

**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.

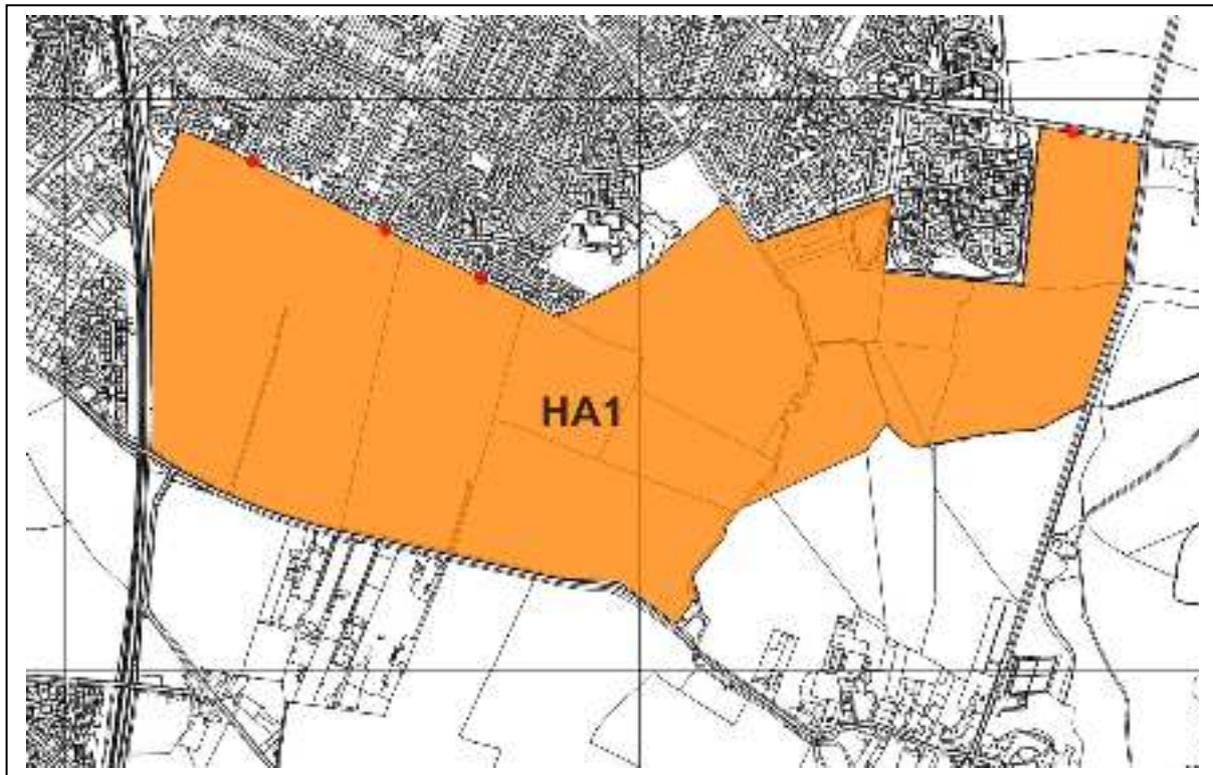
It is made without prejudice to the participation in the formal examination of any participant and the views that may then be expressed.

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

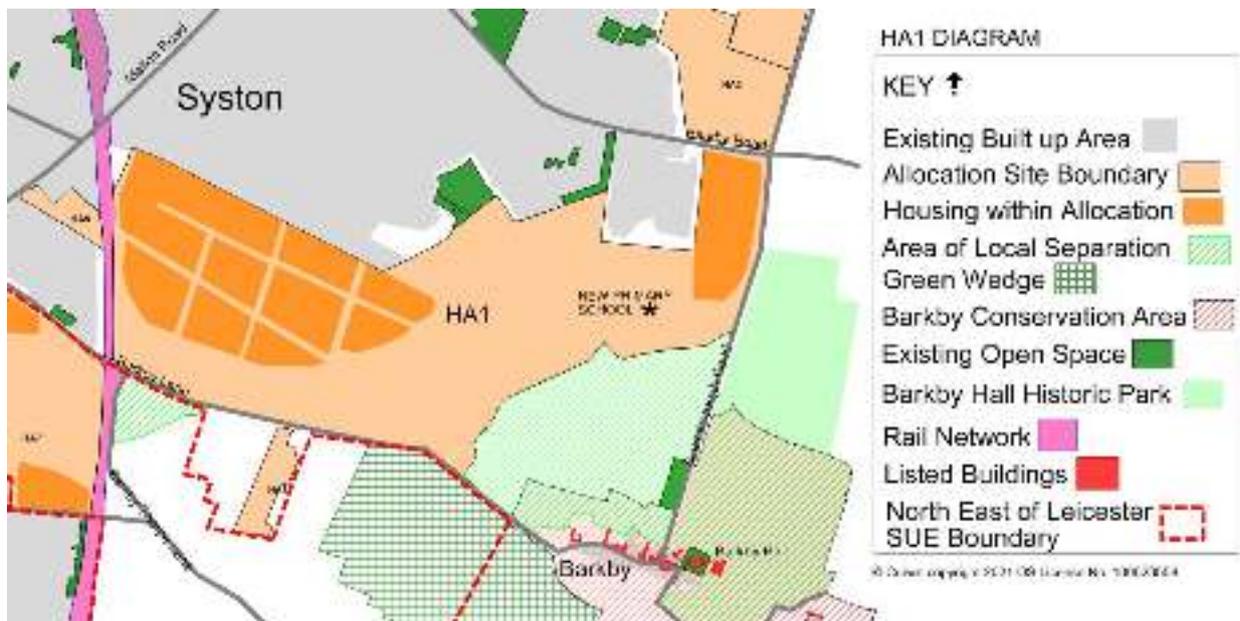
This statement will be reviewed, and where necessary updated, if there is a material change in circumstances that affects the items identified in sections 4 and 5.

| | |
|--|---|
| Signed on behalf of Promoter | Signed on behalf of Charnwood Borough Council |
| | |
| Name: Nichola Wilder | Name: Richard Bennett |
| Position: Senior Strategic Land & Planning Manager | Position: Head of Planning and Regeneration |
| Date: 27 April 2022 | Date: |
| Signed on behalf of Site Owner | |
| | |
| Name: John Gloag | |
| Position: Estates Bursar | |
| Date: 27 April 2022 | |

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.