 Off-site works to A607/Melton Road/Barkby Thorpe Lane and ASDA/Barkby Thorpe Lane junctions will also be provided. Condition 21 of the hybrid permission restricts occupation to 1,265 dwellings until the detailed necessary mitigation measures have been submitted and approved.
- 9.38 Contributions to County Council and City Council highways are secured via Schedule 4 Annex 1 of the S106 Agreement. The works are to be subject to a Highway Delivery Strategy and subsequent Reviews refer to S106 Agreement Schedule 4 Section 2.

### **Cycle Routes**

- 9.39 The cycle route improvements will be delivered in accordance with the details secured by S106 Agreement Schedule 4, Sections 5, 8 and 9 (unless otherwise agreed with CBC, LCoC and LCiC).
- 9.40 In relation to the full permission for the southern link road, CEG has agreed a timetable for providing the cycleways/footpaths within LCiC in advance of the development of the road itself.

### **Green Infrastructure (including Management Strategy)**

- 9.41 The site-wide green infrastructure will be delivered on a phased basis in accordance with the approved SWPP, or any updated versions and details which may subsequently be agreed.
- 9.42 The strategy shall be in accordance with the Design & Access Statement, Landscape Framework Plan, Green Infrastructure Study and any relevant provisions including triggers

and/or deadlines for delivery relating to Public Open Space in the conditions and S106 Agreement.

- 9.43 Details of the roads, footpaths, engineering works and green infrastructure for the whole of Phase 1 were submitted by CEG and discharged under RMA1 (P/19/1369/2) in February 2020.
- 9.44 Condition 16 of the hybrid planning permission requires (prior to occupation) submission and agreement of a Site Wide Public Open Space Strategy detailing the vision for the delivery, management and maintenance of public open spaces, outdoor sport and recreation facilities, indoor sports facilities and allotments. Condition 17 requires approval of a Phase Specific Public Open Space Strategy. Working drafts of the Site Wide and Phase 1 specific documents have been prepared by CEG and have been shared with CBC, prior to formal submission. Full discharge of condition 17 will continue to be sought on a phased basis.
- 9.45 Regarding the management of green infrastructure, Condition 6 of the hybrid planning permission requires (prior to construction) submission and agreement of a Site Wide Green Infrastructure and Biodiversity Management Strategy and condition 9 a Phase Specific Green Infrastructure and Biodiversity Management Plan. Full details pursuant to condition 6 (P/21/0987/2) and part discharge of condition 9 for phase 1 (P/21/0987/2) were approved by CBC on 3<sup>rd</sup> August 2021. Agreement of details pursuant to condition 9 will continue to be sought on a phased basis.

### **Drainage and Utilities**

- 9.46 The approved SWPP (December 2021) includes detail on delivery of the SuDS Infrastructure Framework at Section 5.0. A technical note outlining the Thorpebury SuDS Infrastructure Framework, which includes the drainage routes and main retention ponds, is provided in Appendix 5 of the document.
- 9.47 The delivery of the SuDS Framework will be sequenced to ensure that the necessary drainage features are in place prior to first occupation of relevant dwellings/ development.
- 9.48 Drainage and utilities to serve the phase (and future phases as necessary) will be laid ahead of the completion of the highway or green infrastructure, as necessary. The necessary drainage and utility connections will be available prior to first occupations.

## **5. Community Facilities**

### **Library**

- 9.49 In accordance with the S106 Agreement provision (Schedule 3, Section 1), the temporary library facility (or a payment for this facility) will be provided in the first Phase. The Library Hub will be delivered in the second Phase.

**Health**

- 9.50 In accordance with the S106 Agreement provision (Schedule 3, Section 8), the healthcare facility will be delivered in Phase 2. The facility is to be located within the District Centre, capable of accommodating up to 7 consulting rooms and 2 treatment rooms.

**Sports and Recreation**

- 9.51 The sports and recreation provisions are set out in detail within the Design and Access Statement, Landscape Framework Plan and Green Infrastructure Study, which form part of the Hybrid planning permission. The infrastructure will be delivered on a phased basis in accordance with the approved site wide phasing strategy and any subsequently approved updates. In accordance with the S106 Agreement provision (Schedule 5, Section 1), the replacement sports provision is to be provided in Phase 2.
- 9.52 As referred to above, conditions 16 and 17 of the hybrid planning permission require discharge of details relating to the vision for the delivery, management and maintenance of outdoor sport and recreation facilities and indoor sports facilities. The site wide and Phase 1 documents have been formally submitted to CBC following the sharing of draft documents and pre-submission discussions. Discharge of condition 17 will continue to be sought on a phased basis.

**10.0 Joint Working Arrangements**

- 10.1 The PPA (2019) sets out the working arrangements for the development of Thorpebury with Charnwood Borough Council and Leicestershire County Council (acting as Highway Authority and in its capacity as a consultee to the local planning authority only). The PPA is kept under review.
- 10.2 In addition, the S106 Agreement provides for technical working groups to be formed to progress the detail of some matters.
- 10.3 CEG and the delivery partners continue to work with the Borough, County and City Councils actively and on an ongoing basis, including through monthly Steering Group meetings, to support the delivery of the current and future phases. This includes discussions with the City Council regarding all aspects of the delivery of the SAR.
- 10.4 CEG also meets regularly with others in the Community Liaison Group which provides a forum for on-going community engagement.
- 10.5 CEG has also convened the Education Liaison Group in accordance with the provisions of the S106 and meet on a regular basis to support progress with delivery of schools and educational needs related to the development

**11.0 Conclusion**

- 11.1 Thorpebury forms a significant element of the Council's spatial strategy to meet housing and other development needs in the Borough in the current, emerging and future plan-periods.

- 11.2 This Delivery Statement has explained the key measures and responsibilities regarding the delivery of Thorpebury.
- 11.3 It has clearly demonstrated the works that will be delivered in the short, medium and longer term as well as the strong commitment by CEG to continue to take a lead role on this key development project within Charnwood Borough, to ensure not only its delivery but also a high quality and cohesive design which will provide a lasting legacy.



**Appendix 1 – Infrastructure Sequencing and Delivery Strategy (from SWPP)**

Thorpebury (NEoL SUE) Timing and Sequencing of Provision Related to Development and Delivery Strategy

07-Jun-19  
Ref: 13988485v6

			Development Phase*																	Notes/Trigger References			
			Phase 1			Phase 2				Phase 3**				Phase 4**				Phase 5**					
			Number of Residential Units																				
Provision Related to Development			Delivery Strategy		0	250	500	750	1000	1250	1500	1750	2000	2250	2500	2750	3000	3250	3500		3750	4000	4250
Education	Primary School		Owner Construction or Transfer to County Council or Education Provider in accordance with s106 School Site Transfer Terms		Contribution to 1 form of entry (Primary) provided in local schools			1 form of entry at Primary School 1				1 form of entry at Primary School 2				1 form of entry at Primary School 2				1 form of entry at Primary School 2 and/or 1 form of entry at Primary School 3		Refer to s.106 Schedule 2 Section 2	
	Secondary School***	Option (a) relocate Roundhill Academy	Relocate Roundhill (Owner Construction) or Transfer in accordance with s106 School Site Transfer Terms									900 pupil capacity				300 pupil capacity						Refer to s.106 Schedule 2 Section 3	
		Option (b) - extend Roundhill Academy	Roundhill Extension Off-site Owner Construction or Contributions to County Council									Extension 450 pupil capacity											
		Option (c) - provision of Secondary School	Secondary School Owner Construction or Transfer to County Council or Education Provider in accordance with s106 School Site Transfer Terms									450 pupil capacity				300 pupil capacity							
Replacement Sports Provision		Owner Construction and Transfer to County Council in accordance with Replacement Sports Provision Strategy					Replacement sports provision														Refer to s106 Schedule 5 Section 1 and Condition 11		
Other land uses	Employment land		Owner prepared serviced site					2-4ha				9-11ha										Refer to Condition 22	
	Retail units		Owner Construction					Eastern Local Centre and District Centre retail units								Northern Local Centre retail units							
Community, Police and Healthcare	Community Hall Facilities	Community Hall	Owner Construction and Transfer to relevant body in accordance with Management Arrangements					Community Hall														Refer to s106 Schedule 3 Section 1	
		Police Facility	Owner Construction and transfer lease to the Police Force (if required)					Police Facility															
		Library Hub Facility	Owner Construction and transfer lease to the County Council (if required)					Library Hub															
	Temporary Library Facility or Contribution		Owner Construction (if required)		Temporary Library Facility																	Refer to s106 Schedule 3 Section 1	
	Police Force Premises		Transfer to the Police Force (if required)					Transfer site														Refer to s106 Schedule 3 Section 2	
	Burial Space		Transfer to an appropriate body (dependent on market interest)									Transfer site										Refer to s106 Schedule 3 Section 3	
	Traveller Land		Provide in accordance with Strategy to be agreed and Transfer to County Council (if necessary consents received)					Transfer site														Refer to s106 Schedule 3 Section 5	
Healthcare Facility		Owner Construction (fit out by Health Service Body) Transfer to Health Service Body (dependent on market interest)					Healthcare Facility														Refer to s106 Schedule 3 Section 8		
Highway Infrastructure	Southern Access Road		Owner Construction		Southern Access Road (including connection into Hilltop Road)																	Refer to Condition 19	
	Links to eastern edge of Thurmaston		Owner Construction					Link with Colby Road														Refer to Condition 20	
	Junction Mitigation Measures		Off-site					Works to A607/Melton Road/Barkby Thorpe Lane and ASDA/Barkby Thorpe Lane junctions														Refer to Condition 21	
	Northern Link Road		Owner Construction									Northern Link Road										Refer to Condition 23	
	County Council and City Council Highway Works		Contributions to County Council and City Council		Speed limits and gateway features at Barkby and Barkby Thorpe			A563 junctions Hamilton Way/Maidenwell Avenue and Troon Way/Humberstone Lane and Barkbythorpe Road/Humberstone Lane				Closure of section of Hamilton Lane				A6030 junctions Victoria Road East/Gipsy Lane, Victoria Road East/Tailby Ave and A563 Thurmaston lane/Victoria Road East						Refer to s106 Schedule 4 Annex 1. Works subject to Highway Delivery Strategy and subsequent Reviews refer to s106 Schedule 4 Section 2	
	Off-site Cycle Route Improvements		Contributions to County Council and City Council					Improvements to Foss Way/High Street, Newark Road/Humberstone Lane and Barkby Lane/Barkby Thorpe Lane junctions and Victoria Road East to Humberstone Road and Barkby Road to Soar Valley College and Melton Road cycle routes				Contribution towards enhancement of walking and cycling network between Barkby Thorpe Lane and the A607 roundabout				Contribution towards enhancement of walking and cycling network between Barkby Lane and Melton Road and Alderton Close and Watermead Park South						Refer to s106 Schedule 4 sections 5, 8 and 9	
Green Infrastructure	Public Open Space Elements		Owner Construction and Transfer in accordance with Management Arrangements		Public Open Space (12.6Ha)			Public Open Space				Public Open Space				Public Open Space				Public Open Space		Refer to s106 Schedule 5 Section 2	
	Destination Park		Owner Construction					Complete LEAP and NEAP and 2 Additional Facilities				Remainder of Additional Facilities (TBD as set out in Specification)										Refer to s106 Schedule 5 Section 3 and Annex 2	
	Play Facilities (dependent on Children and Young Persons Strategy)		Owner Construction		1 x NEAP and 1 x LEAP			Play Facilities				Play Facilities				Play Facilities				Play Facilities		Refer to s106 Schedule 5 Section 4	

Red Owner Build either by CEG or delivery partner- issue of certificate of practical completion.

Blue Transfer - by way of the freehold interest in the relevant land in a prepared and serviced condition (Police Force Premises, Secondary School Site and Healthcare Facility may be leasehold transfer).

Green Off-site - either by way of owner build or payment of contributions.

\* Works shown in a particular Phase may be undertaken simultaneously with the preceding Phase.

\*\* Unit numbers for Phase 3, 4 and 5 may be subject to change.

\*\*\* There are three options for the delivery of Secondary School facilities. For the avoidance of doubt, only one option will be delivered.





**Appendix 2 – Development Areas and Open Space Plan (from SWPP)**

**Key**

Site Boundary



**Phase 1**

Phase 1 Boundary



Phase 1 Indicative Parcels (based on Phase 1 Housebuilder Composite Layout ref: H0000-001-01 RevT, overlay), including:

- Developable Area: 604 Dwellings;
- Open Space (including parks, natural and semi-natural space, amenity green space, provision for children and young people and sports provision); and
- Phase 1 Primary School: circa. 2000 2300sqm GEA floorspace\*
- Local Centre Site.

Phase 1 Main Street and Southern Access Road.

Works within Hamilton Country Park/Leicester City (Parcel 1.8) subject to approval under separate conditions on LCiC permission.

**Phase 2**

Phase 2 Boundary



Phase 2 Indicative Parcels (with Illustrative Masterplan ref: IL12152-012 Rev AT overlay) including:

- Developable Area: 1014 - 1240 Dwellings;
- District Centre and Local Centre: including 12,000 - 25,000sqm GEA floorspace, A1-A5, C1, D1 and D2 uses;
- Employment land: 2 - 4ha to include B1, B2 and/or B8 uses; and
- Open Space (including parks, natural and semi-natural space, amenity green space, provision for children and young people, allotments and sports provision); and
- Primary School: circa. 2000 - 2300sqm GEA floorspace\*.

Phase 2 Main Street

**Phase 3, 4 and 5**

Phase 3, 4 and 5 Boundary



Phase 3, 4 and 5 Development Parcels (with Illustrative Masterplan ref: IL12152-012 Rev AT overlay) including:

- Developable Area: 2709 - 2935 Dwellings;
- Local Centre: including 700 - 1500sqm GEA floorspace, A1-A5 uses;
- Employment land: 9 - 11ha to include B1, B2 and/or B8 uses;
- Open Space (including parks, natural and semi-natural space, amenity green space, provision for children and young people, allotments and sports provision);
- Phase 3 Primary School: circa. 0 - 1500sqm GEA floorspace\*; and
- Phase 1 Secondary School: circa. 8600 - 10800sqm GEA floorspace\*.

Phase 3, 4 and 5 Main Street



**NOTE:**

The Phase 1 development parcel is based on Housebuilder Composite Layout ref: H0000-001-01 RevT: informed by the Masterplan Rev AT (ref: IL12152-012 Rev AT).

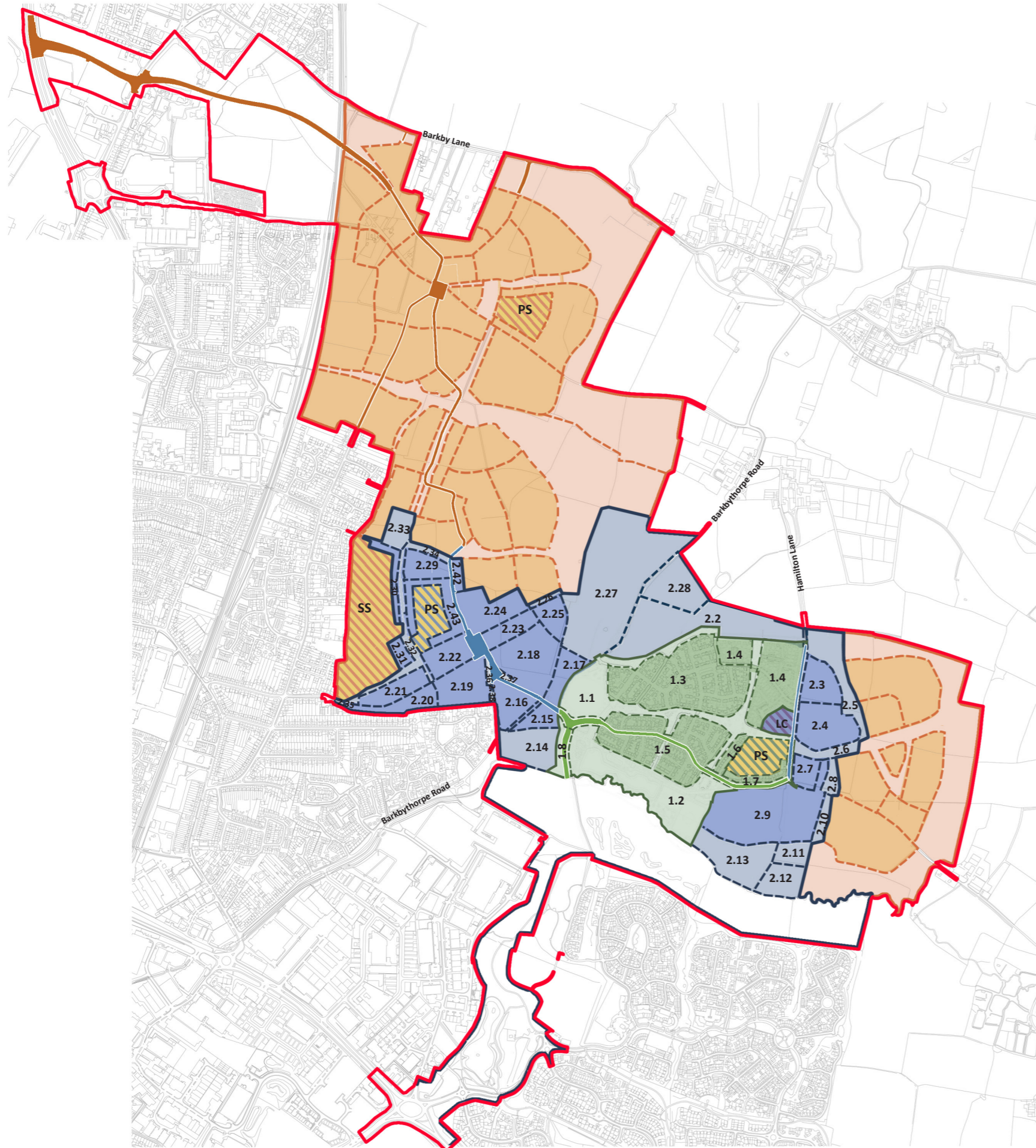
Location of plots and parcels within Phases 2,3,4 and 5 is based on Masterplan Rev AT (ref: IL12152-012 Rev AT). The final location of land uses and infrastructure within each phase will be based on the approved Parameter Plans (refs: PS12152 066 Rev H, PS12152 067 Rev I, PS12152 0681 Rev H, PS12152 070 Rev H, PS12152 071 Rev I), under planning permission ref:20132317 and will be defined by future reserved matters applications.

Open Space will be delivered in accordance with the Landscape Framework Plan (Ref:1603/P21f).

The Southern Access Road will be constructed as per approved plans PLO01 D, PLO02 B and PLO03 B and in accordance with condition 19 of the CBC permission (or as subsequently varied).

The location of the main street within each phase is based upon approved 'Parameter Plan 4: Access' (ref: PS12152 069 Rev H and will be defined by future reserved matters applications. As per Parameter Plan 4: Access, vehicular access points should be provided from Barkby Lane (minimum of two), Barkbythorpe Lane, Barkbythorpe Road and Hamilton Lane.

\* The GEA floorspace assumptions for the primary and secondary schools are based upon the pupil numbers as referred to within the S106 Agreement (dated 20th July, 2016) and the Department of Education and Education Funding Agency, 'Area Guidelines for Mainstream School Building Bulletin 103' (June 2014) and Schedule of Accommodation Tool V.6.2 (March 2015).



Project	Thorpebury (NEoL Sustainable Urban Extension)
Title	Site Wide Phasing Programme Development Areas and Open Space (Based on Housebuilder Composite Layout ref: H0000-001-01 RevT and Rev AT Masterplan ref:IL12152-012 Rev AT)
Client	CEG
Date	23.10.2019
Scale	1:15,000 @ A3
Drawn by	AC
Drg. No	PS12152-03-064 Rev O

